

Pascack Ridge DEIS

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Comments were received on the following Draft Environmental Impact Statement (DEIS) subsections:

- 1.0 Executive Summary
 - 1.1 Description of Proposed Action
 - 1.2 Anticipated Impacts and Mitigation
 - 1.3 Alternatives to the Proposed Action
 - 1.4 Regulatory Requirements: Required Permits and Approvals
- 2.0 Description of Proposed Action
 - 2.1 Proposed Action
 - 2.2 Overview and Site Description
- 3.0 Purpose and Need for Proposed Action
 - 3.1 Public Need for the Project
 - 3.2 Applicant Objectives

4.0 Environmental Analysis

- 4.1 Land Use, Comprehensive Plan & Zoning
- 4.2 Soil, Topography & Geology
- 4.3 Vegetation, Wildlife & Wetlands
- 4.4 Surface Water Resources
- 4.5 Utilities
- 4.6 Traffic
- 4.7 Noise
- 4.8 Air Quality

5.0 Socioeconomic Setting and Community Impact Analysis

- 5.1 Visual, Aesthetics & Community Character
- 5.2 Socioeconomic
- 5.3 Community Facilities and Services
- 5.4 Archeological, Historic & Cultural Resources
- 5.5 Construction Impacts

6.0 Unavoidable Adverse Environmental Impacts

7.0 Alternatives

- 7.1 No-Action
- 7.4 R-15 Cluster Alternative

9.0 Growth Inducing Aspects

10.0 Effects on Use and Conservation of Energy Resources

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Figure 2: Aerial Map

Figure 3: Revised Construction Scheduling Plan

Figure 4: Revised Concept Plan

Figure 5: Changes to Proposed Action

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Figure 8: Revised R-15 Average Density Alternative

Figure 9A: Rockland County Population Density 2010 Census Tracts

Figure 9B: Major Residential Developments – Rockland County, NY

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Figure 11: Slope Map

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Table 2: R-15 District Area Use Requirements

Table 3: Construction Schedule

Table 4: Inventory of comments received on the DEIS

Table 5: R-15 zoning compliance – Existing Pascack Ridge Conditions

Table 6: Comparison of Impacts

Table 7: 2020 Build Conditions with Mitigation

Table 8: Current and Projected Tax Revenues – Pascack Ridge

APPENDIX

Appendix A: Comments received in written during the DEIS public review period.

Appendix B.1: August 2018 DEIS public hearing transcript.

Appendix B.2: August 2018 DEIS public hearing Minutes of the meeting.

Appendix C: List of property owners within the proposed zone change area.

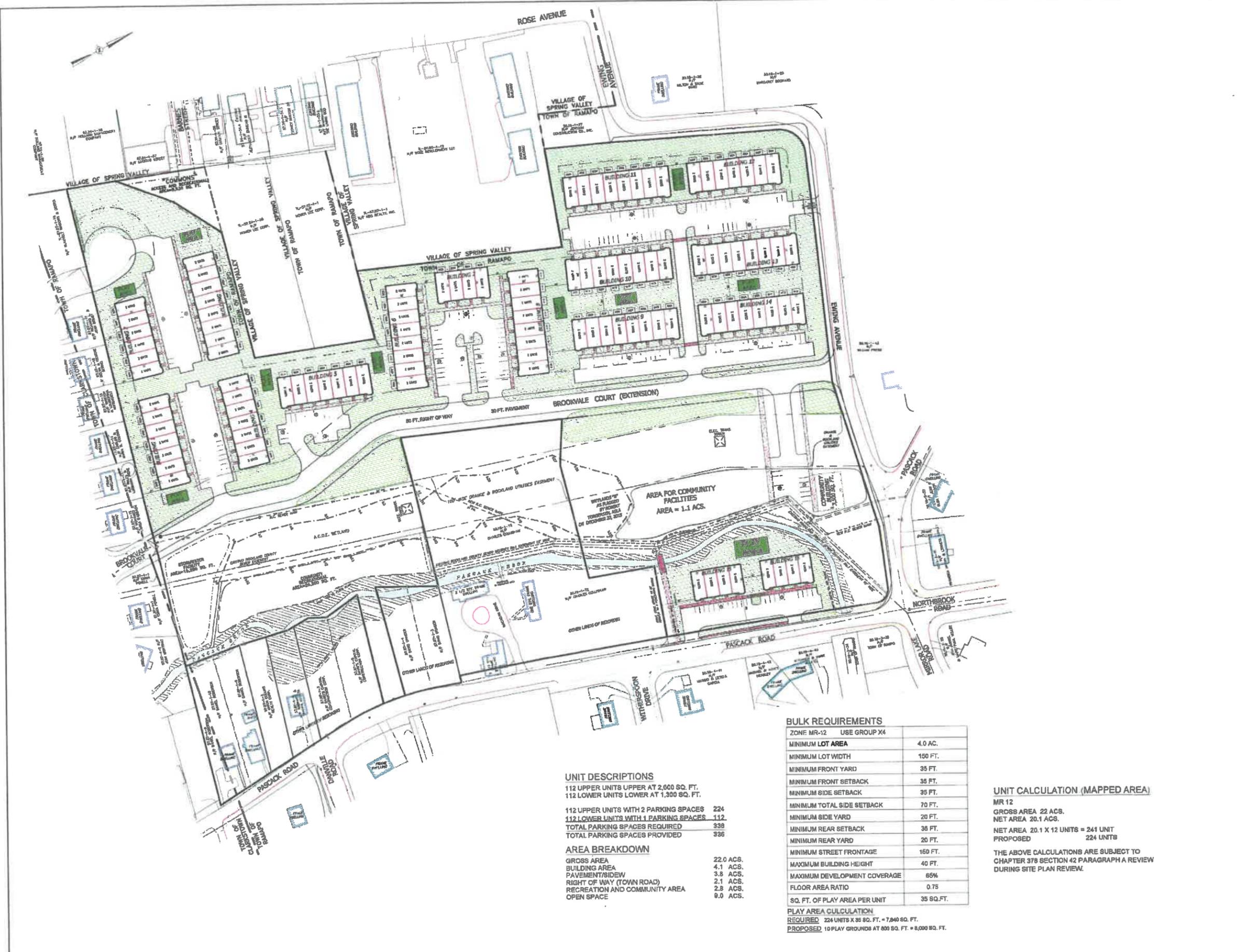
Appendix D: Correspondence pertaining to the evaluation of the expansion of the Transport of Rockland (TOR) in Spring Valley/Hillcrest.

Appendix E: Rockland County Sewer District #1 map.

Appendix F: Environmentally Sensitive Area (ESA) Waiver Correspondence.

Appendix G: U.S. Army Corps of Engineers (ACOE) Permit Application for Delineation of Water Extents.

Appendix H: Objects of Agency Requirements document



LEGEND

- EXISTING VILLAGETOWN LINE
- EXISTING STRETHWALL
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING WETLANDS AREA

UNIT DESCRIPTIONS
 112 UPPER UNITS UPPER AT 2,600 SQ. FT.
 112 LOWER UNITS LOWER AT 1,300 SQ. FT.

112 UPPER UNITS WITH 2 PARKING SPACES 224
 112 LOWER UNITS WITH 1 PARKING SPACES 112
 TOTAL PARKING SPACES REQUIRED 336
 TOTAL PARKING SPACES PROVIDED 336

AREA BREAKDOWN

GROSS AREA	22.0 ACS.
BUILDING AREA	4.1 ACS.
PAVEMENT/SIDEWALK	3.8 ACS.
RIGHT OF WAY (TOWN ROAD)	2.1 ACS.
RECREATION AND COMMUNITY AREA	2.8 ACS.
OPEN SPACE	9.0 ACS.

BULK REQUIREMENTS

ZONE MR-12	USE GROUP X4	
MINIMUM LOT AREA		4.0 AC.
MINIMUM LOT WIDTH		150 FT.
MINIMUM FRONT YARD		35 FT.
MINIMUM FRONT SETBACK		35 FT.
MINIMUM SIDE SETBACK		35 FT.
MINIMUM TOTAL SIDE SETBACK		70 FT.
MINIMUM SIDE YARD		20 FT.
MINIMUM REAR SETBACK		38 FT.
MINIMUM REAR YARD		20 FT.
MINIMUM STREET FRONTAGE		150 FT.
MAXIMUM BUILDING HEIGHT		40 FT.
MAXIMUM DEVELOPMENT COVERAGE		85%
FLOOR AREA RATIO		0.75
SQ. FT. OF PLAY AREA PER UNIT		35 SQ.FT.

PLAY AREA CALCULATION
 REQUIRED 224 UNITS X 35 SQ. FT. = 7,840 SQ. FT.
 PROPOSED 10 PLAY GROUNDS AT 800 SQ. FT. = 8,000 SQ. FT.

UNIT CALCULATION (MAPPED AREA)
 MR 12
 GROSS AREA 22 ACS.
 NET AREA 20.1 ACS.
 NET AREA 20.1 X 12 UNITS = 241 UNIT
 PROPOSED 224 UNITS

THE ABOVE CALCULATIONS ARE SUBJECT TO CHAPTER 378 SECTION 42 PARAGRAPH A REVIEW DURING SITE PLAN REVIEW.

REVISION	DATE	DESCRIPTION
 ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 832 North Main Street New City, New York 10958 Tel: (845) 834-4894 Fax: (845) 834-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT:		
PASCACK RIDGE		
VILLAGE OF SPRING VALLEY TOWN OF RAMAPO TOWN OF CLARKSTOWN ROCKLAND COUNTY, NEW YORK		
TITLE:		
CONCEPT WITH BROOKVALE COURT EXTENSION		
DRAWN BY:	VC	CHECKED BY: DMZ
DATE:	MARCH 28, 2018	SCALE: 1 IN. = 80 FT.
PROJECT NO.:	2474	DRAWING NO.:
		6