

**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)
FINAL SCOPING DOCUMENT**

Name of Project:

**Town of Ramapo
Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and
Comprehensive Plan Update of Town-wide Existing Conditions and
Code Amendments for Northeast Ramapo**

Project Location:

TOWN OF RAMAPO, ROCKLAND COUNTY, NY

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DATE OF THIS PROPOSED FINAL SCOPING DOCUMENT: December 23, 2020

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- 1) Overview Map - Town of Ramapo
- 2) List of Involved & Interested Entities
- 3) Locations Being Analyzed in the Traffic Impact & Access Study (TIAS) For the Northeast Ramapo Development Plan

1.0 Overview and Purpose

This Final Scoping Document outlines how the project sponsor and designated Lead Agency, the Town of Ramapo Town Board, will prepare a Draft Generic Environmental Impact Statement (DGEIS) in order to evaluate amendments to the Town of Ramapo’s 2004 Comprehensive Plan and associated policies with respect to Northeast Ramapo. The SEQR action includes a Comprehensive Plan Amendment for the Northeast Ramapo Development Plan; Comprehensive Plan Update of Town-wide Existing Conditions; and Code Amendments For Northeast Ramapo. This is a Type 1 SEQR action.

This Final Scoping Document describes the environmental topics that will be analyzed; defines the organization and level of analysis that will be presented in the DGEIS; and identifies associated source information and methods for analysis. This Final Scoping Document has been prepared pursuant to the New York State Environmental Quality Review (SEQR) Act regulations, and includes the following required components in accordance with 617.8(e):

1. A brief description of the proposed action;
2. The potentially significant adverse impacts identified both in Part 3 of the environmental assessment form and as a result of consultation with the other Involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
3. The extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
4. An initial identification of mitigation measures;
5. The reasonable alternatives to be considered;
6. An identification of the information or data that should be included in an appendix rather than the body of the draft EIS; and
7. A brief description of the prominent issues that were considered in the review of the environmental assessment form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

2.0 Description of the Proposed Action

The DGEIS for the Northeast Ramapo Development Plan will present and assess a plan with strategies for future land use, investments, and management of growth in Northeast Ramapo. This planning effort (the “Action”) will:

1. Present the Northeast Ramapo Development Plan consisting of proposed development strategies for this unincorporated part of Town and the related environmental impact analysis of these strategies.
2. Generate a Town-wide Existing Conditions Inventory Report (Inventory Report);
3. Develop Town Code amendments to implement the Northeast Ramapo Development Plan.

The focus of the Northeast Ramapo Development Plan is 3.4 square miles within Northeast Ramapo, as shown on the attached Overview Map. Overall, the Northeast Ramapo Development Plan will propose a vision with goals and comprehensive planning strategies for this area. The Plan will propose and assess land use regulations that facilitate development within Walkable Neighborhood Opportunity Areas (WNOAs) where a majority of future new growth is planned to occur. The three proposed WNOA footprints encompass 324.1 acres and will be targets for placemaking. The intent is to establish new integrated neighborhoods with a mix of uses that are close to major existing roads for the following locations: (1) both sides of NYS Rte. 202 extending from the Palisades Parkway to North and South Camp Hill Road; (2) the former Minisceongo Golf Course, which fronts on Pomona Road (County Route 86); and (3) the Gracepoint Gospel Church site on New Hempstead Road (County Route 80). The DGEIS will also examine regulations addressing the physical form of these areas.

Northeast Ramapo is a part of 31.6 square miles of the unincorporated Town area and 62.2 square miles of Town area inclusive of Villages. Northeast Ramapo borders the Villages of Pomona and New Hempstead to west. The north edge is the border with the Town of Haverstraw. On the eastern edge is the municipal boundary with Town of Clarkstown; and on the southern border is the Village of New Square. The DGEIS will address potential impacts as appropriate, but is generally focused on the 3.4 square miles within Northeast Ramapo.

3.0 Format/ Contents of DGEIS

The DGEIS will contain all requisite content. The provisions of SEQRA NYCRR 617.8 through 617.10 guide formulation of the DGEIS. The DGEIS will assemble identified relevant and material facts and be analytic but not encyclopedic.

The DGEIS will contain a required cover sheet; a table of contents; and an executive summary. There will be a concise description of the Action; its purpose, public need and benefits, and the location/ setting with a discussion of areas that may be affected. It will identify Involved and Interested agencies (see Attachment 2); required permits and approvals; and review frameworks. It will also present alternatives with sufficient detail to enable generic comparative assessments.

The DGEIS will analyze the potential for significant adverse impacts. Proposed mitigation will be introduced and described in terms of possible effects within the subject-level narratives. The DGEIS will also document public engagement and input used in forming and evaluating the DGEIS. Sources of information will be clearly identified.

The DGEIS will include the Inventory Report as an Appendix. The Inventory Report will present corresponding maps. The baseline features (or elements) of the community will include: Town history; demographic profile; natural resources; land use; zoning; housing; open space; parks & recreation; historic & cultural resources; municipal government services; public works and public services; community services; schools; transportation; and community & economic development. Descriptions in the Inventory Report will be referenced in the evaluations of how proposed development could generically influence the Northeast Ramapo environment. The Inventory Report will utilize known available and reasonably current secondary source information in order to generate basic existing conditions descriptions at the Town-wide level.

A generic Buildout Analysis for Northeast Ramapo will be studied within the DGEIS. It will analyze the potential effects of future growth permitted under the alternative strategies presented for Northeast Ramapo, as well as current zoning. The Buildout Analysis will characterize possible environmental effects that could occur under proposed land development policies as well as per existing policies. The Buildout Analysis can also be used to examine ways to mitigate the potential impacts of growth.

Alternative development strategies for Northeast Ramapo are summarized in Section 7.0. Each Alternative is not mutually exclusive of others. In other words, one or more of the Alternatives, or variations thereof, could be implemented after completing the SEQRA and Comprehensive Plan update.

4.0 Procedural History

Prior to release of this Final Scoping Document, the Town Board conducted the following steps per NY SEQRA regulations:

- On February 27, 2019 the Town Board:
 - Completed Part 1 of a Full Environmental Assessment Form (EAF)¹.
 - Preliminarily classified this Project as a Type 1 Action.
 - Passed a resolution, causing distribution of a Notice of Intent to be Lead Agency and expressing its interest in conducting SEQRA Coordinated Review.
- On July 11, 2019 Town Board resolutions:
 - Confirmed Town Board as Lead Agency
 - Issued a Positive Declaration requiring the preparation of an environmental impact statement (EIS) which for this Action will be in the form of a Generic EIS (GEIS).
 - The Town Board, consistent with 6 NYCRR Part 617.8, reviewed and posted a Draft Scoping Document for public review, along with the notice of the public scoping meeting. The notice was distributed to the identified Involved and Interested entities and it was published in the Environmental Notice Bulletin, Town Newspaper of Record, and the Town's website. The notice was posted at Town Hall with the Proposed Scoping Document available for review at the Town Clerk's office, and at the Department of Building, Planning & Zoning.
- On August 19, 2019 Town Board conducted a Public Scoping session. During the Scoping Session public input was obtained on the Draft Scoping Document.
- A period of written public comment occurred as a part of the scoping process from July 11, 2019 – September 13, 2019. All public comments received will be available for public review.

This Final Scoping Document will be distributed to all Involved and Interested entities. It is now the responsibility of the Lead Agency to oversee GEIS completion. While no agency other than the Town of Ramapo Town Board is able to approve or directly undertake this Action, through the coordinated review process multiple parties will have an opportunity to comment on the Action. This includes Rockland County Planning which, per NY State General Municipal Law §239-m, will

¹ The basis for Project/ Action Classification as Type I is addressed within the July 11, 2019 Draft Scoping Document.

be formally referred a submission on the GEIS, Comprehensive Plan Amendments and Zoning Code Amendments.

Based on the anticipated Final GEIS and Findings Statement, it is probable that the Lead Agency and/or other land use permitting and approval entities could use the SEQRA documentation for subsequent SEQRA administration. That may involve the review of individual land development applications which meet Type I or Unlisted Action thresholds, or it could encompass Town Code change(s) which are determined to be consistent with an adopted Northeast Ramapo Development Plan and Land Use/Zoning Map.

5.0 Input Obtained & Considered in Preparing this Scope

The DGEIS will address the potential for significant adverse environmental impacts that are reasonably anticipated and identified. Scoping focused the DGEIS through identification of the potentially significant adverse impacts which the DGEIS will analyze. Comments received at the scoping session and during the public comment period were directly considered.

There have been adjustments provided to the level and organization of the scope of analysis based on that input. The written comments received and a Scoping Session transcript will be available to the public and also filed in the Town Clerk's Office. Feedback from prior public outreach initiatives, including survey opinion research, were also considered in formulation of the Final Scoping Document. Significant comments incorporated into the Final Scoping Document include but are not limited to:

1. Housing choices and affordability;
2. Concern for growth management, water resource management/protection and conservation of resources;
3. Recreation options and open space preservation;
4. High taxes and the fiscal impacts of the plan; and
5. Traffic congestion, fire protection and safety of community.

The scoping process aided in the identification of reasonable alternatives and potential mitigation measures. One main public comment raised was that there should be a Town-wide comprehensive plan update; however, since the Town is quite large in terms of size and population and has diverse locational needs, the Lead Agency determined there to be better capacity to plan and evaluate the potential for impacts using a part-Town DGEIS that analyzes limited sections of Town at a time. The Inventory Report is organized such that it will be possible to use the Inventory Report for subsequent planning initiated for other parts of the Town.

In addition, since review of the proposed action is generic and broader than a site or project specific action, it is not fully possible at this time to evaluate all potential impacts related to future land development. Potential for such impacts will be considered during future, site-specific regulatory-based reviews.

6.0 Existing Conditions, Potential Impacts & Mitigation

For each subject identified and addressed in the DGEIS, there will be reasonably detailed descriptions of existing (baseline) environmental conditions. This will enable presentation of depictions of the current state of the environment along with identification of associated environmental variables and the setting. Based on the proposed development strategies, there will be examination of the potential types of impacts that may arise. Finally, for each subject, there will be identification of mitigation measures that have been initially identified which can be used to reduce or eliminate the potential for adverse environmental effects from future development.

The scale and geographic area of analysis will depend upon the potential for impacts as these relate to a particular resource type. For instance, transport analysis will examine certain intersections or traffic corridors that are outside of the Northeast area in order to address potential traffic impacts outside of Northeast Ramapo that may be caused by amended regulations pertaining to Northeast Ramapo.

Under each subject below, there is identification of data which will be used and the conditions that will be analyzed. Sources will be presented for data, maps, and reports.

6.1 Natural Resources

This section will identify features of the land surface, ground, water, flora and fauna through discussion of how aspects of these environments may be affected by future development. This section will present the Constrained Areas in Northeast Ramapo and discuss potential impacts to identified natural resources. Mitigation measures will examine practicable ways to manage development so as to reduce undesirable effects on resources.

6.1.1 Geology, Soils & Topography

The DGEIS will portray generalized soils classes, topography, including areas of steep slopes (25% and over), and potential for erosivity, as derived from 2018 data on the U.S. Dept. of Agriculture's Natural Resources Conservation Service Web Soil Survey/Soil Survey of Rockland County, NY.

Possible restrictions imposed by existing soils, geology, and topographic conditions, will be analyzed, including limitations of and suitability for construction. The DGEIS generally will not involve site-specific soil or geo-technical evaluations; however, there is a 2017 Preliminary Geotechnical Engineering Report utilized for the review of the Former Minisceongo Golf Course ("FMGC", aka, Millers Pond) Site.

There will be a discussion of erosion and sedimentation control consistent with local policy, the New York State Pollution Discharge Elimination System (SPDES) General Permit GP- 0-20-001, and the current edition of NYS Standards & Specifications for Erosion & Sedimentation Control. It is noted that Section 6.1.2 'Water Resources' will also address onsite and area stormwater management, while the Water Utilities subsection (6.5.2) will address ground water management.

6.1.2 Water Resources

The Inventory Report will describe hydrology. Its baseline will generically describe watershed geography; NYSDEC-Wetlands 12.4 acres or more and associated Buffers; the US National Wetland

Inventory (NWI) Wetlands; 100-year Floodplain; NYSDEC Streams (Article 15); and County-regulated streams. The baseline will identify stream/waterbody classifications per NYSDEC standards. Information will be derived from NYSDEC’s Environmental Resource Mapper, the NYS GIS Clearinghouse, Rockland County, USGS and FEMA sources, including the Flood Insurance Study for Rockland County, March 3, 2014. A map will depict listed wetlands, streams and floodplain. Also in the Inventory Report, include a discussion of aquifers and a map, including the extent of Sole “Source Aquifers” defined per NYSDEC-spatial data, “Primary Water Supply Aquifer” as defined by NYSDEC, and “Principal Aquifers” that yield between 10 to 100 gallons or more per minute as identified by ‘Aquifer & Well Head Protection Zone’ map, May 2004, by FP Clark Associates.

This subsection will summarize existing local and regional resource management laws, including a U.S. Environmental Protection Agency (EPA)-defined Environmentally Sensitive Areas (ESAs) standard. Generally, analysis will rely on generic information about the potential presence of the water resource features analyzed. Wetland delineations will not be conducted for the DGEIS; however, wetland regulatory delineations established for the FMGC/Millers Pond property are relied upon.

The analysis for Northeast Ramapo will address how a potential buildout under proposed regulations compares with a buildout under existing zoning, and could potentially impact: wetlands/wetland buffers, regulated streams, and floodplains. There will be a basic assessment of how stormwater drainage patterns could change from existing conditions, using impervious surface cover existing per planimetric data of Rockland County for 2007.

There will be presentation of proposed stormwater management strategies, including for new streets. The DGEIS will examine measures proposed for managing the Municipal Separate Storm Sewer System (MS4) in Northeast Ramapo and promoting water quality and managed storm flows. This will include a discussion of BMPs, including green infrastructure deployment consistent with local policy, SPDES General Permit GP-0-15-002, and the latest edition of New York State Stormwater Design Manual. A focus will be on measures to ensure that post-development runoff peaks will be at or below pre-development peaks along with methods for maximizing onsite recharge.

6.1.3 Ecological Resources – Habitats, Flora & Fauna

Using NYSDEC Biodiversity in NYS Parks Systems - Part II; and NYSDEC Ecological Communities of NYS, 2nd Edition, along with EPA data, the Inventory Report will describe eco-regions overlaying the Town, its ecology and general wildlife habitats. Based on 2018 consultations with NYSDEC/ NYS Natural Heritage Program and US Fish & Wildlife Service, known significant plant and animal species and communities/ habitats identified as present in the Town will be described, including the assigned conservation status. For Northeast Ramapo, the DGEIS will identify the associated habitats, known factors and threats that influence conservation and management and describe BMPs available for aiding the potential conservation and management of these habitats and species.

A buildout under proposed regulations may result in changes to flora and fauna, including general levels of tree/ forest cover within Northeast Ramapo. Regulations may require on-site identification of tree stands, or inventorying of existing trees above a specified basal diameter, as

part of required submissions which precede development review. Likewise, landscaping standards will be considered which regulate onsite planting and landscaping for streets. The DGEIS will address requirements to provide a minimum amount of landscaping and specifications for requisite vegetation/ greenspace as a way to ensure adequate natural surfaces on sites or in sub-areas. Site- or area-specific tree inventories or habitat studies will not be conducted for the DGEIS.

6.2 Parks, Recreation & Open Space

The Inventory Report will list dedicated Town parks using 2008 GIS data for the Town, the Town and County comprehensive plans, and desktop research. Descriptions will include acreage of sites and identification of features available (e.g. playgrounds, ball courts, and playing fields), which will be derived using web search engines. A listing of other municipal parks will be included, since villages, Rockland County, and NY State also own recreation lands in Northeast Ramapo. A Parks, Recreation & Open Space map will display these plus conserved open spaces. Desktop research will also be used to present a general inventory of non-profit and privately owned lands used as recreation outlets.

The Town subdivision law prescribing recreation space objectives will be described. A hierarchy of existing public recreation lands will present categorize of: Neighborhood-, Community-, Regional and Special Facilities. A recreation level of service analysis will describe the distribution of recreation assets, define a current population recreation standard, and use it to estimate recreation facility needs that are expected to arise in and near Northeast Ramapo under residential population growth per a buildout under proposed zoning and based on action according to the Alternatives.

The DGEIS will examine ways to achieve a desired mix of future recreation and open spaces to service population growth in Northeast Ramapo. There will be identification of proposed recreation standards and strategies to achieve desired levels of recreation and open space land set asides. This will include potential for structuring recreation and open spaces within the three Opportunity Areas and advancing a 'green print' in Northeast Ramapo that will help forge walkable connections to link core areas and recreation assets. There will also be presentation of strategies to address other identified needs and leverage facility improvements and enhance parks levels of services. The 'Open Space Preservation' Alternative reviews the potential to use Town-owned lands for servicing passive and/or active potential demands.

6.3 Historic & Archaeological Resources

The Inventory Report will list historic and potential historic resources, such as districts, sites, or buildings in-Town as derived from a March 2019 response from the NY State Historical Preservation Office (SHPO) covering 69 'Building District' and 'Building' resources. There will also be map of Town Scenic Roads.

Through a focus on Northeast Ramapo, the DGEIS will identify buildings cited as historic, or potentially historic, such as 'Old English Church' by New Hempstead Road. The Palisades Interstate Parkway (PIP) will be examined in terms of its listing on the National Register of Historic Places (National Register) and its NY State Scenic Byway designation, and the DGEIS will discuss Town-designated Scenic Roads in Northeast Ramapo and the 'Scenic Road District' law.

The DGEIS will review available site specific SHPO determination. There will not be a Phase 1A archaeological background and sensitivity assessment (literature search) performed for the whole Town or Northeast study area. The proposed buildout scenario will be evaluated for its potential to adversely affect potential resources. This will include an examination of resources identified and their proximity to areas to be governed by the proposed zoning. Using descriptions of settings, there will be evaluation of potential for proposed generic development to affect the integrity of resources, including by influencing the appearance of locations. The DGEIS will discuss methods of resource stewardship, examine historic interpretation and refinements to policies of the Town, including scenic road standards. The DGEIS will also include suggestions for performing screenings and resource investigations per SHPO standards. The DGEIS will also address the potential for reinforcing open space and historic character in Northeast Ramapo by examining landscape conservation/ land use management using a Critical Environment Area designation around South Mountain Road.

6.4 Community Services

6.4.1 Socio-Demographic, Housing, & Economic Considerations

Information on local and regional population, housing, and the economic base will describe the social and economic setting. These snapshots will document forces influencing population growth, such as high natural growth rates, as well as other factors affecting housing needs, affordability, and market conditions.

The Inventory Report will describe features of population in the Town, unincorporated areas, and Rockland County. It will depict 2018 estimated population per 2010 US Census and ESRI sources. The same sources will be used to define 2018 age-group distributions, rates of household formation, household sizes and distributions, and household incomes and ranges. Rates of households living in poverty will rely on American Community Survey (ACS) 2012-16 five-year estimates. Additional descriptions of existing or projected school-age population will be presented under 'Schools' within the Inventory Report and addressed within the Community Facilities section of the DGEIS.

A housing profile, also contained in the Inventory Report, will break out vacant, owner- and renter-occupied units and documented changes from 2000 for the unincorporated area, whole Town, and Rockland County. ACS data will also be relied on for describing change in the distribution of housing by number of units in a building. The relative age of housing stock in these areas will be presented. US Housing & Urban Development State of the Cities Data System SOCDs data what is SOCDs will be used to describe the number of building permits issued for single- and multi-family units in the unincorporated Town and each village for 2007-2017, while Owner-reported housing values and contract rents will be presented per US. Census American Community Survey (ACS) averages for the Town to best review the need for growth and a mix of housing units for a range of incomes.

An economic profile in the Inventory Report will define industry employment County-wide per 2017 Bureau of Labor Statistics data. Town-wide employment in 2015 will be from US Census data, while a list of large employers in-Town will be based on Rockland Economic Development Corp. data for 2017. Commercial land use, including multi-family apartments, land use coverage and assessed values, will be sourced from 2017 data for the whole town and unincorporated areas.

Analysis will substantiate that demand for housing, school services, recreation facilities, jobs, and community and civic services likely will be sustained through 2040 in Northeast Ramapo. It will not be possible to precisely predict or quantitatively analyze how income profiles, or degrees of housing cost burden could change over 20 years. The DGEIS will, however, discuss ways to counteract housing shortfalls, alter the distribution of housing in terms of the types of residential units, the mix of ownership and rental options, the affordability of housing, as well as promote commercial and industrial development to bolster workforce capacity to help achieve community housing and economic development goals.

6.4.2 Schools (Public & Private)

The Inventory Report will describe the two public school districts within the Town, enrollments, and 5-year student growth estimates using the Cornell University Program on Applied Demographics data and NY State Education Department (NYSED) statistics. The 2018 private school population corresponding with the East Ramapo Central School District will be provided using NYSED data. Proprietary demographic data, obtained from ESRI and Ribbon Data Demographics, and birth rate information from NY State Community Health Indicator Report (2018), will be used to document the potential for growth in school-age populations within the Town and the amounts of students that likely will need to be accommodated in future public and private schools.

The DGEIS will examine the school-age population that could reside in Northeast Ramapo under the proposed buildout. It will extrapolate possible future land use demand by public and private schools. This estimate will use an amount of building space expected per each future student using 'Wohlers' "Gross Square Feet Per Student – Issue Trak: A Council of Education Facility Planners International Brief on Educational Facility Issues", 1991. As part of considering options to facilitate and manage development of schools in Northeast Ramapo, there will be examination of possible changes to zoning to determine appropriate locations for schools. Through this examination of potential generic growth in school buildings, the DGEIS will address ways to enhance and/ or conserve character through land use regulations.

6.4.3 Police

The Inventory Report will describe Town police services and other local and regional police agencies as derived from personal interviews, the Town's website, Town data and the County Comprehensive Plan. The potential to establish a police sub-station in or near Northeast Ramapo will be examined along with other options.

6.4.4 Firefighting /Fire Emergency Response

The Inventory Report will describe fire entities (termed departments) operating in-Town. For Northeast Ramapo, the DGEIS will address the number and location of stations, existing pumper, tanker or ladder trucks, station service areas, and levels of staff and volunteers. This will be based on the Rockland County Fire Service Directory, 2018, by Rockland Co. Fire Training Center and web research. For Hillcrest Fire Department, there will be depictions of the distances from stations to Northeast Ramapo. There will also be descriptions of the County Fire Training Center on Firemen's Memorial Drive.

The DGEIS will examine the population and land use change that could be caused by the proposed zoning. The potential for a change in the level of service based on population growth will be analyzed. The anticipated layout of the future traffic circulation network and water system will be used to address whether aspects of service and response times may change. There will be examination of how growth could influence needs for apparatus and the corresponding storage, with presentation of planning-level estimates of costs, and a discussion of the possibility of establishing a new sub-station in Northeast Ramapo. There will also be identification of practicable ways to mitigate emergency vehicle response times by alleviating traffic congestion through possible modifications to the circulation network in order to enable firefighting access during points of high traffic, including as may arise in association with major sporting or religious events. The DGEIS will also explore how to ensure that planned growth in Northeast Ramapo does not affect operations at the Fire Training Center.

6.4.5 Ambulance/EMS

The Emergency Medical Service and ambulance service providers operating in the Town will be identified. The DGEIS will define entities servicing Northeast Ramapo, respective service areas, and services provided. The Inventory Report will rely on web research into the providers. Mitigation discussion will include methods to maintain and optimize the levels of service.

6.5 Utilities

6.5.1 Sanitary Sewers

The Inventory Report will define jurisdictions providing sanitary sewer services in the Town and describe regional sewer district service areas and treatment capacities. The DGEIS will describe generally the network of sewer mains and pump stations that are owned by the Town and by Rockland County Sewer District #1 (RCSD#1) based on interviews with Town and County sewer officials, the 2016 'Sewer Flow Metering, Modeling & System Analysis at Selected Locations in Town of Ramapo, NY', by GHD Consulting Services, as well as the 'Northeast Ramapo Development Plan Sewer Analysis', November 2020 by GHD.

An existing conditions overview will describe policies for access, use, and maintenance of sewer facilities and services of the Town and RCSD#1, including Rockland County's Sewer Use Law (2010). An examination of local and regional policies will also consider the requirements for new development to connect to sewer systems. This will include RCSD#1's requirement for properties situated in US EPA-defined Environmentally Sensitive Areas (ESA) to submit Waivers prior to connecting.

Using the Buildout Analysis for Northeast Ramapo, sanitary wastewater generation in Northeast Ramapo will be estimated. Projected wastewater flows will be analyzed in relation to the capacity of the local and regional sewer systems. Hydraulic loadings will be generically ascribed to different land uses and mixes to evaluate potential impacts, in accordance with the 'Town of Ramapo Requirements for Sanitary Sewer Studies', 4pp, undated.

Potential mitigation techniques to be considered include upgrading Town Sewer District facilities, such as pump stations, or force mains based on the Northeast Ramapo buildout. Best practices for conserving sewer facilities flow will be examined, including to prevent potential Inflow and Infiltration (I&I) within Town sewers serving Northeastern Ramapo. Consistent with the 'Water

Utilities' subsection, there may also be prescriptions for water conservation planning in order to promote low flows in conveyance systems. It is not contemplated that field surveys of existing infrastructure conditions will be performed for the Plan / DGEIS.

6.5.2 Water Utilities

The NYS Public Utility Commission regulated water/ drinking supplier covering major parts of Ramapo, SUEZ Water New York (hereafter SUEZ), will be described in terms of regional water system capacity and operations, covering the number and distribution of users, peak distribution capacity, and its supply sources, treatment, water storage, and distribution facilities.

Existing SUEZ yield will be presented in terms of Annual Average Supply and Maximum Daily Supply. There will be identification of safe yields, as derived from the 'SUEZ 'Water New York Inc. – Water Supply Capacity Report for 2019', March 2019, by Buck, Seifert & Jost, Inc. Trends for System-wide Average Day Demand and Maximum Day Demand for 2016 to 2018, will be presented along with the 2019 estimates supplied by SUEZ for the Town.

There will be a review of the average annual and peak capacity for growth, showing the surplus above any 2019 project commitments and reserves mandated by the 'Ten State Standards', which is the accepted standard practice. The strategies Suez is using to minimize water use through avoidance of leaks and the advancement of demand-side conservation will be presented.

The Town owns fire hydrants that are connected to Suez's system. There will be identification of general locations served by public water supply where there are hydrants.

The locations of public wells in and near Northeast Ramapo as per the 2011 County Comp. Plan and the Aquifer & Wellhead Protection Zone Map, May 2004, by FP Clark Assoc. will be described along with standards in Town Code Ch. 96 – Aquifer & Well Field Protection Zone Law. Per the 2019 Annual Drinking Water Quality Report by Suez, there will be presentation of Susceptibility Ratings of wells for Microbial; Nitrates; Volatile Organic Compounds (VOCs); and other sources. The Report will also be used to characterize Lake DeForest's susceptibility to those constituents, since some watersheds in Northeast Ramapo flow towards that supply.

The Buildout Analysis will be used to define generic water demand that would accompany planned growth. Demand will be derived using the same flows that are projected to accompany Sewer uses. Future demand will be discussed in relation to SUEZ's Average and Maximum Day Demand Forecasts, through 2040, from the 2019 Water Supply Capacity Report. No new source information will be generated for this generic-level analysis.

Potential mitigation measures will address how growth in Opportunity Areas, and under the alternatives, can be planned to achieve water service and requisite flow ranges for fire-fighting. There will also be discussion of recommendations to conserve water, including based on recommendations in the County's July 2019 Draft Comprehensive Water Conservation & Implementation Plan and ways to manage and protect groundwater.

6.5.3 Energy Distribution & Consumption

This section will describe natural gas and electrical distribution systems, service areas, and regional utility plans that may influence service in the Northeast area, including distributed generation upgrades, energy efficiency, or smart meter/ usage initiatives, using information from Orange & Rockland Utilities. An evaluation of applicable policies with respect to new land development near natural gas transmission lines will also be included.

Increased energy consumption is anticipated under the Northeast Ramapo Development Plan. Energy consumption will be addressed by presenting total amount of energy used by the transportation, residential, commercial, and industrial sectors in Million British Thermal Units (MMBtu) within Rockland County in 2010 per the 2014 Mid-Hudson Region Sustainability Plan, with total energy consumption (2010) derived from the same source and converted to per capita consumption.

Discussion of potential mitigation will address strategies available to reduce energy demand/ consumption, such as through high efficiency construction, using EnergyStar ratings and/or USGBC LEED standards and criteria.

6.6 Transportation

A Traffic Impact & Access Study (TIAS) will be an Appendix to the DGEIS. A summary of TIAS analytical methods, findings, and alternative mitigation options will be presented in the DGEIS's main body. The TIAS will focus on Northeast Ramapo and it will analyze adjacent areas (in what is termed the Transport Study Area (TSA)).

Existing Conditions Evaluation – There will be a review of background traffic and roadway data plus traffic signals timing and phasing. Data sourced from New York State Department of Transportation will include: crash incidence (for three prior years for identified corridors and intersections) and Average Annual Daily Traffic (AADT). See Attachment 3: 'Locations Being Analyzed in the Traffic Impact & Access Study (TIAS) for the Northeast Ramapo Development Plan' for this list.

Automatic traffic recorders (ATRs) will be installed on US Rte. 202 and NY Rte. 45 to measure traffic volume, vehicle classifications, and speeds for seven days including a Saturday and Sunday. For 17 intersections (Attachment 3) there will be peak hour turning movements counts conducted on weekday AM peaks (7:30 to 9:30 a.m.) and PM peaks (3:00 to 6:00 p.m.)². Another 13 intersections (Attachment 3) will be analyzed using data from 2017 traffic counts performed in 2017. Also, Transit of Rockland will be requested to confirm its existing routes and any future plans in the TSA (if available).

A Synchro type model will be developed for AM and PM peak hours for existing traffic volume. Traffic signal phasing and timing information requested from NYSDOT and Rockland County will be

² A review of traffic volume data shows that weekday traffic volumes are higher than both Saturday and Sunday traffic volumes; therefore, the GEIS will focus on the weekday peak periods. While public comment on the Draft Scope requested analysis of weekend conditions, the Lead Agency will use weekday peak periods, which have the generally highest identified levels of traffic.

confirmed through field review. The Existing AM and PM traffic models will define intersection operations in terms of average Level of Service (LOS), delay, and intersection capacity.

Traffic Analysis –Future AM and PM peak hour traffic volumes (without considering potential growth associated with the Northeast Ramapo Development Plan) will be determined for a year 2040 evaluation. The future condition volumes will be evaluated using the Synchro model. These Future “No-Build” traffic volumes will rely on documented volume growth rates for the TSA which source to the New York Metropolitan Transportation Council and the NYSDOT.

The DGEIS will assess a mix of future residential units plus square feet of non-residential buildings distributed across retail, office, light industrial, and institutional types which can occur in Northeast Ramapo under buildout alternatives. Trip generation for these two growth alternatives will be estimated using data and techniques of the Institute of Transportation Engineers Trip Generation Manual, latest edition. Potential distributions of multi-use trips, pedestrian, bicycling, and bus trips in the TSA will be considered in trip generation estimates. Trips estimated will be distributed and added to the background traffic growth in order to assess conditions under the moderate and high growth estimated traffic volumes for the 20-year horizon (year 2040 evaluation condition).

Mitigation measures will be identified which can offset traffic impacts resulting from TSA growth. Potential mitigation may include a mix of capacity modifications, such as additional turn lanes, traffic signal changes, plus measures for facilitating other modes of travel through sidewalk, bike lane, and transit accommodations. There will be discussions on the potential for applying Transportation Demand Management (TDM) practices³. Mitigation may also include suggestions to remediate non-recurring congestion associated with special events, potential operational changes to school bussing systems, and improving emergency vehicle access in Northeast Ramapo. Graphical representation of recommended mitigation will be provided with order of magnitude cost estimates. Potential safety benefits of the mitigation measures will be described as appropriate.

6.7 Zoning & Development Program

In the Inventory Report, existing zoning and land development regulations will be described, including the ‘Table of Bulk Requirements’ and current Zoning Map. The DGEIS will assess current development potential in Northeast Ramapo under existing zoning.

This section will describe a proposed zoning to establish “Walkable Neighborhood Opportunity Areas (WNOA)” through a combination of new zoning districts and/ or overlay zoning districts, with a map showing the proposed areas to be rezoned. The intent is to establish new integrated neighborhoods with a mix of uses that are close to major existing roads. Discussions will address potential future development within WNOAs at:

1. US Rte. 202;
2. The former Minisceongo Golf Course on Pomona Road (CR80); and at

³ According to Mobility Lab, TDM is the flip side of infrastructure. It focuses on understanding how people make their transportation decisions and *helping people use* the infrastructure in place for transit, ridesharing, walking, biking, and telework (<https://mobilitylab.org/about-us/what-is-tdm/>).

3. Gracepoint Gospel Church site on New Hempstead Road (CR86).

The DGEIS will explain zone standards, such as maximum lot coverage; maximum residential densities (in dwelling units), maximum floor area ratio (FAR); and minimum and maximum building height. General building standards will include criteria for building frontage types, accompanied by graphic presentations of build-to-zone and frontage/ property line requirements, lot standards; front, side and rear setbacks; first floor and upper floor to ceiling heights. Analysis will cover applicable frontage requirements and building element standards, such as for retail shopfronts. The DGEIS will include guidelines for appearances of buildings, such as windows; door openings; façade transparency; rooflines; cupolas/ towers; and cornices.

The DGEIS will present street design standards and criteria for each type of road, sidewalk widths, street tree plantings, parking standards, and on-street parking access. It will also present graphic and textual block/ grid standards, including block perimeter and parking setbacks (front, side and rear).

The administrative procedures for the WNOA will cover submission requirements for concept and final plans, applicability and relationship to other Town Codes, plan review, minimum standards, and consideration for waivers or zoning relief.

Analysis of future land development will address allowed uses and it will generically characterize aggregate future WNOA land use. The Buildout Analysis for Northeast Ramapo will assess potential impacts in terms of land use categories, number of residential units, and the mix of housing types, and non-residential space, over 20 years. The proposed zoning will also be assessed in a qualitative manner. The DGEIS will include descriptions of the proposed WNOA development framework and design standards. It will address options to foster integrated land uses, as well as methods to encourage mixed-use, walkability, intermodalism, and place-making.

6.8 Community Character & Community Plans

Town historical and existing land use, settlement patterns will be summarized in the Inventory Report to describe the existing character and the appearance of parts of the Town. The DGEIS will address adjacent locations within ½ mile of Town boundaries. This section will also describe the community character and appearance of Northeast Ramapo, including notable individual uses.

The section will summarize the 2004 Town and 2011 County comprehensive plans' approaches to managing community and regional character within and adjacent to Northeast Ramapo. This will also include a summary discussion of how the Villages of Pomona, New Hempstead, and New Square, and the Towns of Haverstraw and Clarkstown, address community character in their long-range plans for lands adjacent to Northeast Ramapo.

Findings on community preferences for community appearance/ design will be summarized from a public opinion survey administered by the Town of Ramapo in 2019, and an overview of comments from relevant public meetings in 2018/ 2019, will help identify features of the community that people want to conserve. The DGEIS will address new neighborhood placemaking in a WNOA Zone, and will address the physical form and the physical appearance of potential new development in Northeast Ramapo for a set of locations under the development alternatives.

The Buildout Analysis will be used to assess potential impacts on community character from the changes in development density, the scale, and the appearance of buildings. The DGEIS will also address existing residential zones and the edges of natural areas, such as streams, wetlands, or dedicated parkland.

Potential measures to mitigate/ manage community appearance and character will be described, such as design standards. The discussion of mitigation will address stepped-density and buffering of higher density from existing neighborhoods, as well as landscaping, street, and building design standards and a recommendation to foster a complimentary ‘greenprint’, which is a concept for a connected system of parks, core open spaces, civic spaces, and complete streets and trails which together form a linked system of appealing features which contribute to placemaking and desirable community character.

6.9 Climate Change

Using information in the Regional Greenhouse Gas Emissions Inventory (2012) and the 2013 Mid-Hudson Sustainability Plan, the DGEIS will identify regional per capita Green House Gas (GHG) emissions in Million Tons of CO₂ equivalent used (and will identify relative emissions across sources). This analysis will reasonably present how various mitigation could influence emissions.

6.10 Fiscal Impacts

A Fiscal Impact Analysis will be prepared to examine the Buildout Analysis scenarios for Northeast Ramapo and will be an Appendix to the DGEIS. The Fiscal Impact Analysis will examine the linkage between local government revenue generated by planned new development in Northeast Ramapo associated with the 20 year buildout and its resultant municipal service costs (e.g., police, fire, schools, etc.). For the development occurring per the DGEIS, the analysis will produce an estimate of the community service costs in relation to the projected revenues, with an indication if this “cost-revenue ratio,” will be positive (a revenue surplus), negative (a revenue shortfall), or neutral (break-even).

The projected fiscal impacts will be evaluated utilizing current fiscal metrics to assess the buildout scenarios for Northeast Ramapo by development type (residential only; mixed-use residential; commercial and light industrial). The fiscal impact analysis will be developed utilizing the two fiscal impact methodologies most often employed by land-use practitioners: Case Study Method and the Per Capita Method.

1. Case Study Method: Utilizing the case study approach, interviews will be conducted with key municipal officials and school district officials in order to understand current and projected service delivery and building capacities, and how new development might impact those capacities.
2. Per Capita Method: A review of projected revenue and expenditure by both the Town of Ramapo and East Ramapo Central School District (ERCSD) will be completed. This will allow for an examination of their relationship to existing land-use, employment, and population factors. Residential and school district multipliers will be based on a combination of historic metrics and current observations.

These two models will be used to evaluate the fiscal impacts and public facility needs associated with the Buildout scenarios. The following prospective Buildout outcomes will be examined:

- Estimate of development-generated capital needs/costs.
- Estimate of development-generated municipal service costs/revenues (20-year projection with assumptions).
- Estimate of development-generated public school district costs/revenues (20-year projection with assumptions).
- Estimate of development-generated public school-age children (based on current trends).
- Estimate of development-generated permanent employment (20-year projection with assumptions).

The fiscal impact model will perform sensitivity testing or “what-if” analyses, adjusting assumptions associated with development value (based on the income approach or sales price), municipal and school district budget estimates, tax rates and build-out densities.

7.0 Alternatives

The DGEIS will describe and evaluate alternative land use and community development strategies to be implemented as part of the Comprehensive Plan Amendment and/ or the Town Code amendments for Northeast Ramapo. Each alternative would likely cause different impacts; therefore, each Alternative will be reviewed in terms of the potential significant adverse impacts and corresponding mitigation. The description and evaluation of each Alternative will be at a level of detail sufficient to enable comparisons and contrasts among the Alternatives. Adoption of these Alternative scenarios is not mutually exclusive. In other words, any number of Alternatives, or variations thereof, could be implemented after completing the SEQRA and Comprehensive Plan review processes.

The following Alternatives will be included in the DGEIS:

7.1 No Action

This approach will analyze a scenario wherein land use laws and development policies remain unchanged from the current existing arrangement (status-quo).

7.2 Open Space Preservation

This Alternative will include strategies to conserve open space through a variety of techniques. It will discuss conserving Town-owned land and using various methods to advance open space preservation. This may include budgeting to finance conservation; an open space bond act; incentive zoning, which would provide development incentives in exchange for the dedication of open space/recreation land; or a Transfer of Development Rights (TDR) policy which would allow higher density on properties in exchange for conserving or limiting development on land elsewhere.

7.3 WNOA Arterial Corridors

This Alternative will examine zoning/land development code modifications to facilitate higher densities and enable greater and more varied types of housing and/or non-residential uses along portions of major road corridors in Northeast Ramapo.

7.4 WNOA Transition Areas

Transition areas are adjacent to or near the more intense land uses and zones proposed for the Opportunity Areas. This Alternative will examine design standards that may be used to create a visually coherent land use pattern to transition adjacent areas into the proposed WNOAs.

7.5 Community Facility Area Educational Campus/Institution Standards

This Alternative will examine facilitating enhanced supply of private and public education institutions in an orderly manner. One or more areas will be assessed as a planned multi-school campus to examine land use and transport objectives. This Alternative will address modified lot size, coverage, height, and floor area ratio standards for this type of use. It will examine the potential establishment of a campus area, on the Striker property or elsewhere. It will explore the impacts of multiple schools on the same site in terms of shared use, space and parking and circulation, shared auditoriums, gymnasiums, outdoor recreation supplies, and overall space utilization at schools.

7.6 Affordable Business Space Incentive

Non-residential building space, such as light industry, retail or offices, can address community demand and development goals. This Alternative will examine incentives, such as permission to build additional non-residential space, in exchange for setting-aside space at below market rates for a specific period of time in an effort to facilitate business incubation.

7.7 Planned Unit Development Overlay

This alternative will evaluate opportunities for a Planned Unit Development (PUD) overlay district applicable to larger parcels within the study area. An overlay is a regulatory tool creating a special zoning district that is placed over an existing base zoning district. The PUD overlay is intended to provide flexibility for a mix of uses, housing types, scale, architectural and design elements for master planned projects. Identification of appropriate parcels for the overlay as well as criteria for the PUD will be examined.

8.0 Summary of Impacts & Mitigation

8.1 Growth Inducing Impacts

The DGEIS will assess potential growth inducing impacts within Northeast Ramapo (based on the Buildout), other parts of Town, and the adjacent region. These represent physical, economic, or other changes in the environment, which directly or indirectly may occur as a result of land development prescribed under this Action. The Summary of Impacts & Mitigation in the DGEIS will review the possibility of growth inducing impacts occurrence and the potential severity.

8.2 Cumulative Impacts

This section will consider cumulative impacts that could reasonably be experienced under the Alternatives due to additive or synergistic effects. It will examine how regional background growth, programs of land use and public services in the Town, villages, and region may, in combination, cause adverse effects. It will discuss ways to minimize or avoid any such impacts.

There will, however, be discussion of potential for cumulative and growth inducing impacts through consideration of available wastewater treatment allotments, policies of the wastewater jurisdictions, and the potential construction of enhanced or new sewer collection/ conveyance facilities in association with planned growth within Northeast Ramapo based on the Buildout.

8.3 Irreversible & Irretrievable Commitment of Resources

This section will address resource commitments which will occur as a result of the Action that cannot be avoided.

8.4 Identified Unavoidable Adverse Impacts

This will address any identified unavoidable impacts. It will discuss the magnitude of these impacts in association with implementation of the Action.

8.5 Summary of Impacts and Mitigation

This part of the DGEIS will summarize potentially significant impacts that may arise under Northeast Ramapo development Alternatives. This section will also summarize methods to mitigate potential significant impacts.

9.0 Future Action Strategy/ Program Implementation

A DGEIS facilitates weighing of environmental, social, and economic factors in planning and policy-making. This DGEIS will be used to assemble relevant criteria upon which the Town Board's decisions will be made. The DGEIS will analyze the potential significant environmental impacts identified during the scoping process. The GEIS will assess specific impacts to the extent details are available, but analysis within the GEIS may be based upon conceptual information since, for example, actual changes in future land use will occur after the generic planning that will be provided.

The DGEIS will assess major impacts that are contemplated to arise within the framework of future land development pursuant to buildout for Northeast Ramapo under current zoning and the proposed Alternatives land development programs for the Northeast. It will also assess impacts per the infrastructure investment and other policy implementation actions for Northeast Ramapo.

In order to enable a consistent and streamlined review process for future land development actions, the DGEIS will explore impacts of growth for Northeast Ramapo, identify mitigation, and thresholds. Subsequent land development actions carried out in the future in conformance with the adopted Plan, regulations, DGEIS, FGEIS, and Findings Statement may require limited SEQRA review.

10.0 DGEIS Appendices

This section identifies information that is planned for inclusion in an Appendix rather than in the main body of the DGEIS. The DGEIS appendices will contain data and information used in preparing the DGEIS. The key findings arising from such data and information will be distilled in the main body of the DGEIS.

Documents anticipated for inclusion in the Appendix are:

*Proposed Final Scoping Document for Town Board Review –
Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan
Update of Town-wide Existing Conditions and Code Amendments for Northeast Ramapo*

- 1) Draft Inventory Report of Town-wide Existing Conditions.
- 2) Northeast Ramapo and Adjoining Areas Traffic Impacts Evaluation Technical Report.
- 3) Northeast Ramapo Development Plan Sewer Analysis.
- 4) Fiscal Impact Analysis
- 5) Draft Scope and appurtenant information.
- 6) Final Adopted Scope.
- 7) Documentation of 'Public participation' components, such as presentations from the 2018 Charrette and January 2019 Work-In Progress meeting; other meeting summaries; public comments; the public opinion survey and results; and summary of the scoping session.

Additional studies or process documentation may be included in the Appendix.

Attachments: 1) Overview Map - Town of Ramapo; 2) List of Involved & Interested Entities; 3) List of Locations Being Analyzed in the Traffic Impact & Access Study (TIAS) For the Northeast Ramapo Development Plan.

Attachment 3.

List of Locations Being Analyzed in the Traffic Impact & Access Study (TIAS) For the Northeast Ramapo Development Plan⁴ -- Inventory of Road Segments &/or Intersections for Which There Will Be Generation of Crash Data and/or Traffic Counts

A. Crash Data - A written request was made of NYSDOT for Accident Information Location System (ALIS) detailed crash data for the following locations:

1. US Route 202 from Cottage Lane east to the Old County Road (County Route, hereafter CR, 202B) intersection;
2. NY Route 45 from US Route 202 to Old Schoolhouse Road;
3. NY Route 306 from US Route 202 to Viola Road;
4. CR 86 (Pomona Road/ New Pomona Road) from NY Route 306 to NY Route 45;
5. CR 80 (New Hempstead Road) from Radcliff Drive to Viola Road;
6. Concklin Road from NY Route 45 to Buena Vista Road
7. Buena Vista Road from Terry Lane to CR 80 (New Hempstead Road); and
8. Phillips Hill Road from Manor Court to CR 80 (New Hempstead Road).

B. Traffic Counts –

Primary Peak hour data will be collected at the following intersections⁵:

1. Haverstraw Road (US Route 202)/NY Route 306/Ladentown Road;
2. Haverstraw Road (US Route 202)/South Camp Hill Road/North Camp Hill Road;
3. Haverstraw Road (US Route 202)/Palisades Interstate Parkway (PIP) southbound ramps access/Mount Ivy Diner driveway;
4. NY Route 45/South Mountain Road;
5. Willow Tree Road/NY Route 306;
6. Grandview Avenue/NY Route 306;
7. Grandview Avenue/Union Road (CR 80);
8. Brick Church Road/Union Road (CR 80);
9. Brick Church Road/NY Route 306;
10. Thiells Mount Ivy Road (CR 47)/US Route 202;
11. NY Route 45/US Route 202/Old County Road;
12. NY Route 45/Old Route 202/Park and Ride Lot;
13. Concklin Road/Buena Vista Road;
14. Buena Vista Road/Old Phillips Hill Road;
15. Old Phillips Hill Road/Phillips Hill Road;
16. Buena Vista Road/New Hempstead Road (CR 80);
17. North & South Little Tor Road (CR 33)/New Hempstead Road (CR 80); and
18. West Clarkstown Road (CR 35A)/New Hempstead Road (CR 80).

⁴ The TIAS will focus solely on and around the Northeast Ramapo unincorporated area of Town.

⁵ The qualified Transportation Consultant examined road corridors in the northeast quadrant of Town and the immediately surrounding area and it also reviewed available data. Based on this review, peak period turning movement counts will be analyzed for weekday peak period traffic volumes within the TSA, as these are the points with the generally highest volumes. One comment on the Draft Scoping Document requested analysis of the affects of the Northeast Development Plan on the NYS Thruway; however, it is reasonable for the TIAS to focus on intersections Level of Service within the TSA. The Thruway is a regional highway and it is not directly connected to the TSA.

*Proposed Final Scoping Document for Town Board Review –
Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan
Update of Town-wide Existing Conditions and Code Amendments for Northeast Ramapo*

In addition to new traffic volume data, weekday AM and PM peak hour turning movement traffic volume data collected in 2017 from will be used in the traffic impact evaluation. These intersections include:

19. Concklin Road/PIP northbound Off-Ramp;
20. Concklin Road/PIP northbound On-Ramp;
21. Concklin Road and NY Route 45;
22. NY Route 45 and PIP southbound ramps;
23. NY Route 45 and Pomona Road (CR 86);
24. Pomona Road (CR 86) and Fireman's Memorial Drive;
25. Pomona Road (CR 86) and Summit Park Road;
26. Pomona Road (CR 86) and McNamara Road;
27. Pomona Road (CR 86) and NY Route 306;
28. Summit Park Road and Sandy Brook Drive;
29. Summit Park Road and New Hempstead Road (CR 80);
30. NY Route 45 and Sanatorium Road;
31. NY Route 45 and New Hempstead Road (CR 80); and
32. McNamara Road and New Hempstead Road (CR 80).