

EXHIBIT "G"

MINUTES OF THE SPECIAL MEETING OF THE RAMAPO TOWN BOARD
HELD ON JANUARY 25, 2010

The Town Board of the Town of Ramapo convened in Special Session at 7:30 p.m. on Monday, January 25, 2010 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

Supervisor Christopher P. St. Lawrence called the meeting to order and Town Clerk, Christian G. Sampson called the roll. The following board members were present and answered to their names:

Present: Supervisor Christopher P. St. Lawrence
Councilwoman Frances M. Hunter
Councilman David J. Stein
Councilman Yitzchok Ullman

Town Attorney Michael L. Klein
Town Clerk Christian G. Sampson

Absent: Councilman Edward Friedman

Councilman Ullman led the assembled group in the Pledge of Allegiance.

ACCEPTED BY RAMAPO
TOWN BOARD CLERK
1/25/10

APPLICATION OF SCENIC DEVELOPMENT, LLC (PATRICK FARM):
CONSIDERATION OF ADOPTION OF FINDING STATEMENT

The following resolution was moved by Councilman Stein, seconded by Councilwoman Hunter and unanimously adopted by all board members with Councilman Friedman being absent:

Resolution No. 2010 - 98

WHEREAS, the Town Board is in receipt of an application from Scenic Development, LLC seeking a change in the zoning designation from an R-40 zoning to an MR-8 zoning district for property located on the south side of Route 202 and the west side of Route 306 and designated on the tax map as a portion of Section 32.11-1-2, Section 32.11-1-3, Section 32.11-1-4, Section 32.11-1-12, Section 32.11-1-13, Section 32.11-1-14, 32.11-1-15 and 32.11-1-16, and

WHEREAS, a public scoping session was held on the proposed project on June 23, 2008, and

WHEREAS, the Town Board adopted a Final Scoping Document for DEIS on June 25, 2008, and

WHEREAS, a Draft Environmental Impact Statement, dated April 15, 2009, was prepared with respect to the above application, and

WHEREAS, the Town Board, on April 29, 2009, accepted the Draft Environmental Impact Statement as complete, and

WHEREAS, on May 5, 2009 the Planning Board unanimously voted (7-0) that they recommend the Town Board look favorably upon the request of Scenic Development, LLC for a change in zone on its property from R-40 zone to an MR-8 zone, and

WHEREAS, the Town Board held public hearings on the Draft Environmental Impact Statement on June 4, 2009 and on June 8, 2009, and

WHEREAS, written comments on the Draft Environmental Impact Statement were received until July 23, 2009, and

WHEREAS, a Final Environmental Impact Statement, dated December 22, 2009, was prepared and submitted to the Town, and

WHEREAS, the Town Board, by Resolution No. 2010- 56, accepted the Final Environmental Impact Statement as complete and authorized the filing of a Notice of Completion, and

WHEREAS, the Town Board, pursuant to the State Environmental Quality Review Act, provided for the submission of written comments with respect to the above Final Environmental Quality Review Act until January 18, 2010, which time has passed, and

WHEREAS, the Town Board has reviewed and considered the comments submitted, and

WHEREAS, Frederick P. Clark Associates has prepared a written Findings Statement, dated January 25, 2010, with respect to the above Final Environmental Impact Statement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby adopt and issue a written Findings Statement, dated January 25, 2010, with respect to the above Final Environmental Impact Statement, and

BE IT FURTHER RESOLVED that the Town Board hereby directs the filing of said Findings Statement with all agencies as required by the State Environmental Quality Review Act.

**APPLICATION OF SCENIC DEVELOPMENT, LLC (PATRICK FARM):
PROPOSED AMENDMENT TO COMPREHENSIVE PLAN**

The following resolution was moved by Councilwoman Hunter, seconded by Councilman Ullman and unanimously adopted by all board members with Councilman Friedman being absent:

Resolution No. 2010 – 99

WHEREAS, the Town is in receipt of an application from Scenic Development, LLC seeking an amendment to the Comprehensive Plan of the Town of Ramapo with respect to its property located on the south side of Route 202 and the west side of Route 306, which consists of approximately 61 acres, to provide that said portion of the property may be suitable for multi-family development consistent with an MR-8 zoning designation provided that the perimeter of the property remains low density development, and

WHEREAS, public hearings in the proposed amendment to the Comprehensive Plan were held on June 4, 2009 and June 8, 2009, and

WHEREAS, the Town Board, by Resolution No. 2010-56, adopted a written Findings Statement with respect to the above proposed amendment to the Comprehensive Plan as required by the State Environmental Quality Review Act, and

WHEREAS, the Town is in receipt of a General Municipal Law Review, dated July 24, 2009, from the County of Rockland Department of Planning, which recommended various modifications with respect to the proposed amendment to the Comprehensive Plan,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby adopt the above proposed amendment to the Town's Comprehensive Plan, dated January 25, 2010 (a copy of which is annexed hereto), and

BE IT FURTHER RESOLVED that the Town Board does hereby override the General Municipal Law Review, dated July 24, 2009, per the reasons set forth in the attached "Schedule A".

Schedule A

GML Review Dated July 24, 2009:

1. *GML Concern No. 1 – The proposed amendment to the Comprehensive Plan and Zoning Law amendment may be subject to additional review under the New York State Environmental Quality Review Act (SEQRA) because the proposed density was not envisioned or evaluated in the 2004 Comprehensive Plan or Generic Environmental Impact Statement. Section 617. 10.(d)(4) states that a supplement to the final generic must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action may have one or more significant adverse environmental impacts... (subsequent text not included here)*

Response: The issue raised by the County is that the current 2004 Comprehensive plan is in place and since this is a change to that plan, a supplemental EIS must be completed. A supplemental EIS "may" be a more appropriate approach for the amendment to the Comprehensive Plan and the Zoning Law Amendment rather than incorporating all of the actions into one document. The Town has chosen to use a single EIS prepared by the applicant to evaluate the impacts of the proposed action as well as the rezoning request. The actions are one and the same. No additional environmental view is required.

GML Concern No. 2 – The property has a long history of proposed and enacted

changes in its zoning designation during the Comprehensive Plan process and while under the same ownership. Twenty five percent of the site is subject to environmental constraints and other encumbrances including wetlands, the 100 year floodplain, lands underwater, steep slopes and overhead utility easements. It is surrounded by rural and low-density neighborhoods. The site is suitable for low-density residential development including a cluster development for the purpose of open space preservation and environmental protection which is consistent with the River to Ridge Plan recommendations for this area. The special resource overlay zone is also appropriate for this property. The proposed amendments will almost quadruple the current allowable residential density on this site.

Response: The Comprehensive Plan discussed the need for expanding the number of housing options within the Town. The applicant has responded to that identified need by including below market rate housing, worker housing, and market rate housing. Furthermore, housing options have been widened with townhouse styles and condominium ownership. This is in addition to the standard standalone single family homes.

The environmental sensitivity of the site is reflected in the plans which identified and safeguarded all significant environmentally sensitive areas. No impacts are proposed to wetlands, streams, floodplains or buffers. The County notes that the proposed amendments will almost quadruple the current allowable residential density. The density of the project, however, is what enables the project to provide the worker and below market rate housing options. Without the density, this would not be possible. The density enables:

- Ability to substantially expand the number of housing options
 - Townhouse
 - Condominium
 - Rentals
 - Market rate and below market rate homes
- Ability to expand home ownership
- Ability to minimize impacts to environmentally sensitive areas by concentrating multifamily development to a single area
- Ability to blend into the surrounding community by transitioning from the multifamily development to single family developments which will compliment the surrounding density
- Concentration of development impacts to a smaller area
- Ability to preserve natural features
- Ability to provide significant compliance with the Scenic Roads Law

The combination of the above factors is ample evidence of the benefits of the project to the Town of Ramapo while providing environmental protection.

Although a general guide to development, the County's River to Ridge Plan identifies cluster development for this area. The applicant's proposal can not provide both the expansion of housing options and additional open space. The plan does concentrate development as a cluster plan would.

GML Concern No. 3: *Under the existing Ramapo Comprehensive Plan, multi family housing residential zones were created in Monsey in the vicinity of Route 59 to meet the Town's needs for additional housing, including an increased diversity of housing types and price points to meet the needs of the general population. The County's River to Ridge Plan also recommended that denser residential development be located within the existing village centers. Permitting denser residential development in outlying areas of the Town may be inappropriate when areas already identified for multi family housing in the existing Comprehensive Plan have not been developed.*

Response: The Comprehensive Plan identified the need to expand the housing options open to the Town of Ramapo residents, including areas outside of the unincorporated portion of the Town. The sites identified for expansion of multi-family residential

development are in various stages of completion. Although one site has had no activity (the site currently occupied by the storage facility) plans have been submitted for all of the other multifamily developments including:

- Glenn Hill Road – Project approved; under construction
- Meadows East – Plans submitted; under review
- Hearthstone Condominiums; plans were submitted
- Horizon Condominiums; project completed

Completion of these projects in such a short time period under adverse economic conditions demonstrates the need for additional housing. The breakdown of new units along the Route 59 Corridor is as follows:

Glen Hill	78
Meadows East	48
Hearthstone -	52
Total	178

It is noted that none of the proposed units offer below market rate pricing or worker rental units as part of their development, such as is contained in the Patrick Farm proposal. The County River to Ridge Plan indicates that denser residential developments be located within the existing village centers. However, there are no known Village proposals to increase residential density. It is for precisely that reason that the applicant fashioned this plan. This plan places the higher density residential development in an area where the existing infrastructure is adequate once improved available to handle the development.

GML Concern No. 4: As discussed above, traditional concentric zoning represents a gradual change in densities. The location of an MR-8 zoning district immediately adjacent to an R-40 zoning is not transitional in nature or consistent with the community character of the surrounding rural density zones in unincorporated Ramapo or the low density zones in the adjacent Villages of Pomona and Wesley Hills. A ring of single family residence around the perimeter of the multi family housing development may not be a sufficient buffer particularly since the majority of the single family homes will not be constructed until the final phases of the project.

Response: The Comprehensive Plan identified the need to expand the housing options open to all Town of Ramapo residents, including areas outside of the unincorporated portion of the Town. Although the County indicates that the buffer of single family homes "may" not provide the buffer required, no existing home will be faced with anything other than another single family home. The sequencing of the single family homes has been modified to move additional single family homes into earlier phases. It is therefore anticipated that the revised plan will provide an adequate buffer to the existing homes.

GML Concern No. 5: While the proposed groundwater recharge system honors the intent of the Special Resources Overlay Zoning, the proposed development is not the best alternative in terms of minimizing impacts to the on-site environmental resources. The proposed mixed density project consisting of 497 units would disturb almost 33 more acres of this site than the 136 single family residences permitted under the existing R-40 zoning. The proposed construction disturbance would consist of woodlands and areas of steep slope in excess of 25 percent.

Response: While it is acknowledged that there are additional development impacts with this proposal, the Town has weighed the benefits and liabilities of this proposal and has determined that the benefits far outweigh the liabilities of the additional

impacts, particularly since the mitigation provided minimizes the impacts. The additional ground water recharge, the management of the storm water flows, the preservation of the wetlands and water bodies unchanged, and the substantial addition to the housing supply of below market and worker housing provide a solid rationale for this decision.

GML Concern No. 6: A clustered development alternative was not presented in the DEIS for Patrick Farm. An R-40 cluster development would result in far less site disturbances and larger areas of undisturbed open space thereby preserving more of the site's environmental features in a natural setting.

Response: The approved scope of work adopted for this Environmental Impact Statement did not include an alternative for cluster development. Furthermore, the benefits offered by this proposal could not have been provided in a clustered alternative. The benefits of the project are related directly to the number of units that would support a financial mechanism to build and sell the below market rate and worker housing units while providing many of the benefits if cluster development.

GML Concern No. 7: The Villages of Pomona and Wesley Hills are two of the reasons this proposal was referred to this department for review. The Pomona municipal boundary is along the southern and eastern property lines of the Patrick Farm site. The municipal boundary for the Village of Wesley Hills is along the southern and western property lines of the site. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m, and 239-n shall be to bring pertinent intercommunity and county wide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county wide considerations with respect to the compatibility of various land uses with one another traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; the protection of community character as regards predominant land uses, population density, and the relation between residential and non-residential areas; drainage; community facilities; official municipal and county development policies as may be expressed through comprehensive plans, capital programs or regulatory measures; and such other measures as may relate to the public convenience, to governmental efficiency and to achieving and maintain a satisfactory community environment. In addition, Section 239-nn was recently enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result, development occurs in a manner that is supportive of the goals and objectives of the general area.

The Villages of Pomona and Wesley Hills have raised objections to this proposal based on community character issues and infrastructure capacity concerns related to traffic, water quantity and quality, drainage, storm water runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Villages of Pomona and Wesley Hills must be considered and satisfactorily addressed as well as any additional concerns about the proposed amendments to the Comprehensive Plan and the Zoning Map.

Response: As the County notes in its review, the Villages of Pomona and Wesley Hills have received notice of the proposed actions, have attended hearings, and have submitted comments which are included and have been satisfactorily responded to in the FEIS.

The Town of Ramapo appreciates the concerns expressed by its neighbors and has taken appropriate steps during these review proceedings to assure that those valid concerns were completely addressed. The Villages will continue to have single family development proximate to their municipal borders. Matters relating to infrastructure, traffic, storm water etc, have been fully vetted and mitigated through the SEQRA process.

GML Concern No. 8: The Rockland County Sewer District No. 1 (RCSD No.1) does not have adequate capacity to treat the Patrick Farm sewage because the Route 202 Pump Station is currently operating at capacity. It does not have the capacity to convey sewer discharges generated by Patrick Farm. The RCSD No. 1 can only treat the Patrick Farm sewage if required improvements are made to the Route 202 Pump Station and local sanitary sewer infrastructure "down gradient" of the Pump Station. The applicant must

address these issues and all other concerns raised in the RCSD No.1 's letter of July 7, 2009.

Response: The plans provided with the application include the upgrade of the sewer facilities as required by RCSD No.1. It is noted that RCSD has the full capacity for treatment of the sewage flows and that the issue has always been one of conveyance. With the improvements proposed to the conveyance system and pump station, adequate sewer capacity will be available. Please refer to the letter from RCSD No. 1 regarding the proposed improvements included in the FEIS.

GML Concern No. 9: Each of the proposed actions has the potential to impact adjacent state parklands. Therefore we recommend that Palisades Interstate Park Commission review the proposed amendments to the Comprehensive Plan and the Zoning Map, and the DEIS for the mixed-density residential development proposed for the Patrick Farm Site. Their concerns, if any, must be satisfactorily addressed.

Response: Agreed. The FEIS, including the Site Plans have been submitted to PIP for their review and comment. To date no comments have been received. The proposed project shall be constructed to mitigate any visual impacts to the maximum extent practical including using earth tone exterior building materials and finishing elements and providing significant landscaping to further reduce visual impacts.

GML Concern No. 10: Given that the site has frontage on two heavily traveled state highways and site access is proposed from both Routes 202 and 306, the New York State Department of Transportation must review the proposed amendments to the Comprehensive Plan and Zoning Map to determine how the proposed increase in residential density will impact the carry capacity of these roadways.

Response: The New York State Department of Transportation has received complete sets of plans and has provided input as to the entrance configurations to state highways. The DOT's comments have been included in the FEIS document. The project can not proceed without approval from NYSDOT for road opening permits. Furthermore the Traffic Study was submitted to NYSDOT including projected volumes and service levels for their review. NYSDOT's comments are included in the FEIS.

GML Concern No. 11: The Proposed amendments will result in a more extensive subdivision of this property than is permitted under the R-40 zoning. As required by the Rockland County Stream Control Act, future subdivision plans must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.

Response: Any and all permits and approvals required by outside agencies must be secured as a condition of final subdivision and site plan approval.

GML Concern No. 12: The proposed amendments must be reviewed by the Rockland County Drainage Agency due to the site's proximity to the Mahwah River and its location with the 100 year floodplain. In addition, refer to Response to Concern #13.

Response; Agreed. The review was received January 14, 2010 noting that a permit will be required.

GML Concern No. 13: The proposed amendments must be reviewed by the New York State Department of Environmental Conservation so that they can evaluate the impact of the proposed residential density on State wetlands

Response: The New York State Department of Environmental Conservation has reviewed the plans and their comments are contained in the FEIS.

GML Con. ern No. 14: The proposed amendments must be reviewed by the United States Army Corp of Engineers so that they can evaluate the impact of the proposed residential density on the Federal Wetlands.

Response: The plans have been reviewed by the US Army Corp of Engineers and their comments have been incorporated in the FEIS. Their comments also indicate approval of the wetlands mapping.

APPLICATION OF SCENIC DEVELOPMENT, LLC (PATRICK FARM):
PROPOSED CHANGE TO ZONING MAP

The following resolution was moved by Councilman Ullman, seconded by Councilman Stein and unanimously adopted by all board members with Councilman Friedman being absent:

Resolution No. 2010 -100

WHEREAS, the Town Board is in receipt of an application from Scenic Development, LLC seeking a change in the zoning designation from an R-40 zoning to an MR-8 zoning district for property located on the south side of Route 202 and the west side of Route 300 and designated on the tax map as a portion of Section 32.11-1-2, Section 32.11-1-3, Section 32.11-1-4, Section 32.11-1-12, Section 32.11-1-13, Section 32.11-1-14, 32.11-1-15 and 32.11-1-16, and

WHEREAS, on May 5, 2009 the Planning Board unanimously voted (7-0) that they recommend the Town Board look favorably upon the request of Scenic Development, LLC for a change in zone on its property from R-40 zone to an MR-8 zone, and

WHEREAS, public hearings on the proposed application for a change in zoning designation were held on June 4, 2009 and on June 8, 2009, and

WHEREAS, the Town Board, by Resolution No. 2010-98, adopted a written Findings Statement with respect to the above application as required by the State Environmental Quality Review Act, and

WHEREAS, the Town Board, by Resolution No. 2010-99, amended the Town's Comprehensive Plan to provide that the above property may also be suitable for multi-family development (consistent with the least dense multi-family zoning district) provided that the perimeter of the property remains low density developed, and

WHEREAS, THE Town's Comprehensive Plan, with respect to housing, provides as follows:

Goal: Address the Town's housing needs and provide for a diversity of housing opportunities for the Town's growing and changing population.

Objective: Provide a diversified housing supply that consists of residential development at appropriate densities and in appropriate locations of proximity to community shopping, community facilities and services, and public transportation, and in consideration of the adequacy of existing infrastructure.

Objective: Allow higher density housing in appropriate areas if such housing meets local needs and is balance with the objective of maintaining the integrity and appearance of Ramapo's residential neighborhoods.

Objective: Promote a range of rental and home ownership opportunities in varied densities, housing types and prices for Town residents, especially senior citizens, singles and families.

Objective: Encourage inclusion of housing to meet identified housing needs in the development of large parcels of land, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the petition of Scenic Development, LLC for an amendment of the zoning map of the Town for property, more particularly described on Schedule A annexed hereto, including all or portions of tax lots Section 32.11-1-2, Section 32.11-1-3, Section 32.11-1-4, Section 32.11-1-12, Section 32.11-1-13, Section 32.11-1-14, Section 32.11-1-15 and Section 32.11-1-16 from an R-40 zoning district to an MR-8 district is hereby granted and shall be known as Local Law No. 1 - 2010, and

BE IT FURTHER RESOLVED that the zoning map amendment is conditioned upon the following:

1. The development of the property subject to the zoning map amendment shall include approximately 24 units of rental housing in which a preference in occupancy shall be given to volunteer firefighters and other emergency service workers in the Town of

Ramapo. The Planning Board shall approve a plan for the administration of such rental housing as part of its site plan approval process.

2. The development of the property subject to the zoning map amendment shall include approximately 72 units of workforce housing which is to be made available to first time homebuyers or persons with moderate incomes at prices below market rate. The Planning Board shall approve a plan for the development and sale of these units so as to achieve the goal of providing affordability in home ownership.
3. The development of the property subject to the zoning map amendment shall include a requirement of one or more home owners associations charged with the responsibility of maintaining common areas and facilities. This requirement shall be included as a condition of site plan approval.
4. The development of the property subject to the zoning map amendment shall be subject to coordinated phased construction along with the development of the single family homes to be constructed around its perimeter in a manner similar to that proposed in the FEIS in the construction sectioning plan dated February 27, 2009 (figure 4) so as to achieve the desired buffer at the earliest reasonably possible stage and to minimize impacts with the surrounding areas. This requirement shall be included as a condition of site plan and/or subdivision approval.
5. The development of the property subject to the zoning map amendment and the remaining Patrick Farm property shall be subject to the creation of conservation easements protecting the Concklin Farm Cemetery and the J. Mather Farmstead and enabling public access to these areas. This requirement shall be included as a condition of site plan and/or subdivision approval, and

BE IT FURTHER RESOLVED that the Town Board does hereby override the County of Rockland Department of Planning Law Review, dated July 24, 2009, for the reasons set forth in the attached "Schedule B".

SCHEDULE "A"

5 Acre Parcel

All that certain plot, piece or parcel of land situate, lying and being in the Town of Ramapo, County of Rockland and State of New York. Being more fully bounded and described as follows:

BEGINNING at a point on the westerly right of way line of Route 306, said point being distant N69-28-32W, 19.38 feet as measured along the northerly line of Tax Lot 32.11-1-6 from a point on said westerly right-of-way line of Route 306 located at the northeast corner of Tax Lot 32.111-6; running thence along the northerly and westerly line of Tax Lot 32.11-1-6 the following two (2) courses and distances:

1. N69-28-32W, 538.00 feet;
2. S19-43-21W, 217.75 feet; running thence thru Tax Lot 32.11-1-4 the following six (6) courses and distances:
 3. N62-51-50W, 175.55 feet;
 4. N24-12-50E, 470.60 feet;
 5. S77-51-35E, 142.65 feet;
 6. S70-15-15E, 396.23 feet;
 7. S20-11-28W, 105.70 feet;
 8. S70-15-15E, 140.00, feet; thence
9. S20-11-28W, 194.50 feet along said westerly right-of-way line of Route 306 to the point or place of BEGINNING.

10. Consisting of 5.0813 acres of land.

56 Acre Parcel – Schedule "A"

All that certain plot, piece or parcel of land situate, lying and being in the Town of Ramapo, County of Rockland and State of New York. Being more fully bounded and described as follows:

BEGINNING at a point on the southerly right of way line of Old Route 202, said point being distant S75-52-57E, 187.89 feet as measured in an easterly direction along said northerly right of way line of Old Route 202 from a point located at the point of intersection formed by the southerly right-of-way line of Old Route 202 with the southeasterly right-of-way line of U.S. Route 202; running thence along said southerly right-of-way line of Old Route 202 the following five (5) courses and distances:

- 1) S75-52-57E, 22.43 feet;
- 2) S15-20-51W, 4.38 feet;
- 3) S75-52-57E, 104.41 feet;
- 4) on a curve to the left having a radius of 462.76 feet, an arc length of 348.55 feet;
- 5) N60-57-42E, 130.54 feet; running thence thru Tax Lots 32.11-1-3, 32.11-1-2 and 32.11-1-4 the following three (3) courses and distances:
 - 6) S79-42-20E, 301.05 feet;
 - 7) N60-26-48E, 91.95 feet;
 - 8) on a curve to the right having a radius of 155.50 feet, an arc length of 239.06 feet; running thence thru Tax Lots 32.11-1-4 and 32.15-2-1, the following eighteen (18) courses and distances:
 - 9) S31-28-10E, 76.70 feet;
 - 10) on a curve to the left having a radius of 150.00 feet, an arc length of 135.79 feet;
 - 11) S26-30-30W, 186.17 feet;
 - 12) S26-48-50W, 1,016.75 feet;
 - 13) S63-11-10E, 128.80 feet;
 - 14) on a curve to the right having a radius of 100.00 feet, an arc length of 146.79 feet;
 - 15) S20-54-55W, 177.40 feet;
 - 16) on a curve to the right having a radius of 400.00 feet, an arc length of 227.31 feet;
 - 17) S53-28-30W, 463.20 feet;
 - 18) on a curve to the right having a radius of 500.00 feet, an arc length of 186.50 feet;
 - 19) N20-36-40W, 264.25 feet;
 - 20) on a curve to the right having a radius of 147.50 feet, an arc length of 134.09 feet;

- 21) N17-30-55W, 228.44 feet;
- 22) N83-21-00W, 343.50 feet;
- 23) S62-40-05W, 55.49 feet;
- 24) 884-36-00W, 107.25 feet;
- 25) N28-45-15W, 106.50 feet;
- 26) N05-43-15E, 102.65 feet; thence
- 27) N83-10-12W, 168.28 feet thru Tax Lots 32.11-1-4 and 32.11-1-12; thence
- 28) N34-27-06W, 29.06 feet thru Tax Lot 32.11-1-12; thence
- 29) N55-32-54E, 105.17 feet thru Tax Lots 32.11-1-12 and 32.11-1-4; running thence thru Tax Lot 32.11-1-4 the following nine (9) courses and distances:
- 30) on a curve to the left having a radius of 200.00 feet, an arc length of 157.40 feet;
- 31) N10-27-25E, 102.62 feet;
- 32) on a curve to the right having a radius of 300.00 feet, an arch length of 75.23 feet;
- 33) N24-49-26E, 171.35 feet;
- 34) on a curve to the right having a radius of 225.00 feet, an arc length of 112.92 feet;
- 35) N41-54-37W, 286.82 feet;
- 36) N64-22-07E, 136.60 feet;
- 37) N36-37-22E, 60.00 feet;
- 38) N48-34-22E, 60.00 feet; thence
- 39) N63-31-40E, 494.51 feet thru Tax Lots 32,11-1-4 and 32.11-1-13; thence
- 40) N49-09-10E, 110.45 feet thru Tax Lot 32.11-1-13 to the point or place of

BEGINNING.

Consisting of 56.2616 acres of land.

Schedule B

GML Review Dated July 24, 2009:

I. GML Concern No. 1 – *The proposed amendment to the Comprehensive Plan and Zoning Law amendment may be subject to additional review under the New York State Environmental Quality Review Act (SEQRA) because the proposed density was not envisioned or evaluated in the 2004 Comprehensive Plan or Generic Environmental Impact Statement. Section 617.10. (d) (4) states that a supplement to the final generic must be prepared if the subsequent proposed action was not addressed or was not adequately addressed in the generic EIS and the subsequent action may have one or more significant adverse environmental impacts... (subsequent text not included here)*

Response: The issue raised by the County is that the current 2004 Comprehensive plan is in place and since this is a change to that plan, a supplemental EIS must be completed. A

supplemental EIS "may" be a more appropriate approach for the amendment to the Comprehensive Plan and the Zoning Law Amendment rather than incorporating all of the actions into one document. The Town has chosen to use a single EIS prepared by the applicant to evaluate the impacts of the proposed action as well as the rezoning request. The actions are one and the same. No additional environmental view is required.

2. GML Concern No. 2 -- *The property has a long history of proposed and enacted changes in its zoning designation during the Comprehensive Plan process and while under the same ownership. Twenty five percent of the site is subject to environmental constraints and other encumbrances including wetlands, the 100 year floodplain, lands underwater, steep slopes and overhead utility easements. It is surrounded by rural and low-density neighborhoods. The site is suitable for low-density residential development including a cluster development for the purpose of open space preservation and environmental protection which is consistent with the River to Ridge Plan recommendations for this area. The special resource overlay zone is also appropriate for this property. The proposed amendments will almost quadruple the current allowable residential density on this site.*

Response: The Comprehensive Plan discussed the need for expanding the number of housing options within the Town. The applicant has responded to that identified need by including below market rate housing, workforce housing, and market rate housing. Furthermore, housing options have been widened with townhouse styles and condominium ownership. This is in addition to the standard standard single family homes:

The environmental sensitivity of the site is reflected in the plans which identified and safeguarded all significant environmentally sensitive areas. No impacts are proposed to wetlands, streams, floodplains or buffers.

The County notes that the proposed amendments will almost quadruple the current allowable residential density. The density of the project, however, is what enables the project to provide the workforce and below market rate housing options. Without the density, this would not be possible. The density enables:

- Ability to substantially expand the number of housing options
- Townhouse
- Condominium
- Rentals
- Market rate and below market rate homes
- Ability to expand home ownership
- Ability to minimize impacts to environmentally sensitive areas by concentrating multifamily development to a single area
- Ability to blend into the surrounding community by transitioning from the multifamily development to single family developments which will compliment the surrounding density
- Concentration of development impacts to a smaller area
- Ability to preserve natural features
- Ability to provide significant compliance with the Scenic Roads Law

The combination of the above factors is ample evidence of the benefits of the project to the Town of Ramapo while providing environmental protection.

Although a general guide to development, the County's River to Ridge Plan identifies cluster development for this area. The applicant's proposal can not provide both the expansion of housing options and additional open space. The plan does concentrate development as a cluster plan would.

GML Concern No. 3: *Under the existing Ramapo Comprehensive Plan, multi-family housing residential zones were created in Monsey in the vicinity of Route 59 to meet the Town's needs for additional housing, including an increased diversity of housing types and price points to meet the needs of the general population. The County's River to Ridge Plan also recommended that denser residential developments be located within the existing village centers. Permitting denser residential development in outlying areas of the Town may be*

Response: The Comprehensive Plan identified the need to expand the housing options open to the Town of Ramapo residents, including areas outside of the unincorporated portion of the Town. The sites identified for expansion of multi-family residential development are in various stages of completion. Although one site has had no activity (the site currently occupied by the storage facility) plans have been submitted for all of the other multifamily developments including:

- Glen Hill Road – Project approved; under construction
- Meadows East – Plans submitted; under review
- Hearthstone Condominiums; plans were submitted
- Horizon Condominiums; project completed

The completion of these projects in such a short time period under adverse economic conditions demonstrates the need for additional housing. The breakdown of new units along the Route 59 Corridor is as follows:

Glen Hill	78
Meadows East	48
Hearthstone -	52
Total	178

It is noted that none of the proposed units offer below market rate pricing or worker rental units as part of their development, such as is contained in the Patrick Farni proposal. The County River to Ridge Plan indicates that denser residential developments be located within the existing village centers. However, there are no known Village proposals to increase residential density. It is for precisely that reason that the applicant fashioned this plan. This plan places the higher density residential development in an area where the existing infrastructure is adequate once improved available to handle the development.

GML Concern No. 4: As discussed above, traditional concentric zoning represents a gradual change in densities. The location of an MR-8 zoning district immediately adjacent to an R-40 zoning is not transitional in nature or consistent with the community character of the surrounding rural density zones in unincorporated Ramapo or the low density zones in the adjacent Villages of Pomona and Wesley Hills. A ring of single family residence around the perimeter of the multi family housing development may not be a sufficient buffer particularly since the majority of the single family homes will not be constructed until the final phases of the project.

Response: The Comprehensive Plan identified the need to expand the housing options open to all Town of Ramapo residents, including areas outside of the unincorporated portion of the Town. Although the County indicates that the buffer of single family homes "may" not provide the buffer required, no existing home will be faced with anything other than another single family home. The sequencing of the single family homes has been modified to move additional single family homes into earlier phases. It is therefore anticipated that the revised plan will provide an adequate buffer to the existing homes.

GML Concern No. 5: While the proposed groundwater recharge system honors the intent of the Special Resources Overlay Zoning, the proposed development is not the best alternative in terms of minimizing impacts to the on-site environmental resources. The proposed mixed density project consisting of 497 units would disturb almost 33 more acres of this site than the 136 single family residences permitted under the existing R-40 zoning. The proposed construction disturbance would consist of woodlands and areas of steep slope in excess of 25 percent.

Response: While it is acknowledged that there are additional development impacts with this proposal, the Town has weighed the benefits and liabilities of this proposal and has determined that the benefits far outweigh the liabilities of the additional impacts, particularly since the mitigation provided minimizes the impacts. The additional ground water recharge, the management of the storm water flows, the preservation of the wetlands and water bodies unchanged, and the substantial addition to the housing supply of below market and worker housing provide a solid rationale for this decision.

GML Concern No. 6: A clustered development alternative was not presented in the DEIS for Patrick Farm. An R-40 cluster development would result in far less site disturbances and larger areas of undisturbed open space thereby preserving more of the site's environmental features in a natural setting.

Response: The approved scope of work adopted for this Environmental Impact Statement did not include an alternative for cluster development. Furthermore, the benefits offered by this proposal could not have been provided in a clustered alternative. The benefits of the project are related directly to the number of units that would support a financial mechanism to build and sell the below market rate and worker housing units while providing many of the benefits if cluster development.

GML Concern No. 7: The Villages of Pomona and Wesley Hills are two of the reasons this proposal was referred to this department for review. The Pomona municipal boundary is along the southern and eastern property lines of the Patrick Farm site. The municipal boundary for the Village of Wesley Hills is along the southern and western property lines of the site. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m, and 239-n shall be to bring pertinent intercommunity and county wide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include intercommunity and county wide considerations with respect to the compatibility of various land uses with one another traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; the protection of community character as regards predominant land uses, population density, and the relation between residential and non-residential areas; drainage; community facilities; official municipal and county development policies as may be expressed through comprehensive plans, capital programs or regulatory measures; and such other measures as may relate to the public convenience, to governmental efficiency and to achieving and maintain a satisfactory community environment. In addition, Section 239-mm was recently enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result, development occurs in a manner that is supportive of the goals and objectives of the general area.

The Villages of Pomona and Wesley Hills have raised objections to this proposal based on community character issues and infrastructure capacity concerns related to traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Villages of Pomona and Wesley Hills must be considered and satisfactorily addressed as well as any additional concerns about the proposed amendments to the Comprehensive Plan and the Zoning Map.

Response: As the County notes in its review, the Villages of Pomona and Wesley Hills have received notice of the proposed actions, have attended hearings, and have submitted comments which are included and have been satisfactorily responded to in the FEIS.

The Town of Ramapo appreciates the concerns expressed by its neighbors and has taken appropriate steps during these review proceedings to assure that those valid concerns were completely addressed. The Villages will continue to have single family development proximate to their municipal borders. Matters relating to infrastructure, traffic, stormwater etc, have been fully vetted and mitigated through the SEQRA process.

GML Concern No. 8: The Rockland County Sewer District No. 1 (RCSD No. 1) does not have adequate capacity to treat the Patrick Farm sewage because the Route 202 Pump Station is currently operating at capacity. It does not have the capacity to convey sewer discharges generated by Patrick Farm. The RCSD No. 1 can only treat the Patrick Farm sewage if required improvements are made to the Route 202 Pump Station and local sanitary sewer infrastructure "down gradient" of the Pump Station. The applicant must address these issues and all other concerns raised in the RCSD No. 1's letter of July 7, 2009.

Response: The plans provided with the application include the upgrade of the sewer facilities as required by RCSD No.1 . It is noted that RCSD has the full capacity for treatment of the sewage flows and that the issue has always been one of conveyance. With the improvements proposed to the conveyance system and pump station, adequate sewer capacity will be available. Please refer to the letter from RCSD No. 1 regarding the proposed improvements included in the FEIS.

GML Concern No. 9: Each of the proposed actions has the potential to impact adjacent state parklands. Therefore we recommend that Palisades Interstate Park Commission review the proposed amendments to the Comprehensive Plan and the Zoning Map, and the DEIS for the mixed-density residential development proposed for the Patrick Farm Site. Their concerns, if any, must be satisfactorily addressed.

Response: Agreed. The FEIS, including the Site Plans have been submitted to PIP for their review and comment. To date no comments have been received. The proposed project shall be constructed to mitigate any visual impacts to the maximum extent practical including using earth tone exterior building materials and finishing elements and providing significant landscaping to further reduce visual impacts.

GML Concern No. 10: Given that the site has frontage on two heavily traveled state highways and site access is proposed from both Routes 202 and 306, the New York State Department of Transportation must review the proposed amendments to the Comprehensive Plan and Zoning Map to determine how the proposed increase in residential density will impact the carry capacity of these roadways.

Response: The New York State Department of Transportation has received complete sets of plans and has provided input as to the entrance configurations to state highways. The DOT's comments have been included in the FEIS document. The project can not proceed without approval from NYSDOT for road opening permits. Furthermore the Traffic Study was submitted to NYSDOT including projected volumes and service levels for their review. NYSDOT's comments are included in the FEIS.

GML Concern No. 11: The Proposed amendments will result in a more extensive subdivision of this property than is permitted under the R-40 zoning. As required by the Rockland County Stream Control Act, future subdivision plans must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.

Response: Any and all permits and approvals required by outside agencies must be secured as a condition of final subdivision and site plan approval.

GML Concern No. 12: The proposed amendments must be reviewed by the Rockland County Drainage Agency due to the site 's proximity to the Mahwah River and its location with the 100 year floodplain. In addition, refer to Response to Concern #13.

Response; Agreed. The review was received January 14, 2010 noting that a permit will be required.

GML Concern No. 13: The proposed amendments must be reviewed by the New York State Department of Environmental Conservation so that they can evaluate the impact of the proposed residential density on State wetlands

Response: The New York State Department of Environmental Conservation has reviewed the plans and their comments are contained in the FEIS.

GML Concern No. 14: The proposed amendments must be reviewed by the United States Army Corp of Engineers so that they can evaluate the impact of the proposed residential density on the Federal Wetlands.

Response: The plans have been reviewed by the US Army Corp of Engineers and their comments have been incorporated in the FEIS. Their comments also indicate approval of the wetlands mapping.

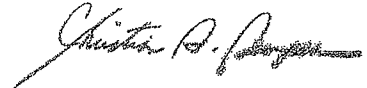
ADJOURNMENT

The following resolution was moved by Councilman Stein, seconded by Councilman Ullman be hereby adopted by those board members present, with Councilman Friedman absent:

Resolution No. 2010 - 101

RESOLVED by the Town Board of the Town of Ramapo that the **Special Meeting** of the Ramapo Town Board held this evening, January 25, 2010, be hereby adjourned at 7:50 p.m.

Respectfully submitted,



Christian G. Sampson
Town Clerk