

EXHIBIT "O"

Leonard Jackson Associates

Patrick Farm SUBDIVISION
Application for Preliminary Plat Approval

Reponses to Comments from October 25, 2010 Public Hearing
November 22, 2010

Responses have been prepared by the offices of:
Terry Rice, Esq.
Tim Miller Associates
Leonard Jackson Associates

The format of this document is:

- Part I: Summary Table of Outstanding Items from October 25, 2010 Public Hearing.
- Part II: Back-Up Information Supporting Items Discussed in Part I.

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Part I: Summary Table of Outstanding Items from October 25, 2010 Public Hearing

	Outstanding Item	Response Summary
1	Report: The Concerns with the Design of the Patrick Farm Development Submitted to the Town of Ramapo Planning Board, October 25, 2010.	<p>The Report challenged three aspects of the completed Environmental Review:</p> <ul style="list-style-type: none"> • Potential water supply impacts • The timber rattlesnake assessment and • The box turtle assessment. <p><u>Potential water supply impacts:</u> Potential impacts are not significant and will be discussed in further detail in a forthcoming document to be submitted under separate cover. In addition, a detailed discussion of this topic will be presented to the Planning Board on November 29, 2010.</p> <p><u>Timber rattlesnake assessment:</u> The assessment was performed by Jason Tesauro Consulting, LLC and he stands by the conclusions of his investigation. Attachment "A" in Part 2 of this document is a November 11, 2010 report by Jason Tesauro Consulting which defends his assessment and his qualifications.</p> <p><u>Box turtle assessment:</u> The box turtle assessment was performed by both Carpenter Environmental Associates and Tim Miller Associates. Attachment "B" in Part 2 of this document is a November 16, 2010 report by Tim Miller Associates which provides a <u>complete</u> review of the assessment as provided as part of the finished Environmental Review. The information previously provided stands.</p>
2	Columbia Gas Comments	Review comments were requested by CDRC. Attachment "C" in Part 2 of this document is an October 28, 2010 letter from Columbia Gas. Columbia's comments are relatively minor in nature. Many of the comments include the following statements: "No engineering impacts are noted,..." or "...is not objectionable to Columbia". The Applicant will comply with all of Columbia's comments.
3	NYSDOT	The Planning Board has inquired into the ongoing NYSDOT review. A coordination meeting was held with the DOT on November 10, 2010. The meeting outlined the framework for compliance with the October 15, 2010 DOT review comments. The Applicant will comply with all of the DOT's comments.
4	Palisades Interstate Park Commission	A coordination meeting was held with the PIPC on November 16, 2010 which resulted in a November 17, 2010 resubmission which is included as Attachment "D" in Part 2 of this document. We anticipate a

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		positive response from the PIPC and will provide the Planning Board with any forthcoming correspondence we receive from the PIPC.
5	Workforce and Volunteer Housing Agreement	This document incorporates the criteria, pertaining to Workforce and Community Service Worker housing, set forth in our Response 11 from our October 6, 2010 submission, into a formalized agreement ready for execution by the Town of Ramapo. This document is included as Attachment "E" in Part 2 of this document.
6	Public comment made at the October 25, 2010 public hearing regarding Impact on the East Ramapo School District	The East Ramapo School district has been experiencing declining enrollments for several years. The influx of additional students projected to live at Patrick Farm would be a beneficial impact. As described in Attachment "F", a total of 609 students are expected to live at Patrick Farm, of which 201 students are projected to attend the East Ramapo Central Schools. The total cost to educate the public and private school students is estimated to be \$2,621,574, whereas the total school taxes projected from development of the project site are projected to be 3,215,732, thus the district is expected to realize a net benefit, after covering costs, of more than \$750,000 annually. Please refer to Attachment "F" for a more detailed description of this analysis.
7	Scenic Roads District	Response 8 and Appendix A from the October 6, 2010 Planning Board Submission provided the Planning Board with a thorough review of how the development complies with the intent and the requirements of Chapter 215 of the Town Code. In addition, the Applicant has further enhanced development plans to identify how rock walls will be rebuilt along Route 202 and how a new rock wall will be built along the frontage of the Volunteer Housing Site. The Volunteer Housing wall will require archeological oversight and can only be constructed if no significant artifacts are unearthed. Attachment "G" provides sketches of the proposed walls that have been added.

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Part II: Back-Up Information Supporting Items Discussed in Part I.

Attachments

- A. November 11, 2010 report by Jason Tesauro Consulting.
- B. November 16, 2010 report by Tim Miller Associates.
- C. October 28, 2010 letter from Columbia Gas.
- D. November 17, 2010 resubmission to the Palisades Interstate Park Commission.
- E. November 22, 2010 Workforce and Volunteer Housing Agreement.
- F. September 27, 2010 Excerpts from DEIS Comm. Services and Fiscal Analysis
(Impact on the East Ramapo School District)
- G. Proposed Stone Walls at Scenic Road District