

**VILLAGE OF SLOATSBURG COMPREHENSIVE PLAN,  
CENTRAL BUSINESS DISTRICT STUDY, AND ZONING  
FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT  
(FGEIS)**

Proposed Action: Adoption of a Comprehensive Plan, Central Business District Study,  
and Zoning Local Law Amendments

For the  
VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, NEW YORK

*Lead Agency and Contact Person:*  
VILLAGE OF SLOATSBURG BOARD OF TRUSTEES  
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**Lead Agency Acceptance Date: June 12, 2007**

**May 31, 2007**

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**Final Generic Environmental Impact Statement (FGEIS)**

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Appendix A Public Hearing Transcript

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## **1.0 EXECUTIVE SUMMARY**

This Final Generic Environmental Impact Statement (FGEIS) has been prepared in accordance with the New York State Environmental Quality Review Act (SEQRA) and its implementing regulations, 6 NYCRR Part 617. The FGEIS provides responses to public comments received by the lead agency, the Village of Sloatsburg Board of Trustees, on the Draft Generic Environmental Impact Statement (DGEIS). SEQRA prescribes that the lead agency is responsible for the adequacy and accuracy of this FEIS.

The FGEIS consists of this document, accompanying maps, referenced technical data and the accepted DGEIS, which is hereby incorporated by reference into this FGEIS.

### **1.1 SEQRA Process**

The Village of Sloatsburg Board of Trustees prepared a Draft Generic Environmental Impact Statement (DGEIS) in response to a Positive Declaration adopted by it on January 31, 2000.

The Village Board of Trustees assumed the role of lead agency on January 31, 2000, and adopted a Positive Declaration on the same date. The DGEIS reaffirmed the Village Board's status as Lead Agency for these actions. As per the regulations implementing the State Environmental Quality Review Act (SEQRA), the Lead Agency determined that the proposed actions are Type I actions, which are more likely to require preparation of a draft environmental impact statement:

- *"the adoption of a municipality's land use plan..."; and*
- *"the adoption of allowable uses within any zoning district, affecting 25 or more acres of the district".*

As the actions are deemed to be Type I actions, the Village Board issued a Positive Declaration, and required that a draft generic environmental impact statement (DGEIS) be prepared. Section 617.10 of the regulations implementing SEQRA allows a Lead Agency to prepare a "generic" environmental impact statement (GEIS). GEISs are broader and more general than site or project specific EISs. They allow a Lead Agency to evaluate the environmental impacts associated with *"an entire program or plan having wide application or restricting the range of future alternative policies and projects, including new or significant changes to existing land use plans, development plans, zoning regulations..."*

The DGEIS identified existing conditions, anticipated potential significant impacts from implementation of the action and proposed mitigation measures where necessary to reduce or eliminate impacts.

In accordance with SEQRA, this FGEIS provides written responses to substantive and relevant public and agency comments on the DGEIS received by the lead agency during the public review period, including oral testimony made at the public hearing. The public hearing transcript is included in Appendix A of this document; copies of comment letters are included in Appendix B.

### **1.2 Summary of the Proposed Action**

The Village of Sloatsburg is an incorporated village within the Town of Ramapo, Rockland County, New York. This 2.5 square mile community is located in the northwestern corner of

Ramapo. Sloatsburg is bounded by the Palisades Interstate Park System to the northeast, undeveloped areas of the Town of Ramapo to the east and south, and the Town of Tuxedo in Orange County to the north and west. Figure 1 of the draft Comprehensive Plan illustrates the regional location of the Village of Sloatsburg.

The draft Comprehensive Plan was prepared by a Comprehensive Plan Committee (CPC), a "special board" appointed by the Village Board as intended by Village Law §7-722.4. The CPC held over 20 meetings, all of which have been open to the public. Two public workshops were held, both in the winter 2002, and a public hearing was held in early summer 2002. The draft Plan document was forwarded to the Village Planning Board who commented on the Plan document at its February 19, 2002, regular meeting. The CPC, by resolution dated November 6, 2002, agreed to forward the document to the Village Board for their consideration, review, and adoption. In December 2002, the Village Board also forwarded the draft Plan document to the Rockland County Department of Planning as required by §239-m of the General Municipal Law.

In 2003 and 2004, the Central Business District Study was prepared as a separate element of the draft Comprehensive Plan. In 2005, the Village Board commenced review of proposed amendments to the Village's Zoning Local Law.

### **1.3 Revised Actions**

As a result of the public comments received with regard to the proposed comprehensive plan, central business district study, and the proposed zoning amendments, the following changes have been made and are evaluated herein. In most cases, the revisions were made as a result of public comments made during the SEQRA public hearing. The changes are as follows:

- Allow franchise or "fast food" restaurants in the VC-2 district, subject to design guidelines. Drive throughs would not be permitted.
- The building height requirement will be revised to allow three (3) stories for the residential uses in the VC-2 district.
- A tree survey requirement will be added to the site plan regulations contained in the zoning law.
- The zoning law will be updated to allow the Planning Board, as a condition of site plan approval or a special use permit, to require that historic or architecturally significant buildings in the MU-1 and MU-2 be protected and rehabilitated.

### **1.4 FGEIS Format**

The transcript of the FGEIS public hearing is included as Appendix A. Substantive comments were made by the following speakers at the DGEIS public hearing:

- Marino Fontana, Resident
- Michael Klein, Klein & Klein (including submission)
- John Lange, Frederick P. Clarke Associates (including submission)
- Lori DeFrancesco, Town of Ramapo resident and Real Estate Broker
- Rhoda Naderman, Resident
- Mike Spina, Resident
- Charles Khourouzian, Hass Realty
- Chris Trevisani, Baker Properties
- John Kwasnicki, Resident
- Larry Weissman, Resident

- Thomas McCarren, Resident
- Joseph Izzo, Resident
- Dave Veraga, Resident

For those persons who provided a written copy of the oral testimony made at the public hearing, the written copy is included in Appendix B of this FGEIS.

The following letters and/or submissions on the DGEIS were received (see Appendix B):

Letter #	Author	Date
1	Gaye Stewart Wakefield	October 17, 2006
2	Brian J. Quinn, Montalbano, Condon & Frank, P.C.	October 17, 2006
3	Charles Khourouzian	October 19, 2006
4	Kathy Goldman	October 20, 2006
5	Laurie Smyla	October 20, 2006
6	Marianne Carroll	October 20, 2006
7	Harrison Bush	October 20, 2006
8	Peter Bush	October 20, 2006
9	John Kwasnicki (w/multiple attachments)	October 20, 2006
10	Rockland Co. Dept. of Planning	October 20, 2006
11	Town of Ramapo, Building-Planning-Zoning	November 14, 2006

The following submissions and/or attachments accompanied testimony or comment letters received by the Sloatsburg Village Board of Trustees, and are incorporated herein by reference - these documents are on file with the Village Clerk of the Village of Sloatsburg:

- Sloatsburg Master Plan Commentary, Created for Marcel Amona, Frederick P. Clark Associates, Inc., undated.
- Suggested Revisions to Section 54-20 of Proposed Zoning Law of the Village of Sloatsburg, submitted by Klein & Klein, P.C. on behalf of Mombasha Development Corporation.
- Multiple Documents in support of public testimony, submitted by John Kwasnicki:
  - FOIL Request dated September 22, 2006
  - Letter re: Sloatsburg Municipal Building Conference Room, Closed Door Meeting, August 16, 2006
  - EMAIL from Bonnie Franson dated June 20, 2002
  - Code of the Town of Montgomery, New York
  - Model Conservation Easement
  - Transcript by John Kwasnicki re: Sloatsburg Village Board Public Hearing, October 10, 2006
  - CLG Program in NYS Model Historic Preservation - James A. Coon Local Government Technical Series, December 1999.
  - Legal Aspects of Municipal Historic Preservation - James A. Coon Local Government Technical Series

## Executive Summary

May 31, 2007

- Zoning and the Comprehensive Plan -- James A. Coon Local Government Technical Series, December 1999.
- Code of the Village of Airmont, New York
- Floodplain Modeling Manual, HEC-RAS Procedures for HEC-2 Modelers, FEMA, April 2002
- Central Business District Parking Study, City of Rye, New York Final Report, July 2001.
- Managing Floodplain Development in Approximate Zone A Areas, April 1995.
- Highlands Task Force Action Plan, Recommendation to Preserve New Jersey's Highlands, March 2004.
- Madison-Miller Planning area, East Madison Business District Land Use & Zoning Analysis
- Environmental Planning for Small Communities, A Guide for Local Decisionmakers, September 1994
- Federal Register, Part II, Environmental Protection Agency, March 29, 2006
- Ordinance No, 0012704 of Klickitat County, Washington
- APA Safe Growth America Checklist
- A Report by a Panel of the National Academy of Public Administration for the US EPA, December 2001
- Evaluation of State and Regional Water Quality Monitoring Councils, August 2003, EPA Office of Policy, Economics, and Innovation and EPA Office of Water
- Wetlands and Watercourses Ordinance, Croton-on-Hudson, NY DPW
- EPA Introduction to Water Quality Standards
- Using Local Watershed Plans to Protect Wetlands, June 2006
- Measuring the Health Effects of Sprawl, September 2003
- Local Open Space Planning Guide
- Zoning Practice, APA, June 2006
- General Code, Village of Sands Point, NY
- General Code, Village of Montebello, NY

## **2.0 PROJECT DESCRIPTION COMMENTS AND RESPONSES**

### **General**

**Comment 2-1 (Letter No. 11):** The Town of Ramapo has no comments at this time, other than those set forth in the Rockland County Planning Department's letter dated October 20, 2006.

**Response 2-1:** Comment noted.

### **Village Center**

**Comment 2-2 (Michael Klein, DGEIS public hearing, October 10, 2006):** The conceptual plan for the Village Center 2 district...it's really excellent. The parcel is well-suited for the development of traditional mixed use, neighborhood style, with connected buildings on both sides of a tree-lines and landscaped streetscape. Mixed retail, residential and office uses in this particular area of the Village is wise planning, which will have no disruption on the existing traditionals within the neighborhoods...however, there are some details in the plan as it affects the VC-2 zone, which I believe are inconsistent and should be addressed before there's a final adoption.

**Response 2-2:** Comment noted.

**Comment 2-3 (Michael Klein, DGEIS public hearing, October 10, 2006):** As it is currently drafted, the Comprehensive Plan in the zoning law contemplates a significant office use, in addition to retail, as much as 30,000 square feet. Much of the office space would be above ground floor retail....The market reality, however, is that there is little need now, and there does not appear to be a need anticipated in the future, for much office space...the fear is that those second floor areas which have been constructed above the retail will remain vacant.

**Response 2-3:** The draft Comprehensive Plan and the zoning law do not require the construction of office space - the market will dictate whether or not office uses are feasible. The draft zoning law does not require the construction of second floor areas - it is anticipated that second floor space would only be constructed if there is demand for office space. The draft zoning law recommends that no more than 10,000 square feet of office use be permitted on the ground floor, to ensure that retail uses are given priority on the ground level in order to encourage shopper and pedestrian activity. The draft Sloatsburg Comprehensive Plan considers long-term land use policies of the Village, and the region. With construction of Baker Companies single family development (up to 90 single-family detached dwellings), development of other large vacant tracts in the Village, development of Lorterdan active adult housing (up to 292 dwelling units), and development of Tuxedo Reserve (up to 1,195 dwelling units), it is anticipated that there would be some demand for the development of office space. The Village Board has determined nonresidential uses are most appropriate for this site, to be designed to enhance the Village's existing downtown character.

**Comment 2-4 (Michael Klein, DGEIS public hearing, October 10, 2006):** There is a need for a moderate housing inclusion in the VC-2 zone. The zoning should permit either office space or residential space of up to 30 units to be located above the first floor retail space in these mixed use buildings.

**Response 2-4:** A previous draft of the Comprehensive Plan recommended that residential uses be allowed in the upper story of buildings constructed in the Village Center district. The Village Board, at a previous public workshop, determined that residential uses

should not be encouraged at this time, with the exception of limited active adult senior housing that would be located in close proximity to Mill Street. The Village does propose to allow multifamily and single-family attached housing elsewhere in the Village, within the MU-1 and MU-2 zoning districts. This would allow construction of a more diverse range of housing types for a variety of household types. Lastly, the proposed Plan and zoning law allow a 10 percent increase in the total number of dwelling units if said units are set aside for moderate income senior households (see Section 54-41 of the draft zoning law). Thus, the Village has incorporated regulations in the zoning law to meet the objective of providing housing for moderate income households in the community.

**Comment 2-5 (Michael Klein, DGEIS public hearing, October 10, 2006):** The draft zoning law is too restrictive in permitting only stand-alone residential buildings.

**Response 2-5:** See response to Comment 2-4.

**Comment 2-6 (Michael Klein, DGEIS public hearing, October 10, 2006):** The site is appropriate for a bit more housing than I believe the plan now calls for. The site is almost 12 acres, and can readily accommodate 30 housing units dedicated to the residential buildings, --more than the 30 units, which is now proposed. We suggest a maximum of 70 units, with the exact number to be decided by the Planning Board whenever there is a site plan approval.

**Response 2-6:** As mentioned previously (see response to Comment 2-4), the Village has determined that the VC-2 district should be developed with commercial uses only, with the exception of limited active adult housing in the vicinity of Mill Street. Limiting the number of residences alleviates present concerns with introducing uses in the 100-year floodplain, a health and safety issue; the active adult housing would be situated within the 500-year floodplain as shown on the Flood Insurance Rate Map of the Village of Sloatsburg, updated to 1999. The Village Board and the public have expressed concern with introducing residential development in the floodplain because of the potential difficulties of accessing the development for either emergency or non-emergency purposes during a significant storm event. As described in the draft zoning law, an applicant must submit drainage calculations to demonstrate that any development on the project site can adequately handle stormwater flows given the site's location within the 100-year and 500-year floodplains. The applicant shall be required to install stormwater management facilities to assure that flood flows are mitigated.

**Comment 2-7 (Michael Klein, DGEIS public hearing, October 10, 2006):** This zone is currently designed as a restrictive housing unit for only persons 55 and older. While we should certainly address the needs of the over 55 community, there are other needs that this particular one would particularly attract -- young couples and commuters.

**Response 2-7:** Comment noted. At this time, the Village proposes that multifamily housing and single-family attached housing be constructed elsewhere along the Route 17 corridor. These Route 17 locations would provide housing for young couples and commuters.

**Comment 2-8 (Michael Klein, DGEIS public hearing, October 10, 2006):** One requirement in the current zoning law is that the units that are to be constructed be owner-occupied. While zoning laws may address the uses of property, generally, they may not restrict the users of property.

**Response 2-8:** Comment noted.

**Comment 2-9 (Michael Klein, DGEIS public hearing, October 10, 2006):** It's a great idea to prohibit stand alone fast food restaurants; the outright prohibition of fast food restaurants is too broad.

**Response 2-9:** The draft zoning law allows fast food restaurants (with no drive throughs) in the VC-1 district. The Village Board acknowledges that fast food restaurants would be acceptable in the VC-2 district, with no-drive throughs, and provided the buildings have an "historic" appearance and not the typical franchise appearance. The zoning law will be updated to reflect this recommended revision.

**Comment 2-10 (Michael Klein, DGEIS public hearing, October 10, 2006):** The zone limits the height of buildings to 35 feet and the number of stories to 2.5. For the purpose...of adding flexibility and design and enabling steep articulated roof designs and higher ceilings, the maximum height should be increased to 40 feet.

**Response 2-10:** The Village Board is of the opinion that the height restriction of 35 feet is adequate - this is a 5-foot increase over the existing maximum height for this district. The zoning law defines building height as the "vertical distance measured from the average elevation of the finished grade on all sides of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip, and gambrel roofs." Thus, the absolute height is greater than 35 feet, which allows for different roof designs.

**Comment 2-11 (Michael Klein, DGEIS public hearing, October 10, 2006):** Since the housing type referred to in the code permits a ground floor dwelling and a two-story duplex above, the permitted number of stories should logically be 3 stories, not 2.5.

**Response 2-11:** The building height requirement will be revised to allow three (3) stories for the residential portion of the VC-2 district.

**Comment 2-12 (John Lange, DGEIS public hearing, October 10, 2006):** The office use seems to be the least appropriate use, particularly for second floor uses. In planning, office uses are really good for the normal workday - You see a lot of municipalities that try to bring an office to a downtown area becoming a wasteland, and we certainly don't want that; we want to have full vitality there throughout the day. So our recommendation is that the office use be permitted, but not required.

**Response 2-12:** There is no requirement that office uses be constructed. The maximum amount of nonresidential space that is permitted is 80,000 square feet of gross floor area. No single retail use occupant shall be permitted to have a maximum building footprint of 50,000 square feet - there also shall be no fewer than seven (7) tenants. No more than 10,000 square feet of office space may be constructed at ground level, and no more than 30,000 square feet of office space may be constructed in the VC-2 district.

**Comment 2-13 (John Lange, DGEIS public hearing, October 10, 2006):** Fast foods is a prohibition you may want to reconsider...if you look at this, it would be very hard to tell whether this is commercial on the first floor and residential above, and for those in the back, you can see, it's a very well-architected building, and this is the drive through. The drive through is put where you basically can't see it, in the rear of the building.

**Response 2-13:** See response to Comment 2-9.

**Comment 2-14 (John Lange, DGEIS public hearing, October 10, 2006):** The 2002 study by Good and Clancy suggests that 150 to 200 new housing units within walking distance are required to sustain a new block of main street retail. If you want to have a viable center, we have to have people who are going to be using that center.

**Response 2-14:** It is anticipated that sufficient residential development will be occurring both within the Village and in adjoining communities to sustain the level of nonresidential development recommended for the VC-2 district. See response to Comment 2-3.

**Comment 2-15 (Lori DeFrancesco, DGEIS public hearing, October 10, 2006):** The idea of building an area for additional offices in this section scares me...Area 48, which is Ramapo through our MLS system for commercial properties, and out of 90 properties, only 8 of them have been leased in the last 1.5 years, and more than 3 times that number came on and expired without any leasing.

**Response 2-15:** The Village of Sloatsburg is a unique market, in that it is physically separated from, and does not entirely compete with, other areas of the Town of Ramapo. With additional development proposed in the Village and adjoining communities (see response to Comment 2-3), it is anticipated that market demand will be created for office use. Regardless, the VC-2 zoning provisions do not mandate the construction of office use in the VC-2 district.

**Comment 2-16 (Lori DeFrancesco, DGEIS public hearing, October 10, 2006):** Our need for housing, especially reasonable housing - I hate to say it, but in Rockland County reasonable is around \$500,000; its no longer \$80,000 - but housing for our community, for our residents, for our children, for our seniors...is limited...Reconsider in the planning to allow as much housing. It does not increase density.

**Response 2-16:** See response to Comments 2-4, 2-6, and 2-7.

**Comment 2-17 (Rhoda Naderman, DGEIS public hearing, October 10, 2006):** When you had mentioned 55 and over, were you considering, instead of office space, this would be also for 55 and older, or where did you say that they would be able to get living quarters. Because I am a senior.

**Response 2-17:** The VC-2 district will allow up to 30 dwelling units that would be restricted to active adult (55 and over) residents.

**Comment 2-18 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** Number 5, the Sloatsburg Draft Comprehensive Plan, Page 12, in the updated Comprehensive Plan, Pages IV-13 have the same wording, stating: "with future residential development in the Village and growth in the adjacent Town of Tuxedo, there may be a future demand for commercial service in the Village center" - same page indicating B-3, residential regional shopping. A. Doesn't this really mean, this proposed Central Business District study plan, for a shopping center to be located in the 100-year flood plain of the Ramapo Brook and the Ramapo River Watershed aquifer is to accommodate the townships of Tuxedo and Ramapo developments of Tuxedo Reserve of 1,195 mixed housing units more than 290 units of active adult housing?

**Response 2-18:** Based on the 2000 Public Survey that was conducted, the following issues were identified:

- Local personal service and retail uses have dwindled.
- Commercial space in the central business district is vacant.

- The Village's administrative and regulatory system is not business friendly, and
- Visitors to the park system have not been captured by the local economy.

It is a goal of the comprehensive plan to "broaden the Village's tax base and employment opportunities by encouraging the orderly expansion and introduction of nonresidential land uses in a manner consistent with the Village's small-scale character..." An objective is to strengthen the local economy by enhancing the viability of Sloatsburg's central business district. It is anticipated that the development of the Lorterdan active adult community and Tuxedo Reserve will assist in achieving this economic development objective.

**Comment 2-19 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** I think one of the most important things in the Village of Sloatsburg is the Ramapo River. This is Rockland County' drinking water. We should try to protect it as well as we can. It all sounds nice to build a shopping center in a FEMA flood plain, but the thing of it is, there's a mysterious C&D landfill there now of approximately 65,000 square yards, and nobody seems to know where it came from to even how it came be here. This even is detrimental to the flood plain?

***Response 2-19:*** The exact origination of the existing fill that the commentator makes reference to is unknown - it reportedly is fill and construction material from the construction of the I-287 interchange improvements. In the late 1990s, a former Village Board supported the construction of a senior housing complex in the location of the fill - the fill was to be used to raise the grade of the senior development above the 100-year floodplain - this project was abandoned.

**Comment 2-20 (Joe Izzo, DGEIS public hearing, October 10, 2006):** Mr. Kwasnicki brought to this Village Board a plan that would move the Village center, okay? Out, okay? Out of the downtown, out of the flood plain area. May be you need to go back and reconsider that, that it should, in fact, be moved.

***Response 2-20:*** It is logical that the Village Center expansion should be located next to the existing Village Center. It is acknowledged that the major obstacle to construction in this location is the 100-year floodplain. If construction of a Village Center extension cannot be accommodated on this site due to this environmental constraint, it would be appropriate for the Village to consider alternative locations in the future. The objective is to explore the feasibility of constructing the Village Center in the VC-2 zone first, rather than weakening this effort by zoning multiple areas of the Village for the same types of uses at this time.

**Comment 2-21 (Dave Veraga, DGEIS public hearing, October 10, 2006):** I'd like to say I think the senior housing is very important, and I thought thirty might be a low number. Possibly, if you plan that, I hope there's a plan for an expansion...you may want to consider maybe building thirty initially, but having a plan for the future to add more..

***Response 2-21:*** The Village Board can always review a zone amendment in the future, if it is determined that there is a greater demand for senior housing in the Village. The 30 units that can be constructed in the VC-2 district is in addition to senior housing that can be constructed through incentive zoning.

**185 Orange Turnpike - MU-2 Zoning**

**Comment 2-22 (Charles Khourouzian, Letter of June 7, 2006):**Of concern in the villages proposed comprehensive plan and its ultimate effect on the H.A.S.S. property. The early draft indicated that this property would be rezoned and would allow for some type of mixed use.

Although we share the original concept indicated we would suggest further consideration for possible expansion of types of retail uses such as coffee shops, deli, bank, professional offices, etc. Allowing this type of retail establishments would create and enhance the overall business corridor.

**Response 2-22:** The subject property is presently zoned R-40 which allows primarily one-family detached dwellings. The MU-2 zoning would expand uses to include but not be limited to the following: one family detached, two family, garden nursery, antique or book retail shop, farmers stand, arts and crafts studios. Other uses by special permit approval would include: bed and breakfast, country inn, business, medical and professional offices, multifamily dwellings, minor wholesale business, mixed uses. The Village Board does not envision further expansion of uses within the MU-2 district in order to protect the existing residential character of the zone. In addition, it is the objective of the Village to allow retail uses in the VC-1 and VC-2 districts; if there is insufficient land area to allow retail uses in these districts, or it is determined that development of the VC-2 is not feasible given environmental constraints, the Village could consider rezoning the MU-2 district in the future.

**Comment 2-23 (Charles Khourouzian, DGEIS public hearing, October 10, 2006):** In the plan, that parcel falls in the proposed MU-2 zoning, which allows -- in your presentation, you mentioned, it allows for some zoned commercial use. We're asking the Board to consider some additional retail uses in the zone, in addition to what's there. There are some uses which require a special permit and so forth. We're asking the Board to consider additional retail uses in that strip there.

**Response 2-23:** See response to Comment 2-22.

**Comment 2-24 (Charles Khourouzian, Letter of October 19, 2006):** I trust you will consider allowing additional retail opportunities which are not currently mentioned in the current plan the village has proposed.

**Response 2-24:** See response to Comment 2-22.

#### ***254 Orange Turnpike - MU-1 Zoning***

**Comment 2-25 (Chris Trevisani, DGEIS public hearing, October 10, 2006):** As someone who is building homes in this area, in this community, we think that the density is more appropriate along the 17 corridor. So what I would like to suggest to the Board - and this is very specific recommendation - is that the allowable density that's proposed in the MU-1 and perhaps the MU-2 zone be reconsidered to one unit for every 8,000 square feet, as opposed to one unit for every 10,000 square feet. I think that is a slight modification, and one that's still within the spirit of the Comp Plan.

**Response 2-25:** The area proposed to be rezoned to MU-1 is presently zoned B-2, which does not permit residential uses. Other existing residential zoning districts along Route 17 in the north end of the Village allow one dwelling per 40,000 square feet or one dwelling per 15,000 square feet. The MU-1 zone would allow multifamily and one-family attached dwellings at a density of one dwelling unit per 10,000 square feet; in addition the applicant is allows a 10 percent increase in density if the incentive dwellings are set aside for senior citizens. The Village Board believes that the proposed density for the MU-1 zoning district is adequate.

**Comment 2-26 (Gaye Stewart Wakefield, Letter of October 17, 2006):** As one of five present owners of the eight-acre plus Stewart property on the northwesterly side of Route 17 in

Sloatsburg, I am writing to request that the MU-1 zoning category (and any other provisions) of the proposed Zoning Code of the Village be modified to such extent as may be necessary to permit Baker Company...to erect 32 non-age restricted multi-family dwellings on our land.

**Response 2-26:** See response to Comment 2-25.

**10 Woodland Road (Ramapo Land Company Property)**

**Comment 2-27 (Brian Quinn, Letter of October 17, 2006):** The proposed master plan and rezoning of our client's property would change this tax lot from R-40 to R-80 in the Open Space Residential District. This would severely impact the value of this property and severely restrict the development rights for this lot.

**Response 2-27:** This area is proposed to be rezoned to R-80 for a variety of planning and environmental reasons:

- Access to this undeveloped property is through the Pine Grove neighborhood. Roads are substandard in width and maintain steep grades in some locations, making emergency access difficult. The Pine Grove neighborhood is an older neighborhood that did not undergo environmental review, and would not meet present day Village standards for roads and lot development.
- Soils in this vicinity consist of Charlton and Chatfield rock outcrop complexes - the combination of soils are bedrock controlled. Development of roads and infrastructure would be difficult without the need for rock blasting.
- A Review of the Highlands Regional Information System (HiRIS) mapping indicates that the property has the "highest" to "moderate" conservation values. The final Conservation Values Assessment designation is based on a composite of five individual resource assessments:
  - Water Quality resource value
  - Productive Forest resource value
  - Agricultural resource value
  - Biodiversity and Habitat resource value
  - Recreation resource value

The subject site rated especially high for biodiversity and habitat resource values. The property is part of and located within Torne Valley, which is home to the State-threatened timber rattlesnake. On the basis of these various findings, the Village determined that the best use of the property is open space. If the property cannot be acquired, it will be developed at a low residential density of one dwelling unit per 80,000 square feet, with the option of clustering to preserve as much open space as possible.

**Commercial and Residential Uses**

**Comment 2-28 (Laurie Smyla, Letter of October 20, 2006):** I applaud the improvements slated for the Commercial area of the village.

**Response 2-28:** Comment noted.

**Comment 2-29 (Laurie Smyla, Letter of October 20, 2006):** I am also in favor of a senior citizens complex planned for the village.

**Response 2-29:** Comment noted.

**Process**

**Comment 2-30 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** Number 1, I have sent a letter to the Rockland County Attorney's office to question by resolution of the Sloatsburg Draft Comprehensive Plan of December 2002 and the Updated Comprehensive Plan of February 2006 and related documents sent to the Rockland County Department of Planning for their review under the General Municipal Law 239-M. This entire matter might be in violation of filing.

**Response 2-30:** Comment noted. There have been no violations associated with the filing of these documents.

**Comment 2-31 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** Number 2, are there any Sloatsburg Village Board members that own, rent or lease properties within the Updated Comprehensive Plan "red zone" that is now indicated as VC-1 village center, or the orange zone, indicated in VC-2? If so, would this indicate a conflict of interest?

**Response 2-31:** As all Village Board members must be residents of the Village, all Village Board members are affected by the proposed zoning amendments. This does not create a conflict of interest.

**Comment 2-32 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** When did the Sloatsburg Planning and Zoning Boards or the Comprehensive Plan Committee review the new updated Comprehensive Plan for its zoning amendments? If so, when and where? Are their findings rendered to the Village Board?

**Response 2-32:** The Planning Board recently issued comments on January 10, 2007. Although the Zoning Board of Appeals has received the draft zoning, no comments have been issued to date. It is noted that there is no statutory requirement for ZBA review of a comprehensive plan or zoning law. The Comprehensive Plan Committee completed their work, and forward the draft Plan for the Village Board's consideration as per Section 7-722.4 of the New York State Village Law: "any proposed comprehensive plan or amendment thereto that is prepared by the village board of trustees or a special board may be referred to the village planning board for review and recommendation before action by the village board of trustees." The Comprehensive Plan Committee forwarded the draft Comprehensive Plan to the Village Board in 2002. While a procedural question, this is not a SEQRA issue.

**Comment 2-33 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** Number 4, When did the Sloatsburg Village Board, by resolution, have Tim Miller & Associates planners update the Comprehensive Plan of February 2006?

**Response 2-33:** As per resolution 04-119, the Village resolved to retain Tim Miller Associates, Inc. to complete and finalize the Comprehensive Plan, prepare a new zoning law, and assist the Village Board in the SEQRA process.

**Comment 2-34 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** Number 5, the Sloatsburg Draft Comprehensive Plan, Page 12, in the updated Comprehensive Plan, Pages

IV-13 have the same wording, stating: "with future residential development in the Village and growth in the adjacent Town of Tuxedo, there may be a future demand for commercial service in the Village center" - same page indicating B-3, residential regional shopping.

**Response 2-34:** Comment noted. See also response to Comment 2-18.

**Annexation**

**Comment 2-35 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** Number 6, With regards to the Comprehensive Plan on Page V-9 number F. Annexation, is the same as the Draft Comprehensive Plan on Page 60. Why, during these last seven years, didn't the Sloatsburg Village Board petition the Town of Ramapo for annexation of the Lorterdan property of 30 areas into the Village for open space.

**Response 2-35:** This is not a comment directed to the SEQRA review of the comprehensive plan and zoning amendments and is specifically-related to the Lorterdan Properties development located in the unincorporated Town of Ramapo. Regardless, there is no time limitation within which a community must act to proceed with a proposed annexation. This implementation measure, documented in the draft Comprehensive Plan, is still relevant today. The proposed development of this site for active adult housing was a determination made by the Town of Ramapo as part of its own comprehensive plan/zoning amendment process.

**Comment 2-36 (Joe Izzo, DGEIS public hearing, October 10, 2006):** I'm really disappointed with this Master Plan, okay? It takes seven years to do a Master Plan? You know - I mean, honestly, in New Jersey, I think they update them every five years. If it wasn't for Mr. Kwasnicki and myself, the whole downtown revitalization would have been left out of it, okay? When I take a look at this, it makes me nauseous.

**Response 2-36:** Comment noted. New York State does not mandate the adoption of comprehensive plans, nor does it require that same be updated on a regular time basis. The revitalization effort was initiated in 2002-2003 by the then Sloatsburg Village Board of Trustees.

**Comment 2-37 (Joe Izzo, DGEIS public hearing, October 10, 2006):** I know why it took seven years; it's because you did not want a completed plan, because it was going to ruin or it was going to affect the overall concept of Tuxedo Reserve...

**Response 2-37:** The proposed rezonings and comprehensive plan for the Village of Sloatsburg have no relationship to, or bearing on, the Tuxedo Reserve project. Contrary to the commentator's statement, the draft Comprehensive Plan was completed in 2002 by Robert Geneslaw Co. The time period for review and adoption of the Plan was extended to incorporate a Central Business District Study, prepared by Burgis Associates, which was to become an element of the draft Comprehensive Plan. The Village Board of Trustees wanted to ensure that the CBD Study and Plan did not contradict, or require a revision to, the draft Comprehensive Plan, by extending this time period. The CBD Study and Plan was prepared in 2003-2005. In August 2004, Tim Miller Associates was retained to prepare comprehensive zoning amendments, update the draft Comprehensive Plan, as necessary, to incorporate the findings of the CBD Plan, and prepare a draft generic environmental impact statement. The zoning amendment update, comprehensive plan update, and DGEIS were completed and deemed accepted for public review in 2006.

**Comment 2-38 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** Number 7, on Pages V-8 and V-9, Letter E., SEQRA, is the same as the Draft Comprehensive Plan on Pages 59 and 60. Both Master Plans are indicating critical environmental areas that could have been a CEA district located on the Tuxedo Park Associates 40-acre property to safeguard the Park Avenue stream that discharges in the nearby Ramapo River in the CE district with 500-foot buffers to protect the entire length of the Ramapo River, but the Village Board did nothing.

**Response 2-38:** If the zoning is adopted, the boundaries of the Ramapo River sole source aquifer would be designated a critical environmental area (CEA). The Tuxedo Park Associates property would be within the CEA. Following designation as per the procedures set forth in Section 617.14 of the regulations implementing the New York State Environmental Quality Review Act (SEQRA), the potential impact of any Type I or Unlisted Action on the environmental characteristics of the CEA on the environmental characteristics of the CEA is a relevant area of environmental concern and must be evaluated in the determination of significance (i.e., a Positive Declaration or Negative Declaration) prepared pursuant to Part 617.7 of the regulations. With regard to this specific property, the designation is moot, since the Tuxedo Reserve project received a Positive Declaration and was the subject of a draft environmental impact statement, a draft supplemental environmental impact statement, and a final environmental impact statement. The Village of Sloatsburg Planning Board and Village Board were involved agencies in that action. Contrary to the commentator's statement, designation of the above mentioned resource as a CEA does not create a 500-foot buffer adjoining the Ramapo River.

**Comment 2-39 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** And what bothers me the most is when this Tuxedo Reserve thing was being put together, the findings statement - the agent here tonight for Tim Miller Associates, she didn't raise one finger in the seven workshop sessions that put this binding statement together - and it was finalized on November the 15th, 2004, - to defend her own Draft Master Plan in the Village of Sloatsburg, and I want that to be on the record.

**Response 2-39:** The draft Master Plan is the product of the hard work and findings of a Comprehensive Plan Committee, and the review and revisions made to it by the Village's boards - it is not in the "ownership" of a consultant. At the time the Town of Tuxedo findings statement was being reviewed, Burgis Associates was retained by the Village to conduct a development review of the Tuxedo Reserve application applicable to the land in the Village of Sloatsburg. The Sloatsburg Village Board and Sloatsburg Planning Board, as involved agencies, can adopt their own findings statement with regard to the Tuxedo Reserve project.

### **Nonconforming Lots**

**Comment 2-40 (Larry Weissman, DGEIS public hearing, October 10, 2006):** I own, or my family owns, the trailer next to Sloatsburg Elementary School. It's on a nonconforming lot. It will stay that way forever, unless I can make a change to make that lot a conforming lot, and I think the Board should take into mind that there are a lot of nonconforming lots in this village.

**Response 2-40:** This comment is addressed to the zoning revisions, not the DGEIS. Comment noted.

**Trailers**

**Comment 2-40 (Thomas McCarren, DGEIS public hearing, October 10, 2006):** My comments really are to address the particular provisions drafting of the new zoning code....most of them fall into the general categories of the parking of certain vehicles in a residential area.

**Response 2-40:** This comment is addressed to the zoning revisions, not the DGEIS. Comment noted.

**Village Character**

**Comment 2-41 (Rockland Co Dept. of Planning letter, October 20, 2006):** It should also be acknowledged that the NYS Thruway, a railroad and electric transmission lines run through the Village presenting unique challenges and physical constraints for future land use planning efforts.

**Response 2-41:** The Department's comment is so noted.

**Comment 2-42 (Rockland Co Dept. of Planning letter, October 20, 2006):** In Section 2.72, the proposed land use plan is outlined. There is a discussion of cluster development of Page 2-13 that only considers single-family detached dwellings on lots of 10,000 square feet...we recommend that the Village consider a layout of multiple pods of up to four townhouses....In any cluster development, a standard layout should be prepared to determine the appropriate lot count. Lot area deductions should be calculated to arrive at the net lot area that serves as the basis for the lot count.

**Response 2-42:** The Comprehensive Plan Committee specifically addressed this item, and desired to maintain the single-family detached neighborhood character of the community except where single-family attached and multifamily housing is contemplated, i.e., the MU and VC districts. The proposed zoning law requires a standard layout and lot area deductions.

**Public Survey**

**Comment 2-43 (Rockland Co Dept. of Planning letter, October 20, 2006):** Was there an attempt to verify that the 2000 survey results reflected the opinions of the current Village population?

**Response 2-43:** The 2000 survey was not "verified" - the Village Board has posted the Comprehensive Plan document on the Village website, held public forums, including the DGEIS public hearing, as a means of obtaining additional public feedback on the plan.

**Involved/Interested Agencies**

**Comment 2-44 (Rockland Co Dept. of Planning letter, October 20, 2006):** Since this department does not have permitting authority, it would be more appropriately listed as an interested agency. Several of the agencies listed as interested agencies do have permitting authority over future proposals stemming from the recommendations of both the Plan and Central Business District Study - this distinction should be noted. The Rockland County Health Department and Sewer District No. 1 should also be listed as involved agencies with future permitting authority?

**Response 2-44:** The Rockland County Health Department and Sewer District No. 1 are interested agencies in the proposed actions which are the subject of this DGEIS, namely the adoption of the comprehensive plan, the zoning law, and the CBD Study - these agencies may be involved agencies in future site-specific development applications. The Planning Department's role as an interested agency is noted. We would be concerned to distinguish agencies such as FEMA, Rockland County Drainage Agency and NYS DOT related to their involvement with the central business district plan - these agencies would have jurisdiction over development applications elsewhere in the Village.

**Comprehensive Plan and Committee**

**Comment 2-45 (John Kwasnicki letter, October 20, 2006):** Raises various questions and comments regarding the Comprehensive Plan Committee.

**Response 2-45:** This comment is addressed to the comprehensive plan process, not the DGEIS. Comment noted. The public participation process followed Section 7-722 of the New York State Village Law. As per Section 7-722.4, the Village Board of Trustees appointed a "special board", the Comprehensive Plan Committee, to oversee preparation of the draft Comprehensive Plan. The law does not set forth any regulations or procedures for participation, attendance, public surveys, etc. The Committee, headed by a Chairman, determined how to conduct meetings and obtain data, public input, and other such matters.

**Comment 2-46 (John Kwasnicki letter, October 20, 2006):** Raises various questions and comments regarding the use of the previous village comprehensive plans, including the Master Plan of 1981 and the 1958-1960 Master Plan.

**Response 2-46:** This comment is addressed to the comprehensive plan process, not the DGEIS. Comment noted. The Sloatsburg Village Board of Trustees determined that it was appropriate to prepare a comprehensive plan. The comprehensive plan does not represent an "update" of any comprehensive plans prepared prior to this plan - it stands on its own although recommendations included in previous plans served as background information, to the extent that said information was still relevant, given the age of those documents. The CPC considered any documentation provided to it by members of the public.

**Comment 2-47 (John Kwasnicki letter, October 20, 2006):** Raises various questions and comments regarding the role of the Comprehensive Plan Committee during the preparation of the February 2006 update.

**Response 2-47:** This comment is addressed to the comprehensive plan process, not the DGEIS. Comment noted. The CPC completed its role in the process when it forwarded the comprehensive plan after holding a public hearing to the Village Board for its consideration, since it is the Village Board that may adopt the comprehensive plan by resolution. The February 2006 comprehensive plan is substantially the same as the December 2002 plan - the primary revision to the February 2006 plan addresses revisions to recommended land uses proposed in the Village Center and makes reference to the Central Business District Study prepared by Burgis Associates, Inc. The Village Center was discussed at a Village Board workshop, at which CPC members were invited to attend. It also updates any factual information that may have changed during the approximately three-year time period between issuance of the two plans, during which time the Central Business District Study and comprehensive zoning amendments were prepared.

### **3.0 GEOLOGY, TOPOGRAPHY AND COMMENTS AND RESPONSES**

**Comment 3-1 (Brian Quinn, Letter of October 17, 2006):** It is noted that adjoining property in the Pine Grove area has been developed on lots of approximately 10,000 square feet in size. There are steeper slopes where these homes have been built than exist on our client's property. The proposed R-80 zone (Section 54-11) refers to the existence of steep slopes in this area as an attempted justification for limiting higher densities. However, since the Village already allowed the development of other properties with steeper slopes on much smaller lots in this area, rezoning of our client's property is arbitrary and capricious.

**Response 3-1:** The Pine Grove Lakes development was originally conceived as a sportsman's club, according to the Pine Grove Lakes website ([www.pinegrovelakes.com](http://www.pinegrovelakes.com)). In 1939, a groundbreaking ceremony was held to allow construction of this new residential development. Development of Pine Grove Lakes occurred prior to present environmental concerns associated with the development of property on challenged terrain. In addition, as noted in the response to Comment 2-27, this area is proposed to be rezoned to R-80 for a variety of planning and environmental reasons:

- Access to this undeveloped property is through the Pine Grove neighborhood. Roads here are substandard in width and steep grades in some locations, making emergency service access difficult. Pine Grove neighborhood is an older neighborhood that did not undergo environmental review, and would not meet present day Village standards for roads and lot development.
- Soils in this vicinity consist of Charlton and Chatfield rock outcrop complexes - the combination of soils are bedrock controlled. Development of roads and infrastructure would be difficult without the need for rock blasting.
- A Review of the Highlands Regional Information System (HiRIS) mapping indicates that the property has the "highest" to "moderate" conservation values. On the basis of these various findings, the Village determined that the best use of the property is open space. If the property cannot be acquired for this purpose, it will be developed at a low residential density of one dwelling unit per 80,000 square feet, with the option of clustering to preserve as much open space as possible.

**Comment 3-2 (Marianne Carroll, Letter of October 20, 2006):** I am proposing that we look at current real estate developments, like the one at the end of Navajo Trail in The Flats, as a workshop/study for how we might consider environmental impact on ridgeland development and determine how to remedy...those problems that are being encountered.

**Response 3-2:** As per the proposed zoning law, development on ridgelines will be regulated in two ways: through the provisions of Section 54-55, and the creation of the Ridge Protection Overlay District (Section 54-24). Development on terrain-challenged sites will require review and approval by the Planning Board, subject to a set of specific conditions to ensure that development occurs in a manner suitable for its environmentally-sensitive location.

**Comment 3-3 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** The Plan and the DGEIS both include a detailed discussion of the geologic and topographic constraints found in Sloatsburg. Much of the Village's remaining vacant land is characterized by very rugged topography. Future development of these parcels will require significant bedrock disturbance,

cut and fill grading, and large retaining walls. The Plan recommendations and the revised zoning requirements will result in fewer disturbances to geology, topography and soils than the existing zoning. These environmental constraints represent significant impediments to development. Blasting regulations, the use of terrain adaptive housing, upzoning, stricter steep slope provisions, soil erosion and stormwater management techniques will allow for more appropriate development of environmentally constrained sites.

**Response 3-3:** Comment noted.

#### **4.0 WATER RESOURCES COMMENTS AND RESPONSES**

**Comment 4-1 (Mike Spina, DGEIS public hearing, October 10, 2006):** We had an issue in Pine Grove where someone, a homeowner, put a drainage pipe into Mirror Lake..and in my discussions with the DEC...they assured me that our two lakes in Pine Grove, Mirror Lake and Pine Grove Lake, are part of that corridor...And on this Figure 6, I don't see the shading including our two lakes (referring to scenic and recreational river corridor).

***Response 4-1:*** The New York State Department of Environmental Conservation (NYSDEC) designated the Ramapo River as a "recreational" river. The jurisdictional boundaries of lands subject to the regulations governing recreational rivers are shown in Figure 6 of the draft Comprehensive Plan. Mirror Lake is included, but Pine Grove Lake is not within the recreational river boundary.

**Comment 4-2 (Mike Spina, DGEIS public hearing, October 10, 2006):** My concern is basically to protect our lakes/streams and to have Pine Grove Lake and Mirror Lake, I think, included in that umbrella with the Ramapo River Corridor.

***Response 4-2:*** The Village would be required to seek a boundary amendment to address this concern. As per 6 NYCRR Part 666, in recreational river areas, the Department may designate specific areas as communities that meet the criteria for such areas as specified in Section 666.3(m) of this Part. Also, any local government partially or wholly within a designated river corridor may submit to the Department the boundary of a proposed community designation. Such proposal will include specific boundaries and supporting information relative to the criteria. The Department will publish a notice in the Environmental Notice Bulletin and in at least one newspaper having general circulation in the area of any departmental or local governmental proposal for a community designation and may hold a public hearing prior to making a decision to adopt, modify or reject such proposal. Boundaries may not exceed a width of one-half mile from each bank of the river.

**Comment 4-3 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** Has Sloatsburg received the new FEMA flood plain maps for the entire village? And why isn't there another shopping center flood-plain free alternative locations to serve the Sloatsburg residents within the Village, not sprawl the developments, such as Tuxedo Reserve, with additional traffic?

***Response 4-2:*** Creation of another Village Center could be considered sprawl, as it would siphon off potential retail demand intended for the Village's historic central business district to another location along the Route 17 corridor. However, if development of the Village Center Extension is determined not to be feasible, and if the Village desires to allow the creation of another retail center in the Village, it can explore rezoning at a later date.

**Comment 4-3 (Joe Izzo, DGEIS public hearing, October 10, 2006):** ..you should know that that downtown is in a flood plain, okay? And what don't you do? You don't build in a flood plain.

***Response 4-3:*** Historically, before there were automobiles and railroads, water-borne transportation was relied upon and was an important determinant of community location. Many older communities and their existing central business districts are located in a floodplain. There is no prohibition to developing in a floodplain provided potential impacts can be mitigated. The Village has attempted to limit development outside the 100-year floodplain elsewhere in the Village. However, given this site's prime location in the heart of the central business district, the

historic intent to be developed for retail use, and previous disturbances, the Village has determined that the creation of a Village Center Extension be explored in this location. Development would be subject to review and permitting from a variety of county and federal agencies - development will not proceed if potential impacts to the Ramapo River and flood plains cannot be mitigated.

**Comment 4-4 (Laurie Smyla, Letter of October 20, 2006):** The current plan proposes the construction of 304 additional dwellings in the area known as Liberty Ridge Residential. This section of land between Post Road and Eagle Valley Road would have undergone very extensive development under Mayor Abate's plan. The water committee hiked on this property several times on all types of weather and discovered that the land is perpetually moist with several small brooks running through. Marsh-like areas such as this serve to recharge the aquifer system that the Ramapo Highlands sits atop of. Every square meter of housing and asphalt depletes the land available to absorb runoff and recharge the aquifer.

***Response 4-4:*** The commentator may not be familiar with the current proposal - Liberty Ridge is the subject of a court-ordered stipulation which allows up to 90 single-family detached residential dwellings only.

**Comment 4-5 (Laurie Smyla, Letter of October 20, 2006):** It is a further conundrum that the sewer system soon to be installed in Western Ramapo will also make less water available to filter through the limestone and recharge the aquifer.

***Response 4-5:*** According to the geology map published in the Rockland County Soil Survey, underlying geology in the Village of Sloatsburg is "Interlayered Amphibolite and hornblende granitic gneiss" and "Quartz plagioclase gneiss with associated minerals" not limestone.

**Comment 4-6 (Laurie Smyla, Letter of October 20, 2006):** The Towns of Tuxedo and Ramapo have plans for up to 1,500 additional dwellings in their unincorporated areas. This will be an added burden on an already limited supply of water. We must remember that we cannot create new water sources but we can diminish and pollute the ones we have. Sloatsburg has a responsibility to its residents and its Municipal neighbors to whom the aquifer provides drinking water; we must strictly limit additional building to protect the water supply. The construction of 304 additional dwellings will have a noticeable negative impact on our water resources, and will in no way serve the current residents of Sloatsburg or our neighbors.

***Response 4-6:*** See response to Comment 4-4. The Tuxedo Reserve project is currently progressing through the application process and the developer has conducted tests on a proposed system of bedrock wells that would serve the project site. The project would not rely on the Ramapo River well fields for its water supply.

**Comment 4-7 (Marianne Carroll, Letter of October 20, 2006):** ...I was alarmed at the desires expressed at the recent public hearing by those landowners and realtors who have intention to develop a shopping/residential area at the heart of the village center, where it is a documented floodplain. I feel that the living conditions of Sloatsburg residents will be severely compromised, not only during the construction phase of the development, but also with inherent traffic problems that will arise from those eager to load up on the developer's suggested offerings of Starbucks coffee and Cold Stone Creamery ice cream. Are an entire village's needs for clean, drinkable water and roadway access to our homes going to be sold out for commuter coffee and ice cream? I am pleased to note that in your Executive Summary you have stated: "Future

development of this site will depend on the extent to which any uses can be safeguarded from flooding and stormwater management can be addressed...***If impacts cannot be mitigated, development cannot proceed.***"

**Response 4-7:** Comment noted. This will be set forth in the Finding Statement for the actions that are the subject of this FEIS.

**Comment 4-8 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** The importance of the Ramapo River and the Ramapo River Basin Aquifer System as the primary surface water and ground water resources in Sloatsburg is duly noted in the Plan. Protective measures, including the designation of a Critical Environmental Area (CEA), stricter land use regulations and buffer requirements as recommended in the Plan, will ensure that these important water resources are safeguarded.

**Response 4-8:** Comment noted.

**Comment 4-9 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** Floodplains are also discussed in the water resources section of the DGEIS. It is noted that the Oakbrook Shopping Center site is located within the 100-year floodplain. This site is proposed to be developed as an extension of the existing Village Center. This central business district improvement plan is discussed in great detail in both the Plan and the CBD study. Both documents acknowledge that development of this site cannot proceed unless impacts to the floodplain can be properly mitigated. Given that this Village Center proposal is such an integral component of the Plan and is proposed in an area that is known to flood regularly, we believe that FEMA, the NYS Department of Environmental Conservation and the Rockland County Drainage Agency should weigh in on its feasibility.

**Response 4-9:** Comment noted. The DGEIS was sent to these agencies for their comment. As part of the Findings Statement developed for this SEQRA process, coordination with FEMA, the NYS Department of Environmental Conservation and the Rockland County Drainage Agency will be made a requirement of any application for development of the VC-2 district.

**Comment 4-10 (John Kwasnicki, Letter of October 20, 2006):** Commentary regarding the Oak Brook Shopping Center, the 100-year flood plain, and creation of a critical environmental area overlay district and watershed protection ordinance.

**Response 4-10:** The Village Center concept evolved from discussions held by the Comprehensive Plan Committee. The CPC expressed a vision to develop the Oakbrook Shopping Center site into an attractive extension of the existing central business district, rather than allow it to be developed with a strip sprawl shopping center. The proposed design of the Village Center Extension evolved from the Central Business District planning process overseen by Burgis Associates, Inc. With regard to the model critical environmental overlay district, a reading of the model law indicates that its intent is to preserve and protect ecosystems in their entirety to the greatest extent possible, and is not associated with restricting development within the flood plain. The model law's objectives are to minimize fragmentation of the landscape, maintain biodiversity and specifically protect unique environmental features identified as integral parts of the designated landscape. The model law includes a section on development approvals within floodplains.

**5.0 AIR RESOURCES COMMENTS AND RESPONSES**

**Comment 5-1 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** In general, the Plan recommendations and the zoning amendments will not have a significant impact on air quality. Blasting regulations, reduced density and performance standards for light industrial uses should improve air quality. While increased use of public transit will result in fewer vehicular trips in the commuting region, there is the possibility of increased auto emissions in the Sloatsburg CBD due to idling cars waiting to pick-up commuters at the train station and cold starts for cars in the commuter lot. This should be acknowledged in the DGEIS.

**Response 5-2:** Comment noted. This FGEIS acknowledges the possibility of increased auto emissions in the Sloatsburg CBD due to idling cars waiting to pick-up commuters at the train station and cold starts for cars in the commuter lot.

## **6.0 TERRESTRIAL AND AQUATIC ECOLOGY COMMENTS AND RESPONSES**

**Comment 6-1 (Mike Spina, DGEIS public hearing, October 10, 2006):** In the 70s, two young children found a bog turtle in the area right behind Mirror Lake, and I was somewhat surprised to see the bog turtle was left out of this species list in the plan - I'm referring to pages 4-17 and 4-18, and that's the wetlands at the lower lake that hasn't been mapped out yet by the DEC or the Army Corps of Engineers, and I was wondering if that -- if the local procedure would be one avenue to establish that area as a wetlands.

***Response 6-1:*** Local Law No. 3 of 2002, which is now incorporated into the draft zoning law as Section 54-57, regulates all wetlands and watercourses in the Village of Sloatsburg. Activities proposed within wetlands and watercourses are subject to the review and approval requirements of that section. According to the Bog Turtle Fact Sheet available at the NYSDEC website, "This is a semi-aquatic species, preferring habitat with cool, shallow, slow-moving water, deep soft muck soils, and tussock-forming herbaceous vegetation. In New York, the bog turtle is generally found in open, early successional types of habitats such as wet meadows or open calcareous boggy areas generally dominated by sedges (*Carex spp.*) or sphagnum moss". It is unlikely that the wetlands referenced by the commentator support bog turtle habitat - it is likely that another turtle species was found, but misidentified.

**Comment 6-2 (Kathy Goldman, Letter of October 20, 2006):** Referring to undeveloped area of R-40 zone in the Pine Grove area, the following is noted: "I believe that R-40 Pine Grove should be changed to R-80 or OSR. There should be no more development in Pine Grove at all. There are rattlesnakes."

***Response 6-2:*** Comment noted. While it is unknown whether timber rattlesnakes have been observed and documented in the R-40 zoned area in Pine Grove, it is possible given this area's proximity to the Torne Valley where this species is reportedly present. Portions of Pine Grove which have already been subdivided into multiple individual lots are proposed for R-40 zoning, given the difficulties and complexities of creating conforming large, 2-acre lots in this location. However, unsubdivided land adjacent to the Pine Grove Lake neighborhood and adjoining the state park system and Torne Valley, are proposed for R-80 zoning.

**Comment 6-3 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** In addition to the land use policies and regulations recommended to protect existing vegetation and wildlife in the Plan and the zoning amendments, we suggest that a tree survey requirement be added to the subdivision and site plan regulations. Preserving the existing forested tree canopy is a critical component in maintaining the Village's rural woodland character. Proposed clear cutting and grading on steeply sloped lots must be thoroughly evaluated to minimize its visual impact. An inventory of the existing vegetation would assist in this effort.

***Response 6-3:*** Comment noted. The tree survey requirement will be added to the site plan regulations. The subdivision regulations are not being updated at this time, however, the Findings Statement for this SEQRA process will include a findings that a tree survey be added to the requirements for the subdivision regulations.

## **7.0 WETLANDS COMMENTS AND RESPONSES**

**Comment 7-1 (Mike Spina, DGEIS Public Hearing, October 10, 2006):** In your presentation of wetlands, you mentioned about this, some sort of local wetlands procedure that can be follows, which I haven't heard about...Pine Grove Lake is the upper lake, which also has some wetlands.

***Response 7-1:*** The draft zoning law incorporates Local Law No. 3 of 2002 which established local procedures for the protection of wetlands and watercourses, and regulations applicable to activities proposed therein. The Village's law has been incorporated into the draft zoning amendments as Section 54-57.

**Comment 7-2 (Kathy Goldman, Letter of October 20, 2006):** Referring to marked-up attachment, Proposed Zoning Map, commentator indicates that "these wetland areas should be protected", pointing to Pine Grove Lake and end of Pine Grove Lake.

***Response 7-2:*** Wetlands and watercourses in the Village of Sloatsburg are presently afforded protection as per Local Law No. 3 of 2002, which is incorporated into the draft zoning amendments as Section 54-57.

**Comment 7-3 (John Kwasnicki, Letter of October 20, 2006):** Regarding wetlands law, where has the Sloatsburg wetlands law been affected as to the Sterling Mine Road, private C&D Transfer Station's new service garage 20 space parking lot built or near the Nakoma Brook and FEMA floodplain during 2005-2006. Has this new Wetland law protection stopped the silting of the Town of Tuxedo - Sterling Mine Estates 23 unit development that has a planning board neg/dec?

***Response 7-3:*** The Village of Sloatsburg wetlands law does not regulate activities in the Town of Tuxedo. With regard to any activities in the Village of Sloatsburg, activities that affect the wetlands in the village must adhere the regulations of Local Law No 3 of 2002.

## **8.0 TRANSPORTATION COMMENTS AND RESPONSES**

**Comment 8-1 (Marino Fontana, DGEIS Public hearing, October 10, 2006):** The corridor 17 is already jammed up, and it's tough getting in and out of roads as it is. How are you going to deal with a new shopping center there? How are you going to take care of Route 17, to be able to handle any and all the rest of the traffic going in and out of the shopping, because it's already tough getting in and out of roads in the morning rush hour.

***Response 8-1:*** Under the present zoning, the project site is zoned exclusively to allow a regional shopping center (more than 75,000 square feet of space). The current law states that "Shopping Centers of this type have the potential to cause serious traffic problems, and adverse impacts on neighboring properties. For these reasons, the regional shopping center district allows no use by right; it is a district that allows uses by special permit only." However, it is noted that according to New York State Village Law, special uses are permitted uses subject to specific special permit conditions established for the particular use. In this case, no conditions have been established for this use, thus, there are no thresholds established to potentially limit development on this site.

**Comment 8-2 (John Lange, DGEIS public hearing, October 10, 2006):** The proposed design study for the downtown work didn't go far enough in creating the center that would support the commercial development, so we would suggest that these focal points be created and that they be coordinated with private developments all along the CBD. So what we would recommend is an integration of roundabouts on Route 17 to control the flow of traffic; one at the intersection of our property, and the other at the intersections further north on Route 17...we would propose that there be landscaped islands in Route 17 and turning lanes in conjunction with the two roundabouts.

***Response 8-2:*** As a condition of the Findings Statement adopted as part of this SEQRA process, any applicant proposing development in the VC-2 district will be required to specifically explore with the NYSDOT the option of creating roundabouts on Route 17.

**Comment 8-3 (John Kwasnicki, DGEIS public hearing, October 10, 2006):** I believe this plan also is considering three lanes, one lane north, one lane south, and the whole middle lane, all the way through the Village of Sloatsburg, is the turning lane. Now just last week, we had the water main break. This is what we're going to be facing if that kind of idiotic idea ever goes through, and that's what it is. The cars have been backed up past Tuxedo, and in the mornings, you can tell when there's an accident or a fender-bender going onto the Thruway on the stretch below Sloatsburg.

***Response 8-3:*** It is unlikely that lane reduction would occur absent the construction of Interchange 15B on the New York State Thruway. The Village desires to retain and reclaim Orange Turnpike as a road with a "main street" appearance rather than the present higher speed "highway" function that the commentator appears to support. Various alternatives are proposed to accomplish this objective and are not limited to lane reduction.

**Comment 8-4 (Marianne Carroll, Letter of October 20, 2006):** I am aware that any plan for a village must include a shared vision for future growth and development. However, the rapid growth of communities right on our borders, I question how much growth Sloatsburg can reasonably consider and sustain into the future while shouldering the traffic and environmental impact of those neighboring communities that are exploding around us.

**Response 8-4:** The Village of Sloatsburg is affected generally by regional growth occurring in Passaic County, NJ, and Orange County, NY, and specifically by the proposed Tuxedo Reserve development. The Special Permit and Findings Statement applicable to the SEQRA review of Tuxedo Reserve requires that a number of mitigation measures be installed to address traffic impacts. The project is also subject to a traffic monitoring program. Should Project traffic counts exceed the applicant's traffic projections by the thresholds set forth in the Findings Statement, the applicant has agreed that the Town of Tuxedo will be required to withhold any further Project building permits until adequate traffic mitigation measures are identified and in place. If these mitigation measures do not address impacts, the project sponsor may not proceed with construction.

Any development will generate traffic impacts and the Planning Board, through the SEQRA process, can require submission of a traffic study analyzing the impacts of same. The Planning Board has the authority to reduce the magnitude of a project or disapprove a project where it finds the traffic impacts cannot be mitigated. This analysis will be conducted on a site-specific development application basis.

**Comment 8-5 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** Calming traffic on Route 17 and creating a more pedestrian friendly environment in the Village Center are important objectives in both the Plan and the CBD study. The proposed traffic calming measures rely heavily on the creation of an Interchange 15B on the NYS Thruway. With this interchange, significant commuter traffic could be diverted from Route 17. The state highway could then be reduced to two travel lanes with a turning lane in the middle. The DGEIS notes that road segments carrying 30,000 vehicles can safely and efficiently operate with two lanes of traffic. Traffic counts conducted in 1999 indicated that Route 17 south of Seven Lakes Drive carried approximately 24,000 vehicles on a daily basis. A bigger question is whether the New York State Thruway is seriously considering the creation of an Interchange 15B. While converting Route 17 into a traditional main street in downtown Sloatsburg is great in theory, bringing this proposal to fruition is subject to factors beyond the Village's control. Even if 15B is constructed in the future, the New York State Department of Environmental Transportation (DOT) would have to approve the proposed lane reductions, traffic calming measures, and pedestrian improvements along Route 17. Has DOT given any indication that they would be willing to do this?

**Response 8-5:** Comment noted. According to the draft Design Approval Document/ Environmental Assessment for Modifications to the Woodbury Toll Barrier (July 2006) prepared for the New York State Department of Transportation and the New York State Thruway Authority, the Environmental Assessment includes a list of "abutting highway segments and future plans for abutting highway segments". This list includes the following: "(4) Interchange 15B: The NYSTA plans to study constructing a new interchange on the Thruway mainline at MP 38± between Suffern (Interchange 15A) and Woodbury (Interchange 16). However, this project has yet to be adopted into any Capital Plan." During preparation of the Comprehensive Plan, a NYSDOT representative, Mr. Rich Peters, had been present at the meetings so that there was dialogue with NYSDOT regarding the proposed recommendations. NYSDOT will continue to be consulted with as specific projects proceed through the review process.

**Comment 8-6 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** The Plan does not discuss bicycle lanes along local roadways or providing bicycle racks or lockers in the Village Center or at the railway station. Given the focus on traffic calming and the recommendations for Route 17, the Village should consider providing these bicycle facilities.

**Response 8-6:** Comment noted. This language will be added to the Comprehensive Plan.

**Comment 8-7 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** This department supports the construction of the Ramapo River Trail within the Village of Sloatsburg. We recommend that it be connected to the Town of Ramapo's Ramapo River Greenway Trail. The Village's trail should also connect the central business district to Eleanor Burlingham Memorial Park, an open space resource on the edge of the downtown area.

**Response 8-7:** Comment noted. This commentary will be added to the Comprehensive Plan.

**9.0 COMMUNITY SERVICES COMMENTS AND RESPONSES**

**Comment 9-1 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** Recreation facilities are discussed in Section 3.7.1.7. Sloatsburg has adequate recreation facilities based on National Park Association's Recreation, Park and Open Space Standards and Guidelines. The Plan recommends construction of a trail system to link residential neighborhoods as well as the Ramapo River Greenway Trail mentioned above. We concur with these recommendations. Pedestrian connections between neighborhoods, the Village Center and recreational facilities complement the goals and objectives of both the Plan and the CBD Study. Several privately-owned parcels along the Ramapo River are recommended for acquisition for open space or passive parkland uses. The Village should evaluate whether these properties could be nominated for the County's Open Space Acquisition Program.

**Response 9-1:** Comment noted. As continued implementation of the goals and objectives of the Comprehensive Plan, the Village will work with the County's programs to effectuate the plan, including acquiring open space parcels.

**10.0 UTILITIES COMMENTS AND RESPONSES**

**Comment 10-1 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** Water is a scarce resource in Rockland County; thus proper planning and phasing of the projects recommended in this Plan are critical to supplying the current and future residents of the Villages, Towns and County with an adequate water supply. A letter from the public water supplier, stamped and signed by a NYS licensed professional engineer, shall be issued to the Village for each project, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.

**Response 10-1:** Comment noted. These procedures will be implemented at the site plan and subdivision review stage for the various projects that come before the Village.

**Comment 10-2 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** If any public water supply improvements are required to implement the Plan recommendations, engineering plans and specifications for these improvements shall be reviewed by the Rockland County Department of Health prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained with the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Further, both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.

**Response 10-2:** Comment noted. These procedures must be complied with prior to the initiation of any construction projects in the Village involving water supply improvements.

**Comment 10-3 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** The Sanitary Waste Disposal section should include a discussion of the anticipated completion of the Western Ramapo Sewer Expansion project. It is our understanding that the wastewater treatment facility in Hillburn and the pump stations in Sloatsburg are projected for completion by the end of 2008.

**Response 10-3:** According to the latest schedule posted at the Rockland County Sewer District No. 1 website, the project as a completion date of 2010.

**11.0 DEMOGRAPHY COMMENTS AND RESPONSES**

There are no comments on demography.

**12.0 CULTURAL AND VISUAL RESOURCES COMMENTS AND RESPONSES**

**Comment 12-1 (Peter Bush, Email letter of October 4, 2006):** My largest concern and suggestions relate to lack of specific wording regarding the adoption of a Historic Guidelines Board. If no CLG is going to be committed to be the Sloatsburg Board then certainly an individual board overseeing historic sites and issues needs to be in place. It can not be as the comp plan implies the local Zoning Board of Sloatsburg acting in the capacity of a Historic Guidelines Board. Not only acceptable but leaves huge open door to conflict of interest issues and lacks the inclusion of state recommended HGB members trained in civic planning, history, etc.

**Response 12-1:** The Village Board is not pursuing CLG status at this time.

**Comment 12-2 (Peter Bush, Email letter of October 4, 2006):** To have already large and generous parking lot for public library expanded at the expense of keeping the original footprint of Harmony Hall intact as a designated open space and historic site is short sighted. There is already ample parking for the Library. To extend parking lot to west of Library adjacent to Harmony Hall historic site lacks vision and respect for the goals of incorporating a vision of a walking path between Harmony Hall grounds and he Library. What the library does need is a new roof which would be far better realistic expenditure for this town property and historic building.

**Response 12-2:** The Comprehensive Plan makes reference to land "already owned by the library" - not the Harmony Hall grounds.

**Comment 12-3 (Peter Bush, Email letter of October 4, 2006):** What does the term deferred maintenance mean? How is said term applied? And in what context? Is this simply another word or version of the Town Board being able to use eminent domain or exercise rezoning powers at will? The term "deferred maintenance" is not clearly defined in comp plan.

**Response 12-3:** It is not clear why the commentator references the Town Board - we believe the commentator is referring to the "Village" Board. It is not clear what reference to "deferred maintenance" is being cited - Page I-2 of the Plan indicates that one of the issues in the Village, aesthetically, is "deferred property maintenance". This is the basis for the policies set forth in H. Aesthetic Resources, of the Plan, including but not limited to:

- *seek or provide loan assistance or other assistance for facade rehabilitation;*
- *enforce property maintenance law outlining minimum expectations for property maintenance;*
- *provide letter or handout from Village outlining the important of property maintenance*
- *sponsor award programs as incentive for improvements;*
- *hire temporary labor to clean up properties where residents are elderly...;*
- *conduct windshield surveys of properties, identify violations, and seek cooperative corrections.*

These policies do not reference eminent domain as a land use policy.

**Comment 12-4 (Peter Bush, Email letter of October 4, 2006):** Under cultural and visual resources Item 3.10, there is no mention made of the context and importance of Jacob Sloat,

his mill, the Sloat dam or Harmony Hall progress as a historic town center and site. A timely amendment to include Jacob Sloat History under 3.10 needs to be accomplished ASAP.

**Response 12-4:** Comment noted. The Village Board will rely on the Historic Preservation Committee to provide said narrative.

**Comment 12-5 (Peter Bush, Email letter of October 4, 2006):** The color coded map for the comp plan has no color key code devoted to our present or future designated national register historic sites. This must be corrected. Harmony Hall is soon to be listed on the National Register to join your house and several other important historic sites in the Village. To not have already designated sites color coded and specified as such on comp plan map as significant historic sites is a huge oversight. I suggest "Designated National Register Historic Site" on the map with a dedicated color.

**Response 12-5:** The status of any listings is provided in Table 2 - there are three properties identified as National Register sites on the NYS OPRHP website: Sloat House (1980), Old Sloatsburg Cemetery (1999), and Sloatsburg Dam and Mill Pond (no listing date). The information contained on the map and table were provided by Eugene Kuykendall, former Village Historian. The Village Board will rely on the Village Historic Committee to provide an updated report of National Register eligible properties.

**Comment 12-6 (Peter Bush, Email letter of October 4, 2006):** I would strongly suggest that the village board and the designated comp plan firm...seek out local historians and resources such as the Friends of Harmony Hall to advise on designated historic sites, districts et al.

**Response 12-6:** So noted. An addendum will be included in the Comprehensive Plan that includes additional historic resources identified by members of the Village's Historic Committee.

**Comment 12-7 (Mike Spina, DGEIS public hearing, October 10, 2006):** And there was one other map - Figure 12 which is the scenic resources in the Sloatsburg Comprehensive Plan Update, and it gives a legend, a symbol key, for bridges, cemeteries, etcetera, and I notice there's a star for dams. We have a major issue in our community in Pine Grove with the dam in the upper lake, Pine Grove Lake. I don't see that notation listed there, the star, as a lesser dam; it's an urban dam. There's a dam of lesser importance at the lower lake, at Mirror Lake, and I don't see a star there.

**Response 12-7:** The map is not intended to identify all dams - it is intended to identify scenic dams. The commentator suggests that the dams in Pine Grove are a "major issue", but does not indicate that they are scenic.

**Comment 12-8 (Kathy Goldman, Letter of October 20, 2006):** Regarding Table 3.10-1 and reference to Jacob Sloat Mansion - Harmony Hall, comprehensive plan should read Being Restored "and nominated for National Registry".

**Response 12-8:** Comment noted. This revision will be made.

**Comment 12-9 (Kathy Goldman, Letter of October 20, 2006):** Add a key for property listed on National Register and Proposed National Registry - Sloat House, Sloatsburg Cemetery, Sloats Dam, Brown's Gate, Harmony Hall.

**Response 12-9:** Comment noted. This revision will be made to the text of the Comprehensive Plan subject to verification as to National Register eligibility status with the Historic Committee.

**Comment 12-10 (Kathy Goldman, Letter of October 20, 2006):** These historic houses on double lots need protection from building of additions to these - attachment identifies properties on the west side of Route 17 and north of Post Road.

**Response 12-10:** These structures are located in the MU-1 and MU-2 zoning districts. The proposed zoning law for both these districts requires as follows: "In order to preserve the existing low density, mixed use residential character of the Route 17 corridor, and as a condition of any special use permit, the Planning Board may require that an existing building be adaptively reused, and may deny an application that would require demolition of an existing building where it finds that preservation and rehabilitation of same would promote the historic character of the Village. The Planning Board may allow additions to any existing building that are in keeping architecturally with the original building." This requirement will be expanded to include permitted uses requiring site plan approval as well.

**Comment 12-11 (Kathy Goldman, Letter of October 20, 2006):** Page 3.10-1, the commentator requests that the following be added after the first sentence of the fourth paragraph of the DEIS: "In 1792, Isaac Sloat opened a tannery. In 1815, his son, Jacob, built a mill for the manufacture of cotton cloth. He led the New York market at one point. The growth and development of the mill was an important factor in the emergence of Sloatsburg as a village."

**Response 12-11:** The sentence will be added upon verification with the Historic Committee.

**Comment 12-12 (Kathy Goldman, Letter of October 20, 2006):** Referring to Page 3.10-5, the commentator notes the following: " take this a step farther and mentioned Certified Local Government (CLG). Stacey Matson-Zuvic of OPRHP has given the village board much input for CLG status" Also commentator takes issue with allowing Planning Board to serve as a historic preservation commission, and rather, a historic commission should be established separate from the planning board or zoning board.

**Response 12-12:** The Village Board is not pursuing CLG status at this time.

**Comment 12-13 (Kathy Goldman, Letter of October 20, 2006):** Referring to Page 3.10-2 regarding Springhouse Indian Rock Shelter, the current condition is noted as "Well preserved". The commentator notes: "What does this mean?? does the Village own it yet??"

**Response 12-13:** According to Table 2, it is a candidate for the National Register, but is not listed. The reference to "well preserved" is from the former Village Historian. The Village at this time does not own Liberty Rock.

**Comment 12-14 (Harrison Bush, Letter of October 20, 2006):** Parking lot on the north side of library would block an access pathway from Harmony Hall to the library (do we need any more parking lots in Sloatsburg?)

**Response 12-14:** See response to Comment 12-2.

**Comment 12-15 (Harrison Bush, Letter of October 20, 2006):** Lack of Certified Government makes many areas of historic note vulnerable to demolition or improper usage.

***Response 12-15:*** The Village Board may adopt a Historic Preservation Law without providing a Historic Committee CLG status - the designation of historic structures by local law would be equally protective.

**Comment 12-16 (Harrison Bush, Letter of October 20, 2006):** Dubious use of the Zoning Board rather than an Historical Board of Review to judge the merit of historical preservation.

***Response 12-16:*** The Comprehensive Plan does not reference the Zoning Board as an Historical Board - it references the Planning Board as an alternative to a landmark or preservation commission. At the time the draft Comprehensive Plan was written, the Comprehensive Plan Committee expressed that some consideration be given to establishing procedures whereby various applications for approval could be reviewed by single agency to expedite the review process. Ultimately, the Village Board will determine the best method for effectuating this Plan policy.

**Comment 12-17 (Harrison Bush, Letter of October 20, 2006):** Harmony Hall not designated as an open space area.

***Response 12-17:*** Harmony Hall is referenced as a historical building in the Comprehensive Plan. It is also referenced as a community facility in the Existing Land Use Map.

**Comment 12-18 (Harrison Bush, Letter of October 20, 2006):** No mention of Jacob Sloat House (aside from reference to Dator's Crossing the document is too light on historical matters).

***Response 12-18:*** This section of the Comprehensive Plan was prepared with the assistance of the former Village Historian. The Comprehensive Plan is not intended to provide the complete history of the Village - rather, as a land use document, it is intended to identify those historic locations and buildings which should be given consideration during any planning or land development review process. Jacob Sloat House is referenced in Table 2 of the Comprehensive Plan.

**Comment 12-19 (Harrison Bush, Letter of October 20, 2006):** Need of another color in map to indicate places of historic merit.

***Response 12-19:*** Table 2 provides said listings.

**Comment 12-20 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** This Department supports the Plan recommendations to preserve and protect the Village's historic and visual resources. Adopting a local historic preservation law, permitting adaptive reuse of historic buildings and developing a voluntary recognition programs are provided successes in this effort. As noted in our 2003 GML review, parking requirements must be addressed for adaptive reuse requiring a special permit.

***Response 12-20:*** Comment noted. The special permit requires that parking demand be considered in making a determination on the special permit.

**Comment 12-21 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** Sloatsburg's rural woodland character is an important visual resource. The Ridge Protection Overlay District should contain a provision to ensure that viewsheds from hiking trails and vistas of Harriman State Park are protected. As noted above, the tree preservation regulations should include a tree survey requirement. This list of visual resources on page 3.10-4 should include views of the Ramapo River from Seven Lakes Drive, a scenic road within the Village.

**Response 12-21:** Comment noted. These changes will be made to the comprehensive plan and incorporated as a Finding in the Findings Statement.

**Comment 12-22 (Rockland Co. Dept of Planning, Letter of October 20, 2006):** The CBD Study outlines design guidelines for the expanded Village Center and recommends a facade improvement program and property maintenance law as a means of upgrading the downtown area. We support these concepts and the recommendation to require that utilities be underground for all new developments.

**Response 12-22:** Comment noted.

**13.0 GROWTH INDUCING ASPECTS COMMENTS AND RESPONSES**

**Comment 13-1 (Rockland Co. Dept. of Planning, Letter of October 20, 2006):** Completion of the Western Ramapo Sewer Expansion project has the potential to induce growth within the Village of Sloatsburg. The Plan recommendations and the zoning amendments serve to limit this potential by upzoning specific areas of the Village and eliminating the density bonus provision of their zoning code. Adoption of the Plan and zoning amendments will not result in greatly increased residential density. Commercial sector growth is anticipated and desired as indicated in the CBD Study.

**Response 13-1:** Comment noted.

APPENDIX A

Public Hearing Transcript

STATE OF NEW YORK : COUNTY OF ROCKLAND  
VILLAGE OF SLOATSBURG : VILLAGE BOARD  
----- X

PUBLIC HEARING

on the

PROPOSED DRAFT GENERIC ENVIRONMENTAL  
IMPACT STATEMENT, PROPOSED COMPREHENSIVE  
PLAN, and PROPOSED CENTRAL BUSINESS  
DISTRICT STUDY.

----- X

Sloatsburg Municipal Building  
96 Orange Turnpike  
Sloatsburg, New York  
October 10, 2006  
7:00 P.M.

B E F O R E :

THE VILLAGE BOARD OF TRUSTEES

and

THE PUBLIC

Reported by:  
Catherine Sweeney

ALICE E. ANDREWS  
REPORTING SERVICES  
183 HAVERSTRAW ROAD  
SUFFERN, NEW YORK 10901  
(845) 357-5258

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- Public Hearing -

APPEARANCES:

VILLAGE BOARD OF TRUSTEES:

CARL S. WRIGHT, VILLAGE MAYOR

J. Mark Reimer, Village Trustee

Barbara Berntsen, Village Trustee.

Brian Nugent, Village Trustee

John M. Bonkoski, Village Trustee

Thomas Williams, Village Attorney

Thomas Bollatto, Village Clerk & Treasurer

Ira Emanuel, P.C., Special Counsel

1 - Public Hearing -

2 MAYOR WRIGHT: Good evening,  
3 ladies and gentlemen, and welcome to  
4 our public hearing of October 10,  
5 2006.

6 I ask you that you all rise and  
7 join us for the Pledge of Allegiance.

8 (Everyone rises to take the  
9 Pledge of Allegiance.)

10 MAYOR WRIGHT: I would ask the  
11 Village Clerk to certify that all the  
12 proper announcements at this meeting  
13 are taking place.

14 MR. BOLLATTO: Yes, they have  
15 been.

16 MAYOR WRIGHT: At this time, I  
17 will introduce Mr. Ira Emanuel, who  
18 will make a presentation with regard  
19 to the Comprehensive Plan.

20 Ira?

21 MR. EMANUEL: Thank you, Mr.  
22 Mayor.

23 Actually, my remarks are going to  
24 be rather short, because the substance  
25 of the material will be presented by

1                   - Public Hearing -

2                   Bonnie Franson, who is the Planning  
3                   Consultant to the Village on the  
4                   Comprehensive Plan.

5                   However, as most of you are  
6                   aware, the Village has been working on  
7                   a Comprehensive Plan, which is a  
8                   document which is intended to provide  
9                   a guide for future development of the  
10                  Village.

11                  Comprehensive plans are permitted  
12                  under a section of a law known as the  
13                  Village Law of the State of New York,  
14                  and as part of that, in addition to  
15                  going through and taking a look at  
16                  where the Village is and where the  
17                  Village ought to be going, the Village  
18                  also needs to take a look at the  
19                  environmental impacts of what it  
20                  proposes to do.

21                  And so this public hearing is  
22                  actually a dual public hearing, both  
23                  on the proposed Comprehensive Plan and  
24                  on a document known as a Draft Generic  
25                  Environmental Impact Statement,

1                   - Public Hearing -

2                   otherwise known as a DGEIS. The DGEIS  
3                   is intended to identify areas of  
4                   potential environmental impact of the  
5                   Comprehensive Plan. Part of what we  
6                   want from you this evening are your  
7                   comments, not only with respect to the  
8                   plan, but also with respect to the  
9                   potential environmental impacts of the  
10                  plan.

11                 Your comments and questions will  
12                 be noted, and the questions in  
13                 particular will be answered in a  
14                 further document, which, hopefully,  
15                 will not be too long in coming called  
16                 a Final Generic Environmental Impact  
17                 Statement or an FGEIS. The purpose of  
18                 FGEIS is to answer the questions and  
19                 address the comments that you raise in  
20                 this session, and if this session is  
21                 extended and whatever other sessions  
22                 there are.

23                 In addition to this public  
24                 hearing, there will also be a public  
25                 comment period which will continue

1                   - Public Hearing -

2                   until 4 p.m., October 20th, during  
3                   which time you can submit written  
4                   comments and questions with respect to  
5                   the DGEIS, and with respect also to  
6                   the Comprehensive Plan, and those  
7                   comments and questions will also be  
8                   responded to in the FGEIS.

9                   I think you're more interested in  
10                  hearing what the substance of the plan  
11                  is, and so I'll turn the matter over  
12                  to Bonnie Franson.

13                  MS. FRANSON: Good evening,  
14                  everyone. Can you hear me, or would  
15                  the mic -- okay, good.

16                  My name is Bonnie Franson. I am  
17                  Senior Vice President and Director of  
18                  Planning with Tim Miller & Associates.  
19                  We are an environmental and planning  
20                  consulting firm headquartered in Cold  
21                  Spring, New York.

22                  We, and I personally, have been  
23                  working with the Village since about  
24                  1999 on this Comprehensive Plan  
25                  process. Since 2003, I've been with

1                   - Public Hearing -

2                   Tim Miller & Associates working on the  
3                   plan and various documents that we're  
4                   going to discuss this evening.

5                   I'd also like to point out Mr.  
6                   Steve Lyden and Mr. Ed Snieckus  
7                   (phonetically) from Burgess  
8                   Associates, another planning  
9                   consulting firm -- they are present  
10                  here tonight because they had drafted  
11                  a Central Business District Study,  
12                  which is intended to set goals and  
13                  objectives and recommendations for the  
14                  land uses within the heart of the  
15                  Village, your central business  
16                  district area, including the property  
17                  that's presently vacant, which some of  
18                  you know as Old Brook Shopping Center  
19                  site. So they're here, as well, to  
20                  hear your comments as far as the  
21                  documents and what's been recommended  
22                  for those areas.

23                  This process began in 1999, and  
24                  in 2000, there was a public opinion  
25                  survey that was circulated to the

1                   - Public Hearing -

2                   households in the Village to get a  
3                   sense of what was important to you,  
4                   and then to work with a Comprehensive  
5                   Plan committee, based on those goals  
6                   and objectives, to review the previous  
7                   plan, review the zoning that was in  
8                   place at that time, and then, if  
9                   necessary, to make appropriate  
10                  revisions to the Comprehensive Plan  
11                  document, which is very dated, and  
12                  then translate that into land use  
13                  regulations.

14                  That went on until about 2002,  
15                  and around 2003, the Village received  
16                  a grant to prepare the Central  
17                  Business District Study, and since the  
18                  Central Business District Study was  
19                  going to be an element of and adopted  
20                  with the Comprehensive Plan, the  
21                  Comprehensive Plan was put aside for  
22                  the moment until the other plan was  
23                  put together, because we wanted to  
24                  insure that both documents ended up  
25                  being consistent as far as the

1                   - Public Hearing -

2                   recommendations.

3                   In about 2005, we started the  
4                   process of drafting zoning regulations  
5                   that would represent and address  
6                   recommended land use policies that are  
7                   contained in the Comprehensive Plan  
8                   document and the Central Business  
9                   District Study.

10                  So, here we are tonight at this  
11                  public hearing. That's really to get  
12                  your reactions to the recommendations  
13                  so that the Village Board, as it  
14                  proceeds, can make refinements to  
15                  those documents and then, ultimately,  
16                  adopt new regulations for the Village  
17                  of Sloatsburg.

18                  Again, I want to point out that  
19                  this is a dynamic process. We're here  
20                  to hear you, your comments, and see,  
21                  again, what concerns or revisions you  
22                  think might be appropriate to those  
23                  documents. They are on the village's  
24                  website if you would like to review  
25                  those documents.

1                   - Public Hearing -

2                   I'm going to go through, really,  
3                   the zoning, because that becomes the  
4                   document that implements the land use  
5                   recommendations, and this particular  
6                   figure (indicating) is contained in  
7                   the Comprehensive Plan document. It's  
8                   a general map which shows, generally,  
9                   land use areas and recommended land  
10                  uses for those areas.

11                  This has been translated into a  
12                  proposed zoning map, and the zoning,  
13                  the proposed zoning law document,  
14                  which then sets forth, again, the  
15                  regulations that would address the  
16                  various land uses that would be  
17                  allowed throughout the Village.

18                  Later on, after the meeting if  
19                  you would like, you can also compare  
20                  that to the existing zoning map, which  
21                  I have here (indicating) on this other  
22                  board.

23                  In terms of the recommended land  
24                  uses, I'm going to talk about density,  
25                  but I would ask that you remember that

1                   - Public Hearing -

2                   these are -- when I speak of density,  
3                   I'm talking about minimum lot sizes.  
4                   The reality is, when you go to lay out  
5                   a subdivision, the residential density  
6                   ends up being slightly less when you  
7                   take into account infrastructure,  
8                   roads, and efficiencies of laying it  
9                   out. As well, it's important to  
10                  remember that in the Village, if you  
11                  are in an area that is environmentally  
12                  constrained by wetlands, flood plains  
13                  or steep slopes, there's a deduction  
14                  in the minimum lot area size so that,  
15                  again, density is thus reduced. So  
16                  take that into consideration, those  
17                  limitations.

18                  On the east side (indicating), to  
19                  the Thruway that runs north/south  
20                  through the Village -- and there have  
21                  been changes made to the east side,  
22                  primarily to reduce the residential  
23                  density on the east side of the  
24                  Thruway. Specifically, most of the  
25                  larger vacant parcels that are located

1                   - Public Hearing -

2                   in that area are presently zoned  
3                   one-acre zoning, forty-thousand square  
4                   foot lots.

5                   The area that's south of Pine  
6                   Grove would be rezoned to R-80, which  
7                   is -- would require minimum lot size  
8                   of eighty-thousand square feet. These  
9                   (indicating) "OSR" zones stands for  
10                  "open space and recreation," and these  
11                  parcels (indicating) are actually in  
12                  the park system.

13                  When the planning process  
14                  commenced back in '99 and 2000, The  
15                  properties that are to the north of  
16                  Seven Lakes Drive were still in  
17                  private ownership. Some people may  
18                  know them as Benedetto Farms and  
19                  Stonybrook, and those properties have  
20                  subsequently been purchased for open  
21                  space, so they are showing up here on  
22                  the zoning map (indicating) as open  
23                  space and recreation.

24                  The parcels that are in the Pine  
25                  Grove area that have not been

1                   - Public Hearing -

2                   developed are proposed to be zoned to  
3                   R-40, the required minimum lot area of  
4                   forty-thousand square feet, and in the  
5                   developed parcels that are in Pine  
6                   Grove, there are some changes. The  
7                   zoning has been R-15, requiring a  
8                   minimum of fifteen-thousand square  
9                   foot lots. Because it's developed and  
10                  because many the lots are actually  
11                  smaller than fifteen-thousand square  
12                  feet, we're zoning this to R-10, which  
13                  would be a ten-thousand square foot  
14                  minimum lot size -- The purpose being  
15                  that if you already have a home there  
16                  and you're on a smaller lot, the goal  
17                  is to eliminate the need for you -- if  
18                  you want to put a deck, or if you want  
19                  to expand your residence -- to  
20                  require a variance from the Zoning  
21                  Board of Appeals. So we're trying to  
22                  make this R-10 zone fit a little  
23                  better with the Pine Grove area.

24                  On the east side of the Thruway  
25                  and, in fact, some of the areas on the

1                   - Public Hearing -

2                   west side as well, there is now a  
3                   proposed ridge protection overlay  
4                   zone, and that would apply to land  
5                   areas that are located above six-  
6                   hundred feet mean sea level, and  
7                   really, that's the high point of the  
8                   Village, on the east side of the  
9                   Thruway, and much of that is  
10                  undeveloped, as well as an area  
11                  that's on the west side (indicating),  
12                  approximately in this location, and it  
13                  would give the Planning Board the  
14                  authority to impose special conditions  
15                  to ensure that, because these are the  
16                  higher elevated areas of the Village  
17                  and are more visible to residents and  
18                  people who live there, that the  
19                  Planning Board could insure that  
20                  whatever gets developed there, it is  
21                  done in an environmentally sensitive  
22                  manner, as well as protecting the  
23                  esthetics of the Village, because one  
24                  of the objectives of the Village was  
25                  to protect its rural character, its

1                   - Public Hearing -

2                   woodland character, and its  
3                   appearance.

4                   Now, the west side of the Thruway  
5                   -- this area (indicating) is in  
6                   closer proximity to the transportation  
7                   quarters. It's also in proximity to  
8                   major facilities and the business  
9                   part of the Village, and the  
10                  recommendations here are that the  
11                  properties, the large properties, that  
12                  are presently vacant would remain R-40  
13                  zoning, the exception being that there  
14                  was a large parcel here (indicating)  
15                  that had been rezoned, where the front  
16                  part of the parcel was zoned for R-15,  
17                  fifteen-thousand square foot lots.  
18                  This Comprehensive Plan and the  
19                  proposed zoning recommends that this  
20                  entire parcel, as well as the parcels  
21                  that are on the other side of Eagle  
22                  Valley Road, be all zoned R-40 --  
23                  again, forty-thousand square foot  
24                  minimum lot sizes.

25                  The developed residential

- Public Hearing -

1  
2 neighborhoods plats and smaller, our  
3 residential enclaves off of Ridge Road  
4 and Park Avenue -- those are going  
5 through Post Road -- remain a  
6 combination of R-15 and R-10, which  
7 would be ten-thousand square foot  
8 lots, fifteen-thousand square foot  
9 lots.

10 Again, we're finding that the  
11 boundaries somewhat to account for  
12 where we can have a better match  
13 between the minimum lot size and the  
14 bulk regulations and the existing  
15 lots. So again we try to avoid these  
16 necessities for variances for people  
17 who may wish to improve their  
18 properties.

19 In terms of the Route 17  
20 corridor, that is a complex area --  
21 complex in terms of the mix of land  
22 uses and what would be appropriate for  
23 that particular area, and the  
24 Comprehensive Plan and the zoning has  
25 attempted to strike a balance between

1                   - Public Hearing -

2                   residential and commercial land uses.

3                   The area that's further south, on  
4                   the east side of Route 17, that area  
5                   is presently zoned for industrial use,  
6                   but it has been purchased, and as you  
7                   know, it's used by the Village as the  
8                   recreational facilities, and this area  
9                   (indicating) would be zoned open space  
10                  and recreation.

11                  To the north of the ball fields,  
12                  the Old Brook Shopping Center site is  
13                  zoned presently B-3, and that area  
14                  would be developed under the present  
15                  zoning as really a conventional  
16                  shopping center, kind of a strip  
17                  shopping center. And one of the  
18                  changes that's proposed is that  
19                  whatever gets developed here, if  
20                  there's development within this zone,  
21                  that it fit better with the existing  
22                  character of the Village center so  
23                  that the buildings appear more village  
24                  in scale. The recommendations are for  
25                  siding, landscaping, a park, how the

1                   - Public Hearing -

2                   parking is dealt with esthetically --  
3                   so that this feels more of an  
4                   extension of the existing, again,  
5                   village center, rather than, again, a  
6                   strip, conventional shopping center  
7                   location.

8                   There is a recommendation at  
9                   this point that in the northern-most  
10                  portion of the property that some  
11                  limited senior housing could be  
12                  developed up to thirty dwelling units  
13                  in total on the site. So, that's one  
14                  residential proposal there.

15                 The VC-1 area, which extends  
16                 really from Village Hall down to about  
17                 Eagle Valley Road, that's your  
18                 existing center, and there is  
19                 recommended a continuation of the mix  
20                 of uses that are there, which includes  
21                 residential and retail commercial  
22                 uses.

23                 Going further north, there are  
24                 recommendations that would change the  
25                 pattern of development on Route 17.

- Public Hearing -

1  
2 This first area in green (indicating),  
3 being the MU-2 zone, which is located  
4 between Park Avenue and Post Road.  
5 There, the recommendation is to allow  
6 residential uses, one-family, two-  
7 family. If properties meet certain  
8 special conditions, they may be  
9 allowed multi-family. The density is  
10 based on one unit per ten-thousand  
11 square feet, which is the same as the  
12 flats area. So while alternative uses  
13 may be recommended here, the density  
14 would still remain the same as other  
15 areas of the Village that are already  
16 developed.

17 Some limited office uses would  
18 also be allowed. Things that wouldn't  
19 would be entirely intrusive to what  
20 is, you know, existing residential  
21 community, but where the planning  
22 processes determine that other uses  
23 should be allowed for these  
24 properties, given the fact that it is  
25 on Route 17, and I think you know,

1                   - Public Hearing -

2                   again, in this area, we would welcome  
3                   an opportunity to hear what your  
4                   thoughts are, because this is a more  
5                   complex area to address in terms of  
6                   land use.

7                   To the north, that area  
8                   (indicating) which you see as MU-1,  
9                   portions of it is presently zoned for  
10                  strictly commercial use, and there are  
11                  areas there which are presently  
12                  residential; so the recommendation is  
13                  to allow both residential and  
14                  non-residential uses up in this  
15                  quarter (indicating), because it was  
16                  envisioned to be a more intensive  
17                  commercial area in the existing  
18                  zoning. This particular area  
19                  (indicating) would allow more  
20                  non-commercial uses than this MU-2  
21                  area (indicating), which is really  
22                  supposed to be a transitional zone  
23                  between what is some commercial use up  
24                  in the north part of the Village and  
25                  the Village center area.

1                   - Public Hearing -

2                   There is -- on the Liberty Ridge  
3                   site, you'll note that there is an  
4                   overlay zone that applies to the  
5                   property. If, for some reason, the  
6                   development that's presently being  
7                   reviewed by the Village is not  
8                   pursued, the zoning for this  
9                   particular parcel would revert back to  
10                  R-40, which is one-acre zoning.

11                  Other provisions that are  
12                  included in the draft zoning law --  
13                  one of the recommendations in the  
14                  Comprehensive Plan, which actually has  
15                  already been adopted, but now is being  
16                  folded into the zoning, is the  
17                  Village-zoned fresh-water wetland law.  
18                  It does not rely solely on Army Corps  
19                  of Engineer or DEC review of wetlands.  
20                  It has its own authority to review and  
21                  approve wetland permits within the  
22                  Village.

23                  The Planning Board would be given  
24                  architectural design review over  
25                  properties within the Village. The

1                   - Public Hearing -

2                   Village wishes to improve the  
3                   aesthetics and preserve, again, this  
4                   woodland rural character to the  
5                   community, and so the Planning Board  
6                   would be given the power to perform  
7                   architectural review of site plans and  
8                   subdivisions.

9                   There are tree preservation  
10                  provisions that have been added to the  
11                  zoning, steep slope protection laws,  
12                  there's a scenic road protection law  
13                  that, again, gives the Planning Board  
14                  authority to review applications to  
15                  protect the scenic appearance of some  
16                  of the roads, and those roads are  
17                  identified in the Comprehensive Plan.

18                 There's a requirement for what we  
19                 would call a bio-diversity study.  
20                 This is in an area that is surrounded  
21                 by park land, and if there's a  
22                 property that's vacant that's proposed  
23                 for development that's 10 acres or  
24                 greater, the applicant would have to  
25                 submit an ecological study to identify

1                   - Public Hearing -

2                   whether or not there are species of  
3                   significance on those properties.

4                   In terms of the site plan  
5                   regulations, they've been updated, and  
6                   some of the Village law has certain  
7                   requirements for site plan and special  
8                   use permit procedurally, where you  
9                   have to take action within certain  
10                  time frames, so those procedures have  
11                  been updated, and there's also a new  
12                  section on storm water management  
13                  within the Village to insure that  
14                  where there's development that any  
15                  increases in storm water runoff are  
16                  dealt with, not only in terms of the  
17                  rate of runoff, but as well as water  
18                  quality and insuring the quality is  
19                  protected, since ultimately this  
20                  discharges to the Ramapo River.

21                  So, with that, that's an  
22                  overview, and we welcome public  
23                  comment on the provisions, and the  
24                  Village Board can take this into  
25                  consideration.

1 - Public Hearing -

2 (Applause.)

3 MAYOR WRIGHT: Since this is a  
4 public hearing, when you wish to  
5 speak, please identify yourself, and  
6 use the microphone.

7 MR. FONTANA: My name is Marino  
8 Fontana. I live in the flats on Scott  
9 Street.

10 The corridor 17 is already jammed  
11 up, and it's tough getting in and out  
12 of roads as it is. How are you going  
13 to deal with a new shopping center  
14 there? How are you going to take care  
15 of 17, to be able to handle any and  
16 all the rest of the traffic going in  
17 and out of the shopping, because it's  
18 already tough getting in and out of  
19 roads in the morning rush hour, so --

20 THE STENOGRAPHER: Sir, can you  
21 spell your name for me?

22 MR. FONTANA: The first name is  
23 Marino, M-A-R-I-N-O, Fontana,  
24 F-O-N-T-A-N-A.

25 MAYOR WRIGHT: Within the next

1 - Public Hearing -

2 sixteen weeks, hopefully, the new  
3 traffic light will be installed, but I  
4 will ask Ira to address your question.

5 Ira?

6 MR. EMANUEL: Well, I think we  
7 should really hold off on responses  
8 until the FDEIS. There may be  
9 statements that may be made by other  
10 people that will have an impact on a  
11 response, so I think the better  
12 procedure is that we wait, and ask the  
13 public its forbearance to wait until  
14 the FDEIS comes out.

15 MAYOR WRIGHT: Next question?

16 Yes?

17 MR. KLEIN: Good evening, Mayor  
18 Wright, Members of the Board.

19 My name is Michael Klein. I'm  
20 here on behalf of Marcel Ramona, who  
21 is a principal in the Mombasha  
22 Development Corporation. That's the  
23 company that owns the lease on the  
24 twelve-acre parcel just south of Mill  
25 Road on the east side of Route 17.

1 - Public Hearing -

2 Again, for the record, my office  
3 is at Two Executive Boulevard,  
4 Suffern, New York.

5 I'd like to discuss with you for  
6 a few minutes tonight the proposed  
7 plan and the proposed zoning as it  
8 affects that particular section of the  
9 Village.

10 I'd like to, first, commend the  
11 Village Board and all the Village  
12 officials for moving forward on the  
13 adoption of the Comprehensive Plan and  
14 the new zoning law.

15 I know from personal experience  
16 that this is a very trying and  
17 difficult process, but nonetheless,  
18 it's probably one of the most  
19 important decisions that the Board can  
20 make. It affects the economic  
21 vitality of the Village; it affects  
22 the very nature of the Village itself  
23 for many, many years to come.

24 In my few minutes before you this  
25 evening, I will discuss, again, the

1 - Public Hearing -

2 Village Center 2 District, which is --

3 UNIDENTIFIED FEMALE VOICE: Speak  
4 louder. We can't hear you. Not at  
5 all.

6 MR. KLEIN: Can you hear me now?  
7 I'll stand close.

8 I would like to address the  
9 proposed Comprehensive Plan and the  
10 zoning law as it affects the orange  
11 section on the map to our left, which  
12 is, again, the Village Center 2  
13 District. This district is discussed  
14 at Section 4, at Pages 2 through 5 of  
15 the proposed Comp Plan, and is Section  
16 5420 of the Draft Zoning Code.

17 The conceptual plan for the  
18 Village Center 2 District, I believe,  
19 is great; it's really excellent. The  
20 parcel is well-suited for the  
21 development of traditional mixed use  
22 neighborhood-style, with connected  
23 buildings on both sides of a tree-  
24 lined and landscaped streetscape.  
25 Mixed retail, residential and office

1                   - Public Hearing -

2                   uses in this particular area of the  
3                   Village is wise planning, which will  
4                   have no disruption on the existing  
5                   traditionals within the neighborhoods.

6                   Avoiding large parking lots and  
7                   avoiding large box stores is also an  
8                   excellent idea, and, nevertheless, the  
9                   proposed use in this district still  
10                  permits a moderate-sized supermarket,  
11                  which would serve the day-to-day food  
12                  shopping needs of those residents.

13                  I would also like to commend the  
14                  drafters of the plan for its traffic-  
15                  calming proposals along Route 17. All  
16                  that is great.

17                  However, there are some details  
18                  in the plan as it affects the VC-2  
19                  zone, which I believe are inconsistent  
20                  and should be addressed before there's  
21                  a final adoption.

22                  I've prepared for your  
23                  consideration -- I'd like to submit as  
24                  an exhibit both my written comments  
25                  and, also, an edited version of this

1 - Public Hearing -

2 particular section of the code with  
3 changes, which I think would be  
4 beneficial. So, I'll submit that  
5 before I conclude my comments.

6 Also with me tonight is John  
7 Lange, who is a planner of Frederick  
8 P. Clark Associates in Westchester  
9 County, and Lori DeFrancesco, a  
10 realtor with Joyce Realty, who will  
11 make a few comments, and explain why  
12 some of the changes which I'll outline  
13 in just a moment are, I think,  
14 necessary.

15 The most significant of the  
16 proposed changes are as follows:

17 The success of any village center  
18 is dependent upon the buildings that  
19 are to be constructed to be fully  
20 occupied, and that there be an ongoing  
21 presence of village residents to shop  
22 at the stores that are being created.  
23 As it is currently drafted, the  
24 Comprehensive Plan in the zoning law  
25 contemplates a significant office use,

1                   - Public Hearing -

2                   in addition to retail, as much as  
3                   thirty-thousand square feet. Much of  
4                   the office space would be above the  
5                   ground floor retail.

6                   The market reality, however, is  
7                   that there is little need now, and  
8                   there does not appear to be a need  
9                   anticipated in the future, for much  
10                  office space. Significantly, the  
11                  Comprehensive Plan doesn't quantify  
12                  any need for additional office space.  
13                  As a consequence, if the office space  
14                  component remains unchanged, the fear  
15                  is that those second floor areas which  
16                  have been constructed above the retail  
17                  will remain vacant.

18                  While there is little need for  
19                  office space, there is a need for a  
20                  moderate housing inclusion in this  
21                  zone. The Comprehensive Plan properly  
22                  notes that housing opportunities in  
23                  the Village center would attract rail  
24                  and bus commuters, which is in line  
25                  the village's base, commercial base,

1                   - Public Hearing -

2                   and have no adverse affect on the  
3                   traditional residential neighborhoods.  
4                   The zoning should permit either office  
5                   space or residential space of up to  
6                   thirty units to be located above the  
7                   first floor retail space in these  
8                   mixed-use buildings.

9                   The draft zoning law is too  
10                  restrictive in permitting only  
11                  stand-alone residential buildings.  
12                  The mix of the retail and residential  
13                  uses has worked beautifully in other  
14                  communities, as Mr. Lange will discuss  
15                  with you shortly. You may be familiar  
16                  with the mixed-use building in  
17                  Piermont where there is single one-  
18                  and two-family residences above  
19                  commercial Pasta Amore, which is  
20                  probably the most visible in the  
21                  commercial sense, and that's an  
22                  example of this kind of mixed-use  
23                  residential/retail, and that does work  
24                  well.

25                  The site is appropriate for a bit

1                   - Public Hearing -

2                   more housing than I believe the plan  
3                   now calls for. The site is almost  
4                   twelve acres, and can readily  
5                   accommodate the thirty housing units  
6                   dedicated to the residential  
7                   buildings -- more than the thirty  
8                   units, which is now proposed. We  
9                   suggest a maximum of seventy units,  
10                  with the exact number to be decided by  
11                  the Planning Board whenever there's a  
12                  site plan approval. Mr. Lange will  
13                  show you a conceptual layout of this  
14                  lot, which comfortably accommodates  
15                  additional units, more than what is  
16                  currently proposed.

17                  Also, this zone is currently  
18                  designed as a restrictive housing unit  
19                  for only persons fifty-five and older.  
20                  While we should certainly address  
21                  the needs of the over fifty-five  
22                  community, there are other needs  
23                  that this particular zone would  
24                  particularly attract -- young couples  
25                  and commuters.

1 - Public Hearing -

2 It's close to the train line and  
3 to buses, one- and two-family units --  
4 which this zone requires that the  
5 units be no larger -- is particularly  
6 great not only for the empty-nesters  
7 who are over fifty-five, but also for  
8 the young couples that we should try  
9 to keep within the Sloatsburg downtown  
10 community.

11 One requirement in the current  
12 zoning law which I believe is  
13 particularly problematic is that the  
14 units that are to be constructed be  
15 owner-occupied. While zoning laws  
16 may address the uses of property,  
17 generally, they may not restrict the  
18 users of property.

19 I believe if you look into the  
20 appropriate legal restrictions which  
21 pertain to the powers of village and  
22 town boards, they will prevent you  
23 from prohibiting the type of -- or  
24 restricting the type of ownership.  
25 Whether they be town houses or they be

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2                   condominiums, whether they be rentals  
3                   are not a matter that you can lawfully  
4                   control. That's a matter which is up  
5                   to the developer and the Planning  
6                   Board to consider, and if there are  
7                   rentals or a combination of rental and  
8                   owner-occupied occupancies, then,  
9                   certainly, the developer has the right  
10                  to convert those to condominiums at  
11                  some point in the future.

12                  Another problem I think  
13                  identified in the proposed quota  
14                  with regard to this zone is the  
15                  prohibition, the absolute prohibition,  
16                  of fast food restaurants. I certainly  
17                  think it's a great idea to prohibit  
18                  stand-alone fast food restaurants.  
19                  That's not the type of downtown  
20                  village center that we want, but many  
21                  village centers have Starbucks Cafes  
22                  or Cold Stone-type of ice cream  
23                  parlors. Those fit in well with this  
24                  neighborhood's traditional downtown  
25                  look, and I believe the outright

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2                   prohibition for fast food restaurants  
3                   is too broad.

4                   Just a couple of other remarks:

5                   The current bulk for this zone limits  
6                   the height of the dwellings, of the  
7                   buildings, to thirty-five feet and the  
8                   number of stories to two-and-a-half.

9                   For the purpose, for the sole purpose,  
10                  of adding flexibility and design and  
11                  enabling steep articulated roof  
12                  designs and higher ceilings, the  
13                  maximum height should be increased to  
14                  forty feet and not just thirty-five  
15                  feet, This will enhance the appearance  
16                  of the traditional-looking buildings  
17                  without increasing density.

18                  Also, since the housing type  
19                  referred to in the code permits a  
20                  ground floor dwelling and a two-story  
21                  duplex above, the permitted number of  
22                  stories should logically be three  
23                  stories, not two-and-a-half. Again,  
24                  these are requirements that don't add  
25                  density. They just add flexibility

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2                   and comfort in the design of the  
3                   buildings.

4                   Finally, I'd like to assure the  
5                   Board that Mr. Lange -- and Mr. Ramona  
6                   are here as a concerned property owner  
7                   and as a responsible developer. He's  
8                   committed to making this crucial area  
9                   of downtown Sloatsburg a proud focal  
10                  point in a beautiful area of the  
11                  Village one that we can all be proud  
12                  of. He's not build-and-run kind of  
13                  guy. He's here for the long haul. He  
14                  will personally manage the development  
15                  and will personally oversee the  
16                  development and will be here for many  
17                  years to come. He looks forward to  
18                  working with the Village Board, and,  
19                  ultimately, the Planning Board, and  
20                  making this site what we all want, a  
21                  beautiful focal point of the downtown  
22                  section of the Village of Sloatsburg.

23                  Thank you very much.

24                  THE STENOGRAPHER: Your name  
25                  again?

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2 MR. KLEIN: Michael Klein.

3 THE STENOGRAPHER: How do you  
4 spell that?

5 MR. KLEIN: K-L-E-I-N.

6 MAYOR WRIGHT: Thank you, Mike.

7 MR. KLEIN: Thanks very much.

8 MAYOR WRIGHT: Anyone else want  
9 to address the Board?

10 MR. LANGE: My name is John  
11 Lange. I work for Frederick Clark &  
12 Associates, and I will support some of  
13 the comments that Mr. Klein just made.

14 I had prepared a presentation.  
15 If I could hand it out for you, you  
16 can kind of follow along. I'll try  
17 not to slow up the proceedings by  
18 going over point-by-point, but I would  
19 like to be able to enhance some of the  
20 comments Mr. Klein made.

21 MR. EMANUEL: John, do you have  
22 one for the clerk?

23 MR. LANGE: Sure.

24 MR. EMANUEL: Thanks.

25 MR. LANGE: Sorry about that.

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MR. BOLLATTO: It's only  
incidental to the whole thing here.

MR. LANGE: As Michael mentioned  
earlier, we are very much in support  
of the overall concepts.

UNIDENTIFIED FEMALE VOICE:  
Please speak up.

MR. LANGE: You can't hear me?

UNIDENTIFIED FEMALE VOICE: No.

MR. EMANUEL: Maybe stand a  
little closer to the mic.

MR. LANGE: Can you hear me now?

UNIDENTIFIED FEMALE VOICE: Yes.

MR. LANGE: Our differences are  
basically ones of implementation, and  
they're relatively minor differences,  
but we certainly support the basic  
plan concepts with the Village center  
expansion, the need for traffic-  
calming. We definitely need to  
improve the viability of the downtown  
business environment, and still  
preserve its historic nature.

So, if we go through the Village

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2                   Center uses, our -- the first thing  
3                   that you would probably -- the first  
4                   thing we would like to talk about is  
5                   that the office use seems to be the  
6                   least appropriate use, particularly  
7                   for second floor uses.

8                   In planning, office uses are  
9                   really good for the normal workday,  
10                  and what we're looking for in this  
11                  VC-2 district is to provide more than  
12                  a nine-to-five operation, so the  
13                  source of use is there. We would go  
14                  beyond a typical office environment,  
15                  and certainly residents would be there  
16                  twenty-four hours. You see a lot of  
17                  municipalities that try to bring an  
18                  office to a downtown area becoming a  
19                  wasteland, and we certainly don't want  
20                  that; we want to have full vitality  
21                  there throughout the day. So our  
22                  recommendation is that the office use  
23                  be permitted, but not required.

24                  In terms of the commercial uses,  
25                  we spoke about the fast foods. I

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2                   think that's a prohibition you might  
3                   want to reconsider, based upon the  
4                   picture on the following page  
5                   (indicating). This is an area of  
6                   Poughkeepsie, New York, that's  
7                   developed a shopping area, and again,  
8                   if you look at this, it would be very  
9                   hard to tell whether this is  
10                  commercial on the first floor and  
11                  residential above, and for those in  
12                  the back, you can see, it's a very  
13                  well-architected building, and this  
14                  (indicating) is the drive-through.  
15                  The drive-through is put where you  
16                  basically can't see it, in the rear of  
17                  the building. So, it can work very  
18                  effectively, and we think those are  
19                  the sorts of uses that would fit in  
20                  very well.

21                  In terms of residential uses, to  
22                  support a business center, what's  
23                  really lacking is a critical mass of  
24                  consumers, so there's really an  
25                  insufficient density to have a viable

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2                   center, and if I jump ahead one more  
3                   page, there's a quote I took out of  
4                   our planning manual that says "Density  
5                   provides the people and the disposable  
6                   income to revitalize old urban  
7                   neighborhoods." The 2002 study by  
8                   Goode & Clancy suggests that fifteen  
9                   hundred to two hundred new housing  
10                  units within walking distance are  
11                  required to sustain a new block of  
12                  main street retail. If you want to  
13                  have a viable center, we have to have  
14                  people who are going to be using that  
15                  center.

16                 In terms of the next page, you'll  
17                 see some examples of mixed use  
18                 development in older environments and  
19                 a new implementation of it -- so,  
20                 there's very, very high utilization of  
21                 the facilities with articulated  
22                 designs -- and some of the bulk  
23                 regulations that Michael spoke about  
24                 here (indicating), you can see would  
25                 allow this sort of construction. It

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2                   would allow this construction to go in  
3                   common with the others, And there's  
4                   another page of similar examples  
5                   (indicating), similar downtown housing  
6                   styles, similar to what might be  
7                   proposed here.

8                   Now, the downtown design in the  
9                   plan says its going to follow a TND  
10                  standard, "traditional neighborhood  
11                  design." That means the buildings are  
12                  generally moved closer to the street,  
13                  and there's a couple of places in the  
14                  plan where it says they want to push  
15                  them further away from the street.  
16                  Parking should be provided at the  
17                  rear, or in between buildings.  
18                  Sidewalks should be wide enough for  
19                  street furniture, and we're certainly  
20                  in agreement there.

21                  The proposed design study for the  
22                  downtown work didn't go far enough in  
23                  creating the center that would support  
24                  the commercial development, so we  
25                  would suggest that these focal points

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2                   be created, and that they be  
3                   coordinated with private developments  
4                   all along the CBD, the "central  
5                   business district." So what we would  
6                   recommend is an integration of  
7                   roundabouts on Route 17 to control  
8                   the flow of the traffic: One at the  
9                   intersection of our property, and the  
10                  other at the intersection further  
11                  north on Route 17.

12                  If anyone is unfamiliar with the  
13                  roundabouts, there is two of them  
14                  being constructed in the City of  
15                  Poughkeepsie, the Town of  
16                  Poughkeepsie, right now, right  
17                  opposite Vassar College. So, you are  
18                  actually providing a better traffic  
19                  flow than a traffic light will, and  
20                  you're managing their flow. You're  
21                  giving a physical model. When  
22                  somebody comes into the Village and  
23                  then sees the beginning of the central  
24                  business district, automatically, you  
25                  slow down -- same thing coming from

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2                   the other direction, and we would  
3                   propose that there be landscaped  
4                   islands in Route 17 and turning lanes  
5                   in conjunction with the two round-  
6                   abouts.

7                   The next page talks about the  
8                   traditional neighborhood design. You  
9                   can see the featured facilities there  
10                  (indicating), the clocks, the bike  
11                  racks, the seating areas, the  
12                  landscaping. All this will work in  
13                  conjunction, and we would, on the  
14                  following page, talk about the  
15                  traffic-calming. There's a typical  
16                  traffic round-about (indicating).  
17                  These are not the old-fashioned  
18                  circles that everybody has come to  
19                  know and despise over the years.  
20                  These are all well-designed, they are  
21                  of small circumference, and they are  
22                  traffic-flowing, yet calming, devices.  
23                  If you look at the bottom picture  
24                  on the traffic calming, that's Route 9  
25                  (indicating), a four-lane highway

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2                   north of Poughkeepsie.

3                   Here's something that the  
4                   Department of Transportation never did  
5                   before. They put landscaped islands  
6                   in the middle of the road. They put  
7                   turning lanes. They buffer the  
8                   pedestrians so that they can go to the  
9                   islands and get halfway across, and  
10                  this is exactly the sort of thing, I  
11                  think, is needed along Route 17 here.

12                  In summary, we get a schematic of  
13                  how we can lay out the number of  
14                  units, and in this schematic you'll  
15                  see, you have the residences, the  
16                  stand-alone residences, in the left  
17                  corner. As you had requested, we  
18                  added some other residences on the  
19                  other side, with a fairly larger  
20                  commercial building for the shopping,  
21                  for grocery shopping.

22                  The first building out in front  
23                  is a village center -- two similar  
24                  focal points taking off the round-  
25                  about on 17 and the round-about in

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2 front of the parking building. The  
3 orange-shaped commercial spaces are  
4 where we would have second floor  
5 residential, as well.

6 So, you can see that, very  
7 easily, we can fit the sort of density  
8 that we need there, and I think that  
9 density is a key to creating the  
10 viability of the downtown environment.

11 So, I thank you for your  
12 consideration, and welcome your  
13 suggestions.

14 MS. DEFRANCESCO: I'll try the  
15 mic. Can you hear me? Maybe. Let's  
16 try without the mic.

17 Good evening. My name is Lori  
18 DeFrancesco. I'm a Ramapo resident.  
19 I'm a licensed real estate broker for  
20 over 21 years.

21 Mr. Ramona and Mr. Klein asked me  
22 to come forward tonight just to give  
23 you some statistics regarding their  
24 concept of the Village Center. But  
25 before I go there, I do want to say

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2                   that as an active real estate licensee  
3                   in this area, I am totally excited  
4                   about what you're planning.

5                   Sloatsburg has been the forgotten  
6                   part of Ramapo for too many years, and  
7                   what you're trying to do by elevating  
8                   the entire appearance with the  
9                   architectural review is a bonus and a  
10                  benefit to all of Rockland County  
11                  development -- so, I'm thrilled with  
12                  that.

13                  The idea of building an area for  
14                  additional offices in this section  
15                  scares me. It scares me because we  
16                  have vacant spaces all through the  
17                  county. I also do business in Tuxedo  
18                  and Monroe. We have many vacant  
19                  professional spaces there, office  
20                  spaces. I didn't know until the last  
21                  minute, actually, that I was coming  
22                  this evening, but I just want to  
23                  quickly -- Area 48, which is Ramapo  
24                  through our MLS system for commercial  
25                  properties, and out of ninety

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2                   properties listed, only eight of them  
3                   have been leased in the last  
4                   year-and-a-half, and more than three  
5                   times that number came on and expired  
6                   without any leasing.

7                   Our need for housing, especially  
8                   reasonable housing, and -- I hate to  
9                   say it, but in Rockland County,  
10                  reasonable is around \$500,000.00; it's  
11                  no longer \$80,000.00 -- but housing  
12                  for our community, for our residents,  
13                  for our children, for our seniors --  
14                  and I'm a senior already, fifty-five  
15                  plus, so I'm talking about all of us  
16                  -- is limited. We have very few  
17                  places.

18                  I know there's been an approval  
19                  for a site here in Ramapo. I know  
20                  there's going to be more applications,  
21                  but the reason for this and the reason  
22                  we would need it is because our  
23                  residents are moving to Orange County.  
24                  They're leaving Rockland County. They  
25                  can't find anyplace to live and any

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2                   place they find -- Rockland grew in  
3                   the 1960's. I know I'm older than  
4                   that, but the houses now are kind of  
5                   old, and the young couples are not  
6                   looking for their parents' homes.  
7                   They're look for something fresh.

8                   Most of my friends' children  
9                   can't find places to live, and these  
10                  are from high school graduates to  
11                  doctors, but they can't find a place  
12                  to live in Rockland. If we set up the  
13                  center in Sloatsburg, and we have dead  
14                  space over retail, people aren't going  
15                  to go there.

16                  Many of you may remember in  
17                  Spring Valley when Alan Laskey opened  
18                  up that center, and it died, and how  
19                  nothing happened. The plan that's  
20                  being presented to you, with some  
21                  minor changes, would involve the whole  
22                  community, and would allow housing,  
23                  would allow retail, and by the way,  
24                  the biggest negative when I sell a  
25                  home in Sloatsburg is, "Where do I go

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2 food shopping? I've got to go up?  
3 I've got to go down?" Now places,  
4 food places and a Starbucks? Come on  
5 guys -- we have Dunkin' Donuts, but a  
6 Starbucks?

7 Whatever they put in, the growth  
8 in Sloatsburg is important. You are  
9 the beginning of our County, you are  
10 the entrance into Rockland, and  
11 additional housing here with the train  
12 would be an excellent bonus for the  
13 community. So I strongly ask you to  
14 please reconsider in the planning to  
15 allow as much housing. It does not  
16 increase density. It does not affect  
17 the major plan, but will allow  
18 Sloatsburg to prosper.

19 I thank you.

20 MAYOR WRIGHT: Who else would  
21 like to address the Board?

22 MS. NADERMAN: I have a question.  
23 You have minimum --

24 THE STENOGRAPHER: Your name,  
25 please?

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2 MAYOR WRIGHT: Rhoda, you have to  
3 identify yourself for the record.

4 MS. NADERMAN: Oh, I'm sorry.  
5 Rhoda Naderman.

6 THE STENOGRAPHER: How do you  
7 spell that?

8 MS. NADERMAN: R-H-O-D-A,  
9 N-A-D-E-R-M-A-N.

10 My question is, when you had  
11 mentioned for fifty-five and over,  
12 were you considering, instead of the  
13 office space, this would be also for  
14 the fifty-five and older, or where did  
15 you say that they would be able to get  
16 living quarters? Because I am a  
17 senior.

18 MAYOR WRIGHT: Would Anybody else  
19 would like to address the Board?

20 MS. NADERMAN: Anyway, I'd like  
21 an answer.

22 MR. SPINA: Mike Spina. I live  
23 in Pine Grove on Hans Place.

24 THE STENOGRAPHER: What's your  
25 address?

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2 MR. SPINA: Hans Place.

3 THE STENOGRAPHER: Spell your  
4 last name, please.

5 MR. SPINA: S-P, as in Paul, I-N,  
6 as in Nancy, A, as in apple.

7 My concerns, basically, are  
8 environmental in the area of Pine  
9 Grove, and I'm referring to this  
10 particular document (indicating), the  
11 Comprehensive Plan. I didn't print  
12 off all of it, but this is the cover  
13 page, to clarify the document on the  
14 report.

15 When I look at Figure 6, which  
16 has to do with the DEC-regulated  
17 streams and recreational river  
18 Comprehensive Plan update -- this past  
19 summer, I was speaking with the DEC.  
20 We had an issue in Pine Grove where  
21 someone, a homeowner, put a drainage  
22 pipe into Mirror Lake, and in my  
23 discussions with the DEC, this  
24 particular article -- you refer to it  
25 as Article 15, Title 27, which refers

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2                   to the scenic and recreational Ramapo  
3                   River Corridor, or something like  
4                   that, they assured me that our two  
5                   lakes in Pine Grove, Mirror Lake and  
6                   Pine Grove Lake, are part of that  
7                   corridor, And on this figure  
8                   (indicating) -- again, Figure 6 -- I  
9                   don't see the shading including our  
10                  two lakes. The phone number of the  
11                  person I spoke to at the DEC is  
12                  845-256-3054.

13                  It was very interesting -- you  
14                  mentioned there was some -- in your  
15                  presentation, Bonnie, you mentioned  
16                  about this, some sort of local  
17                  wetlands procedure that can be  
18                  followed, which I haven't heard about,  
19                  because being familiar with Mirror  
20                  Lake, more so than Pine Grove Lake --  
21                  Pine Grove Lake is the upper lake,  
22                  which also has some wetlands. I don't  
23                  know to what extent they've been  
24                  mapped out, but I know at the Mirror  
25                  Lake, we have a spillway where the

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2 water comes out of the lake and goes  
3 into Stonybrook and into the Ramapo  
4 River. In the '70's, two young  
5 children found a bog turtle in that  
6 area right behind Mirror Lake, and I  
7 was somewhat surprised to see the bog  
8 turtle was left out of this species  
9 list in the plan -- I'm referring to  
10 pages 4-17 and 4-18, and that's  
11 (indicating) -- that's the wetlands at  
12 the lower lake that hasn't been mapped  
13 out yet by the DEC or the Army Corps  
14 of Engineers, and I was wondering if  
15 that -- if the local procedure would  
16 be one avenue to establish that area  
17 as a wetlands.

18 MS. FRANSON: Well, just to add,  
19 real quick --

20 MR. SPINA: Yes.

21 MS. FRANSON: -- that if you want  
22 to look at this map after the meeting,  
23 it does have the wild and scenic  
24 corridor mapped on it, so you can see  
25 whether or not it's in or out.

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2 MR. SPINA: Yes, I'm going by it;  
3 it's the same as this one here --

4 MS. FRANSON: Okay.

5 MR. SPINA: -- and I don't see  
6 Mirror Lake or Pine Grove Lake  
7 included as part of that.

8 MS. FRANSON: It's not included?  
9 Okay.

10 MR. SPINA: And you know, it's  
11 a concern that I have, because for  
12 example, you use Mirror Lake for  
13 swimming and, as you know, the  
14 streams and the lakes have different  
15 categorizations.

16 Actually, people think that it's  
17 a lake, and it says there's certain  
18 activities you're not allowed to do on  
19 the banks of a stream. Actually,  
20 these small lakes really are  
21 considered more to be streams, rather  
22 than lakes, so there's some concern --  
23 my concern, basically is to protect  
24 our lakes/streams and to have Pine  
25 Grove Lake and Mirror Lake, I think,

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2                   included in that umbrella with the  
3                   Ramapo River Corridor.

4                   And there was one other map  
5                   (indicating) -- "Figure 12" which is  
6                   the scenic resources in the Sloatsburg  
7                   Comprehensive Plan Update, and it  
8                   gives a legend, a symbol key, for  
9                   bridges, cemeteries, etcetera, and I  
10                  notice there's a star for dams. We  
11                  have a major issue in our community in  
12                  Pine Grove with the dam in the upper  
13                  lake, Pine Grove Lake. I don't see  
14                  that notation listed there, the star,  
15                  as a lesser -- a dam; it's an urban  
16                  dam. There's a dam of lesser  
17                  importance at the lower lake, at  
18                  Mirror Lake, and I don't see a star  
19                  there, either.

20                  These are just suggestions. I  
21                  don't know, you know, why they were  
22                  left out. I'm just mentioning, you  
23                  know, this is just what I noticed, and  
24                  I appreciate being given the  
25                  opportunity to make these comments.

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2 This is a very impressive  
3 document, and before a very  
4 distinguished Board. I think that's  
5 all for now.

6 Thank you.

7 (Applause.)

8 MAYOR WRIGHT: Thank you.

9 MR. KHOUROUZIAN: My name is  
10 Charles Khourouzian, and I'll spell  
11 that for you -- K-H-O-U-R-O-U-Z-I-A-N.  
12 I'm here on behalf of Hass Realty,  
13 H-A-S-S.

14 In the plan, that parcel  
15 (indicating) falls in the proposed  
16 MU-2 zoning, which allows -- in your  
17 presentation, you mentioned, it allows  
18 for some zoned commercial use. We're  
19 asking the Board to consider some  
20 additional retail uses in the zone, in  
21 addition to what's there. There are  
22 some uses which require a special  
23 permit and so forth. We're asking the  
24 Board to consider additional retail  
25 uses in that strip there. That's the

1 - Public Hearing -

2 property in an area across from  
3 Washington Avenue, which is in the  
4 green there.

5 MR. WRIGHT: Thank you very much.

6 MS. FRANSON: You are  
7 representing -- is it the Sark's?

8 MR. KHOUROUZIAN: No, Hass  
9 Realty, which is the owner of the  
10 property.

11 MS. FRANSON: That's Sark's --

12 MR. KHOUROUZIAN: No, its Hass  
13 Realty, who is the owner.

14 MS. FRANSON: Okay.

15 MR. KHOUROUZIAN: It's 185 Orange  
16 Turnpike.

17 MS. FRANSON: Oh, okay. Thank  
18 you.

19 MAYOR WRIGHT: Thank you very  
20 much.

21 Would anyone else like to address  
22 the Board? Yes?

23 MR. TREVISANI: Good evening,  
24 everyone. My name is Chris Trevisani,  
25 T-R-E-V-I-S-A-N-I, Baker Residential.

1 - Public Hearing -

2 We are the contract vendors --

3 UNIDENTIFIED FEMALE VOICE: I  
4 can't hear you.

5 MR. TREVISANI: We are the  
6 contract vendees for the property at  
7 245 Orange Turnpike, which is the  
8 northern section that's zoned MU-1  
9 under planning.

10 Well, first of all, I'd like to  
11 commend the Board. Again, as I  
12 previously mentioned, it's been a very  
13 long road, which you guys have come  
14 through. Your team of consultants has  
15 worked very diligently, and come up  
16 with a very well thought out plan, and  
17 one that I think echoes the sentiments  
18 of the Village, and to echo the  
19 sentiments of Mr. Klein and Mr. Lange  
20 earlier, I think that the density is  
21 essential to preserving the  
22 sustainability of the commercial  
23 retail activities and businesses along  
24 Route 17.

25 As someone who's building homes

1                   - Public Hearing -

2                   in this area, in this community, we  
3                   think that the density is more  
4                   appropriate along the 17 corridor. So  
5                   what I would like to suggest to the  
6                   Board -- and this is a very specific  
7                   recommendation -- is that the  
8                   allowable density that's proposed in  
9                   the MU-1 and, perhaps, MU-2 zone be  
10                  reconsidered to one unit for every  
11                  eight thousand square feet, as opposed  
12                  to one unit for every ten thousand  
13                  square feet. I think that's a slight  
14                  modification, and one that's still  
15                  within the spirit of the Comp Plan.

16                  We really respectfully wish that  
17                  you would consider modification in the  
18                  plan.

19                  Thank you.

20                  MAYOR WRIGHT: Thank you very  
21                  much.

22                  Would anyone else like to address  
23                  the Board? Mr. Kwaznicki?

24                  MR. KWAZNICKI: My name is John  
25                  Kwasnicki. I live at 16 Cranberry

1                   - Public Hearing -

2                   Road in Sloatsburg, and I've prepared  
3                   a statement.

4                   With all due respect to my  
5                   attorney friends, Mr. Klein and Mr.  
6                   Lange, I don't agree with you. For  
7                   the record, I am a member of the  
8                   American Planning Association in  
9                   relationship to this Sloatsburg  
10                  Village Board's public hearing of  
11                  October the 10th, 2006, and proposed  
12                  Village of Sloatsburg's Updated  
13                  Comprehensive Plan of February 2006.

14                  I offer the American Planning  
15                  Association Policy Guidelines that  
16                  relates to the village's Master Plan  
17                  and zoning as to security, public  
18                  redevelopment, housing, wetlands,  
19                  historical resources, solid hazardous  
20                  waste management, water resource  
21                  management and neighborhood planning,  
22                  plus a copy of the American Institute  
23                  of Certified Planners Code of Ethics  
24                  and Professional Conduct in that I  
25                  feel that the planning is about

1                   - Public Hearing -

2                   ethics, but American Institute of  
3                   Certified Planners principles are a  
4                   failed responsibility to the  
5                   Sloatsburg public, and the  
6                   Comprehensive Plan in giving  
7                   meaningful planning education over the  
8                   last seven years on the forming of  
9                   this stealth Draft Comprehensive Plan  
10                  of November 6, 2002, that was followed  
11                  by the Village Board's public hearing  
12                  125 days later, on March 11th, 2003,  
13                  without response to public comments to  
14                  this day.

15                  Now, will the Village Board  
16                  respond openly to our comments, to  
17                  this so-called Updated Comprehensive  
18                  Plan of February 2006 or the Central  
19                  Business District Study Plan of  
20                  December 2005? And why would these  
21                  documents be withheld from the  
22                  Sloatsburg residents until now, eight  
23                  months later?

24                  My following opinions and  
25                  comments are as follows:

1                                   - Public Hearing -

2                                   Number 1, I have sent a letter to  
3                                   the Rockland County Attorney's office  
4                                   to question by resolution of the  
5                                   Sloatsburg Draft Comprehensive Plan of  
6                                   December 2002 and the Updated  
7                                   Comprehensive Plan of February 2006  
8                                   and related documents sent to the  
9                                   Rockland County Department of Planning  
10                                  for their review under the General  
11                                  Municipal Law 239-M. This entire  
12                                  matter might be in violation of  
13                                  filing.

14                                 Number 2, are there any  
15                                 Sloatsburg Village Board members that  
16                                 own, rent or lease properties within  
17                                 the Updated Comprehensive Plan "red  
18                                 zone" that is now indicated as VC-1  
19                                 village center, or the orange zone,  
20                                 indicated in VC-2? If so, would this  
21                                 indicate a conflict of interest?

22                                 When did the Sloatsburg Planning  
23                                 and Zoning Boards or the Comprehensive  
24                                 Plan Committee review the new updated  
25                                 Comprehensive Plan for its zoning

1 - Public Hearing -

2 amendments? If so, when and where?  
3 Are their findings rendered to the  
4 Village Board?

5 Number 4, when did the Sloatsburg  
6 Village Board, by resolution, have Tim  
7 Miller & Associates planners update  
8 the Comprehensive Plan of February  
9 2006?

10 Number 5, the Sloatsburg Draft  
11 Comprehensive Plan, Page 12, in the  
12 updated Comprehensive Plan, Pages  
13 IV-13 have the same wording, stating:  
14 "With future residential development  
15 in the Village and growth in the  
16 adjacent Town of Tuxedo, there may be  
17 a future demand for commercial service  
18 in the Village center" -- same page  
19 indicating B-3, residential regional  
20 shopping.

21 A: Doesn't this really mean,  
22 this proposed Central Business  
23 District Study plan, for a shopping  
24 center to be located in the 100-year  
25 flood plain of the Ramapo Brook and

1                   - Public Hearing -

2                   the Ramapo River Watershed aquifer is  
3                   to accommodate the townships of Tuxedo  
4                   and Ramapo developments of Tuxedo  
5                   reserve of 1,195 mixed housing units  
6                   more than 290 units of active adult  
7                   housing?

8                   B: Has Sloatsburg received the  
9                   new FEMA flood plain maps for the  
10                  entire village? And why isn't there  
11                  another shopping center flood-plain  
12                  free alternative location to serve the  
13                  Sloatsburg residents within the  
14                  Village, not sprawl the developments,  
15                  such as Tuxedo Reserve, with  
16                  additional traffic?

17                  Number 6: With regards to the  
18                  Comprehensive Plan on Page V-9 number  
19                  F Annexation, is the same as the Draft  
20                  Comprehensive Plan on Page 60.

21                  Why, during these last seven  
22                  years, didn't the Sloatsburg Village  
23                  Board petition the Town of Ramapo for  
24                  annexation of the Lorderdan property  
25                  of thirty areas into the Village for

1                   - Public Hearing -

2                   open space.

3                   Number 7: Regarding the  
4                   Comprehensive Plan, on Pages V-8 and  
5                   V-9, Letter E, SEQRA, is the same as  
6                   the Draft Comprehensive Plan on Pages  
7                   59 and 60. Both Master Plans are  
8                   indicating critical environmental  
9                   areas that could have been a CEA  
10                  district located on the Tuxedo Park  
11                  Associates forty-acre property to  
12                  safeguard the Park Avenue stream that  
13                  discharges in the nearby Ramapo River  
14                  in the CEA district with five hundred  
15                  foot buffers to protect the entire  
16                  length of the Ramapo River, but the  
17                  Village Board did nothing.

18                  In closing, I intend to submit  
19                  additional comments on this Master  
20                  Plan Central Business District Study  
21                  and proposed zoning amendments before  
22                  the October 12th, 2006, comment  
23                  deadline, and I would like to say to  
24                  Mr. Klein that, in the meantime, over  
25                  these periods of time, now the Town of

1                   - Public Hearing -

2                   Ramapo -- with the Town of Ramapo --  
3                   and a lot of the towns along the  
4                   Ramapo River have signed on, even down  
5                   to the counties of New Jersey, of what  
6                   they call the Ramapo River Watershed  
7                   Inter-municipal Counsel, and to me, to  
8                   build in a FEMA flood plain in this  
9                   VC-2 area is contradicting what this  
10                  council is trying to do.

11                  I think one of the most important  
12                  things in the Village of Sloatsburg is  
13                  the Ramapo River. This is Rockland  
14                  County's thirty-five percent of their  
15                  drinking water. We should try to  
16                  protect it as well as we can.

17                  It all sounds nice to build a  
18                  shopping center in a FEMA flood plain,  
19                  but the thing of it is, there's a  
20                  mysterious C&D landfill there now of  
21                  approximately 65,000 square yards, and  
22                  nobody seems to know where it came  
23                  from to even how it came be here.  
24                  This even is detrimental to the flood  
25                  plain.

1                   - Public Hearing -

2                   So, the people have lived here,  
3                   and have seen this whole area -- I  
4                   just think -- I can't understand, like  
5                   for example, when the recreational  
6                   complex opened up, a few months later  
7                   when Hurricane Floyd came rushing in,  
8                   half the ballfield ended up down in  
9                   Oakland.

10                  These are the kinds of things  
11                  going on here in the Village of  
12                  Sloatsburg. Everything looks nicey-  
13                  nice on a nice day like today, but --  
14                  and just like last week -- I believe  
15                  this plan also is considering three  
16                  lanes, a change in Route 17: One lane  
17                  north, one lane south, and the whole  
18                  middle lane, all the way through the  
19                  Village of Sloatsburg, is the turning  
20                  lane. Now just last week, we had the  
21                  water-main break. This is what we're  
22                  going to be facing if that kind of  
23                  idiotic idea ever goes through, and  
24                  that's what it is. The cars have been  
25                  backed up past Tuxedo, and in the

1                   - Public Hearing -

2                   mornings, you can tell when there's an  
3                   accident or fender-bender going onto  
4                   the Thruway on the stretch below  
5                   Sloatsburg. It backs up on Sterling  
6                   Mine Road. It backs up, certainly, on  
7                   Route 17. And on top of that, for the  
8                   same -- the same planners from Tim  
9                   Miller & Associates and Burgess  
10                  Associates, they been involved in the  
11                  Town of Tuxedo for many, many years,  
12                  and what bothers me the most is when  
13                  this Tuxedo reserve thing was being  
14                  put together, the finding statement --  
15                  the agent here tonight for Tim Miller  
16                  & Associates, she didn't raise one  
17                  finger in the seven workshop sessions  
18                  that put this binding statement  
19                  together -- and it was finalized on  
20                  November the 15th, 2004 -- to defend  
21                  her own Draft Master Plan in the  
22                  Village of Sloatsburg, and I want that  
23                  to be on the record, and the thing of  
24                  it is, when I bring more stuff in,  
25                  it's going to be about additional

1                   - Public Hearing -

2                   zoning stuff that's not in the zoning  
3                   ordinance, whatsoever.

4                   And one of the main things that  
5                   the Village needs is an Ethics  
6                   Commission Board in this Village, to  
7                   start off on the right foot, and we're  
8                   talking about all this stuff, and once  
9                   the Rockland County Sewer District  
10                  Number 1 is finally in service in the  
11                  Village of Sloatsburg, I predict  
12                  within ten years, you will not be able  
13                  to recognize Sloatsburg, because of  
14                  some of the precedents that's been set  
15                  by this Village in the last seven  
16                  years.

17                  Thank you.

18                  MAYOR WRIGHT:  Would anyone else  
19                  like to address the Village Board?

20                  MR. WEISSMAN:  Hi, everybody.  My  
21                  name is Larry Weissman.  How are you?  
22                  I live at 31 Apple Street.

23                  This Board has an opportunity to  
24                  make minor changes with this plan.

25                  I've been going through an issue, and

1                   - Public Hearing -

2                   I think that it would help the plan,  
3                   the plan of the town or village, to  
4                   look at a lot of the nonconforming  
5                   lots that are in this town or this  
6                   Village.

7                   There are trailers on Johnstontown  
8                   Road; there are trailers that my  
9                   family owns, and I think that the  
10                  town -- the Village, should put some  
11                  language in the code to make it easier  
12                  to turn nonconforming lots into  
13                  conforming lots, so we don't have  
14                  pre-existing lots that continue and  
15                  continue for generations and  
16                  generations.

17                  I own, or my family owns, the  
18                  trailer next to Sloatsburg Elementary  
19                  School. It's on a nonconforming lot.  
20                  It will stay that way forever, unless  
21                  I can make a change to make that lot a  
22                  conforming lot, and I think the Board  
23                  should take into mind that there are a  
24                  lot of nonconforming lots in this  
25                  village.

1                   - Public Hearing -

2                   Up on 17, they are too close to  
3                   the highway. Johnsontown Road has  
4                   four trailers. Those people are never  
5                   going to go away, unless you address  
6                   the rezoning conditions or zoning  
7                   favors to say, okay, we have four  
8                   trailers. We'll allow two two-family  
9                   houses there. We'll change the zoning  
10                  to make it look better, but if we  
11                  don't address it at this opportunity,  
12                  it will never be addressed, and no one  
13                  will be able to go after these ugly  
14                  properties, and I own an ugly  
15                  property -- I really do; I own a  
16                  really ugly property, which was built  
17                  in 1957. It's vile, but I will rent  
18                  it until the day I die unless I can  
19                  get -- unless I can get a subdivision  
20                  on my property which will be more  
21                  conforming, but the problem just isn't  
22                  mine. The problem is all these  
23                  nonconforming lots, and there are a  
24                  lot of them.

25                  You travel 17, they're like an

1 - Public Hearing -

2 inch from the road. You travel on  
3 Johnstontown Road, and there's those  
4 four trailers. Those owners have no  
5 ability to come into the Board and  
6 say, look, we would like to take the  
7 trailers down and put a house there.  
8 That would make it look good or update  
9 it.

10 We're always going to have these  
11 eyesores unless we make something  
12 within the Board or something within  
13 this plan that says, hey, if you can  
14 take a nonconforming lot, and make it  
15 into a conforming lot or a more  
16 conforming lot, and take these ugly  
17 spots out of our town or our building,  
18 we're never going to be able to do it.

19 Thank you.

20 (Applause.)

21 MR. WRIGHT: Would anyone else  
22 like to address the Village Board --  
23 oh, Tom? Go ahead.

24 MR. McCARREN: Yes, Thomas  
25 McCarren, M-C-C-A-R-R-E-N, 32 Laurel

1                   - Public Hearing -

2                   Road, Village of Sloatsburg.

3                   My comments really are to address  
4                   the particular provisions drafting of  
5                   the new zoning code. There are some  
6                   particular provisions in here that I  
7                   do want to comment on that I would ask  
8                   the Village Board to revisit and to  
9                   consider modifying. Most of them fall  
10                  into the general categories of the  
11                  parking of certain vehicles in a  
12                  residential area.

13                  The first section that I'd like  
14                  to comment on is on Page VI-6 of the  
15                  draft zoning codes, and that is the  
16                  section that is entitled "Commercial  
17                  Vehicles and Recreation Vehicles."

18                  In the prior zoning code that we  
19                  have in the Village, it specifically  
20                  addressed the parking of utility  
21                  trailers, and where they can be  
22                  parked, and the draft code that's  
23                  under consideration now doesn't make  
24                  any reference to that.

25                  Actually, within the sections

1                                 - Public Hearing -

2                                 contained within the new code, it  
3                                 refers to several different types of  
4                                 trailers, all of which are somewhat  
5                                 conflicting, I think, vague and  
6                                 ambiguous, and it's going to be very  
7                                 difficult to enforce down the line,  
8                                 but the first section refers to  
9                                 "trailer bodies and shipping  
10                                containers." That's the first  
11                                reference to any trailer in there.  
12                                Section C refers to "tractor-  
13                                trailers," and then D makes an  
14                                isolated reference to "trailers."  
15                                There's no references to utility  
16                                trailer in there. I haven't seen a  
17                                definition of what a trailer body is  
18                                in the code. In fact, the code  
19                                itself, under "trailer," it's much  
20                                more limited to just "a vehicle used  
21                                for living or sleeping purposes, and  
22                                standing on wheels or on rigid  
23                                supports is a trailer."

24                                I think that the Board should  
25                                revisit this entire section, maybe

1                   - Public Hearing -

2                   consisting of some of these terms that  
3                   have no definition that I've seen, and  
4                   I've looked in the Vehicle and Traffic  
5                   Law. They're not defined in there --  
6                   Some other area of the law that  
7                   they're defined under, I do not know  
8                   what it is, but I think this has been  
9                   an issue that the Village has kind of  
10                  struggled with over the last few  
11                  years.

12                 The parking of vehicles, utility  
13                 vehicles -- I don't see what benefit  
14                 we get as residents to the parking of  
15                 these utilities trailers and cars  
16                 within the front yards of the  
17                 residential properties. I think it  
18                 actually has a detrimental effect that  
19                 is not only unsightly, I think it  
20                 depreciates the values of our  
21                 properties. I think the old codes had  
22                 a much better balance as to where  
23                 trailers and commercial vehicles could  
24                 be parked. It actually addressed that  
25                 they should parked on the driveways,

1                   - Public Hearing -

2                   and addressed screening issues.

3                   That's all omitted from the new draft  
4                   codes.

5                   I think that has to be really  
6                   reworked in its entirety. Even the  
7                   section on commercial vehicles, I  
8                   think, does not strike the right  
9                   balance of protecting the neighbors  
10                  who live in these areas from what can  
11                  be considered as an unsightly object  
12                  within the residential areas. So I  
13                  think that this really completely  
14                  omits it.

15                  I haven't seen anything that  
16                  comes close to addressing the utility  
17                  trailer issue with it, and I think  
18                  that the title itself should make  
19                  specific reference to trailers. I  
20                  think it should be a broad language  
21                  that includes "all trailers of any  
22                  size, any kind, including utility  
23                  trailers, storage trailers, trailers  
24                  used for the transport of vehicles."  
25                  I think the language should include,

1                   - Public Hearing -

2                   "should be strictly prohibited, except  
3                   in these specific areas," and I think  
4                   that if you go back to the old code, I  
5                   think that has a better balance  
6                   between allowing people who do want to  
7                   have these things, but limiting them  
8                   to these certain areas to provide the  
9                   proper screenage.

10                  So, that is the first area that I  
11                  would ask the Board to go back and to  
12                  really rework and include those  
13                  provisions in there. I just don't see  
14                  any benefit to the residents without  
15                  having that kind of language in there.  
16                  Certainly, the language in there is  
17                  much too ambiguous for anyone to be  
18                  able to enforce.

19                  The next section in the code that  
20                  I would like to speak about now is  
21                  under XI-1, and that deals with  
22                  off-street parking, and that seems to  
23                  limit the parking to just required  
24                  parking spaces, which seems to me to  
25                  indicate these parking spaces that are

1                   - Public Hearing -

2                   paved and that are there when you buy  
3                   the house when they are built. I  
4                   think that language should be broader  
5                   to include that no parking space shall  
6                   be located in the front yard with  
7                   respect to that provision.

8                   There's another section there  
9                   that deals with the visibility at  
10                  intersections. I just want to briefly  
11                  comment on that. That includes  
12                  limiting what can be parked within  
13                  these intersections, and obviously,  
14                  the purpose of this is to preserve the  
15                  visibility of the intersections.  
16                  However, I think that is to limit it,  
17                  and should include vehicles and  
18                  utility trailers, as well.

19                  They can act as an obstruction to  
20                  people's visibility and sight, such as  
21                  a fence or a wall or a hedge, and the  
22                  only things that are mentioned in  
23                  there -- and certainly, there are  
24                  locations within the Village that  
25                  actually have that kind of obstruction

1                   - Public Hearing -

2                   that would limit the visibility of  
3                   those sections -- I think those areas  
4                   need to be reworked. I think they  
5                   need to incorporate some of those  
6                   suggestions I made, and I think that  
7                   this may be an appropriate time for  
8                   the Village to look over what is a  
9                   sensible and reasonable enforcement  
10                  policy.

11                  Again, I think that's an area  
12                  that I think the Village has struggled  
13                  with and has caused a lot of perhaps  
14                  unnecessary conflict, but I think one  
15                  of the critical factors that should be  
16                  looked upon is how it affects the  
17                  value of our properties and what is  
18                  deemed unsightly, and certainly, those  
19                  are the things that are listed as the  
20                  objectives and the goals of this draft  
21                  plan, but I would ask that the Board  
22                  look at those areas, tighten up some  
23                  of that language, and incorporate  
24                  those, because I think that as it is  
25                  written, it's certainly not going to

1 - Public Hearing -

2 have its intended purpose, and I guess  
3 at some later time, I would like to  
4 get some feedback as to whether it is  
5 the Board's intention to limit the  
6 utility vehicles and the trailers and  
7 those kinds of things within the  
8 residential areas.

9 Thank you.

10 MR. WRIGHT: Would anyone else  
11 like to address the Board? Mr.  
12 Izzo?

13 MR. IZZO: My name is Joseph  
14 Izzo. I live at 46 Washington Avenue.

15 THE STENOGRAPHER: Would you  
16 spell that name for me?

17 MR. IZZO: I-Z-Z-O.

18 To correct Mr. Spina, the wild  
19 scenic and recreation corridor was  
20 delineated by Mayor Sam Abate, okay?  
21 And one of the problems that came  
22 about was that most of our downtown  
23 area fell within that corridor, so  
24 every time you would have to build a  
25 project, you would have to go to the

1                   - Public Hearing -

2                   DEC for some type of approval or  
3                   permit. So they actually -- and I  
4                   can, you know, give to the Village  
5                   Board, that map, the delineated map,  
6                   which shows where actually that  
7                   corridor is.

8                   The Second thing is, I'm really  
9                   disappointed with this Master Plan,  
10                  okay? It takes seven years to do a  
11                  Master Plan? You know -- I mean,  
12                  honestly, in New Jersey, I think they  
13                  update them every five years. If it  
14                  wasn't for Mr. Kwasnicki and myself,  
15                  the whole downtown revitalization  
16                  would have been left out of it, okay?  
17                  When I take a look at this, it makes  
18                  me nauseous.

19                  Especially -- Ms. Franson, you  
20                  should know that that downtown is in a  
21                  flood plain, okay? And what don't you  
22                  do? You don't build in a flood plain.  
23                  This is common sense, okay? Common  
24                  sense. You don't put your village  
25                  center where it floods over, and I've

1 - Public Hearing -

2 got pictures to prove it.

3 Isn't that right, Mr. Reimer?

4 Isn't that the whole basis of the  
5 Nakoma Brook senior housing getting  
6 knocked down, because it may lie in  
7 the flood plain. Okay? Now, you take  
8 the water dam into consideration,  
9 okay? What's that going to do?  
10 That's going to create more runoff,  
11 all right? And when you have more  
12 runoff, where's the water going to go?  
13 It's going to go right into your  
14 business district, okay? Common  
15 sense.

16 Mr. Kwasnicki brought to this  
17 Village Board a plan that would move  
18 the Village center, okay? Out, okay?  
19 Out of the downtown, out of the flood  
20 plain area. Maybe you need to go back  
21 and reconsider that, that it should,  
22 in fact, be moved.

23 Mr. Bonkoski's father worked on  
24 the '58 Master Plan, and if you take a  
25 look at that plan, it was well thought

1                   - Public Hearing -

2                   out, okay? There was a lot of things.  
3                   This building that we're in, okay, is  
4                   a result that Master Plan. The water  
5                   tanks in our Village is a result of  
6                   that Master Plan. The loop system for  
7                   our water is a result of that Master  
8                   Plan, okay?

9                   There was things that they wanted  
10                  to do -- one was to split Route 17,  
11                  okay? Because there's going to be  
12                  more and more and more traffic, okay?  
13                  You add Tuxedo Reserve -- and I got  
14                  the letters, Mr. Mayor -- and the  
15                  deals and whatever with Mr. Vetromile  
16                  (phonetically) makes me sick, makes me  
17                  absolutely nauseous and embarrassed to  
18                  know that you can go behind closed  
19                  doors and meet with a developer and  
20                  opt against the people of your own  
21                  village. That is going to impact us,  
22                  and that happens to be a big problem,  
23                  Tuxedo Reserve, okay? Because the  
24                  zoning does conform to our own zoning,  
25                  -- and under that, and that alone, you

1                   - Public Hearing -

2                   could have put up a fight. But no,  
3                   you got the planner from Tuxedo  
4                   working for your Village, working  
5                   against the people of the Village --

6                   The Comprehensive Plan is about  
7                   the people; it's about us. It's not  
8                   about closed-door deals. It's not  
9                   about, let's make my village center  
10                  the way I want it. It's about  
11                  everybody here. It's about everybody.

12                  This isn't Joe Izzo's village.  
13                  This is our village, our community,  
14                  and we got to work and get on the same  
15                  page to make it right, okay, and to do  
16                  the right thing, and I had certainly  
17                  hoped that when you got elected, that  
18                  was going to happen, all right? But  
19                  it didn't.

20                  I got thrown out of meetings,  
21                  perfectly legal meetings that I got an  
22                  opinion from Robert Friedman, okay,  
23                  the Executive Director on the meeting  
24                  log. I was right to be there, on  
25                  Tuxedo Reserve, okay? I had charges,

1                   - Public Hearing -

2                   falsified charges, pressed on me by  
3                   Mr. Building Inspector. That just  
4                   came out of nowhere. This is the  
5                   stuff that I'm talking about.

6                   You got to get back to the table,  
7                   and get this plan done. How long did  
8                   it take to do a plan in Montebello?  
9                   Two years? How long did it take to do  
10                  our Master Plan here in Ramapo? Why  
11                  did it take seven years?

12                  I know why it took seven years;  
13                  it's because you did not want a  
14                  completed plan, because it was going  
15                  to ruin or it was going to affect the  
16                  overall concept of Tuxedo Reserve, and  
17                  the -- little do you know, Mr. Mayor,  
18                  you had to settle your lawsuit, okay?  
19                  And I told Rebecca Curran, at the time  
20                  -- that was a trustee -- I told her,  
21                  "Do not revoke the PRD," when you did  
22                  it. "Do not do that." Why? Because  
23                  you're removing the rights from the  
24                  developer.

25                  Under this Master Plan, had you

1                   - Public Hearing -

2                   completed it and changed the PRD  
3                   zoning, you would have never gotten  
4                   sued; isn't that right? You know.  
5                   Let's start using a little bit of  
6                   common sense, all right, and that's  
7                   all I ask.

8                   I don't want to fight with you; I  
9                   don't want to argue; I want to do  
10                  what's right for my village and my  
11                  family, and it starts with everybody  
12                  being on the same page and putting  
13                  their heads together, not having a  
14                  planner that, as a contractor that is  
15                  contracted to do the Master Plan and  
16                  then gets paid once, and then you have  
17                  Mr. Burgess comes in, and then he gets  
18                  paid. It's no wonder why taxes are so  
19                  high, you know? People are getting  
20                  paid three times to do the same job.  
21                  It's not right.

22                  It just -- it really, really  
23                  bothers me. I really think that you  
24                  need to get -- Mr. McCarren has some  
25                  great ideas about zoning; get that

1                   - Public Hearing -

2                   gentleman on the Board. You want the  
3                   right zoning, I think you should get  
4                   people back together, back on the same  
5                   page, and put the plan together, and  
6                   something where everybody agrees on  
7                   it, and it gets adopted, and that's  
8                   what needs to be done, Okay? Because  
9                   there's just common-sense things that  
10                  are not being addressed, and it's  
11                  wrong, and I think, in the long run,  
12                  we, in the Village, are going to lose  
13                  out.

14                  You got to look to the future  
15                  with a Master Plan, you got to look a  
16                  hundred and fifty years to the future.  
17                  What's going to happen then with Route  
18                  17, okay? There's one way in and one  
19                  way out, okay? That's basically it.  
20                  So we have to plan for that, and we  
21                  have to do that reasonably.

22                  Thank you.

23                  (Applause.)

24                  MAYOR WRIGHT: Would anyone else  
25                  like to address the Village Board?

1                   - Public Hearing -

2                   Mr. Spina?

3                   MR. SPINA: Now, I just want to  
4                   respond to Mr. Izzo's comments about  
5                   the limits within Ramapo River, the  
6                   scenic and recreational area which  
7                   comes under, I believe, Article 15,  
8                   Title 27. That's referred to in the  
9                   Comprehensive Plan. Again, that  
10                  number, I gave you, 845-256-3054 -- I  
11                  spoke to Rebecca Crist, C-R-I-S-T,  
12                  this past summer, and they should be  
13                  able to clarify exactly, you know, how  
14                  Pine Grove Lake and Mirror Lake fit  
15                  into that category, but what counts is  
16                  the facts, not my opinion or Mr.  
17                  Izzo's opinion, and if I'm misinformed  
18                  or mistaken, then let's find out.

19                  Thank you.

20                  MAYOR WRIGHT: Would anybody else  
21                  like to address the Board? Dave?

22                  MR. VERAGA: Hi, Dave Veraga of  
23                  45 Seven Lakes Drive, Sloatsburg.

24                  THE STENOGRAPHER: Would you  
25                  spell your last name?

1 - Public Hearing -

2 MR. VERAGA: Last name?

3 THE STENOGRAPHER: Um-hum.

4 MR. VERAGA: V-E-R-A-G-A.

5 THE STENOGRAPHER: And the  
6 address again?

7 MR. VERAGA: 45 Seven Lakes  
8 Drive.

9 One thing, the number of senior  
10 units, they were initially planned for  
11 thirty?

12 MS. FRANSON: Um-hum.

13 UNIDENTIFIED FEMALE VOICE: We  
14 can't hear you.

15 MR. VERAGA: No -- I'd just like  
16 to say, I think the senior housing is  
17 very important, and I thought thirty  
18 might be a low number. Possibly, if  
19 you plan that, I hope there's a plan  
20 for an expansion, because if you look  
21 around Rockland -- I know where I live  
22 down in Nanuet, the Sisters of Charity  
23 built a hundred units, and it's all  
24 occupied. If you look around at  
25 senior housing -- I don't know if all

1                   - Public Hearing -

2                   the senior housing units are occupied.  
3                   You may want to consider maybe  
4                   building thirty initially, but having  
5                   a plan for the future to add more. I  
6                   think that's real important, the  
7                   seniors. You constantly hear about  
8                   seniors having, you know, fixed  
9                   incomes, having problems with paying  
10                  taxes and maintaining homes, and they  
11                  want to stay in the area, so that  
12                  would really be, I think, a big  
13                  priority.

14                  That's it.

15                  (Applause.)

16                  MAYOR WRIGHT: Thank you. Would  
17                  anyone else like to address the Board?  
18                  Again, would anybody like to address  
19                  the Board?

20                  I'd like to thank you, all of  
21                  you, for coming this evening and  
22                  planning this Master Plan, this  
23                  Comprehensive Plan, which was put  
24                  together by your friends and  
25                  neighbors.

1 - Public Hearing -

2 Obviously, there are going to be  
3 some things that you might like to  
4 have taken out; Obviously, there are  
5 some things that you would like to  
6 have added to it, but it does reflect  
7 how most of you feel about it,  
8 probably eighty-five percent of it.  
9 The consensus here is that we keep  
10 Sloatsburg as a rural, rustic area,  
11 and that's what this plan does, and I  
12 want to thank all of you again for  
13 coming, and we hope that you continue  
14 to have a very nice evening.

15 MR. EMANUEL: Mr. Mayor?

16 MAYOR WRIGHT: Yes.

17 MR. EMANUEL: There should be a  
18 vote by the Board to close the public  
19 hearing, with a reminder to the public  
20 that public comment, written comments,  
21 will still be accepted until 4 p.m. on  
22 October 20th at the Village Clerk's  
23 office.

24 MAYOR WRIGHT: Yes, I was going  
25 to do that.

1 - Public Hearing -

2 MR. EMANUEL: Okay, sorry.

3 MAYOR WRIGHT: That's okay.

4 Okay, of course, as to the  
5 residents of our community, the  
6 seniors on the street coming in to our  
7 office, that you share your opinions,  
8 that you share your feelings and we  
9 always welcome that because this plan  
10 and every project is about "we," and  
11 that's all of us.

12 So, at this time, we're going to  
13 entertain a motion to close the public  
14 hearing.

15 MR. REIMER: I do.

16 MR. MAYOR: And do you second  
17 that motion?

18 MR. BONKOSKI: Second the motion.

19 MR. MAYOR: Second -- all in  
20 favor, the motion is carried; the  
21 meeting is closed.

22 (Whereupon this Public Hearing  
23 was concluded at 8:30 P.M.)

24 - o o o o o -

25

1 - Public Hearing -

2 STATE OF NEW YORK }

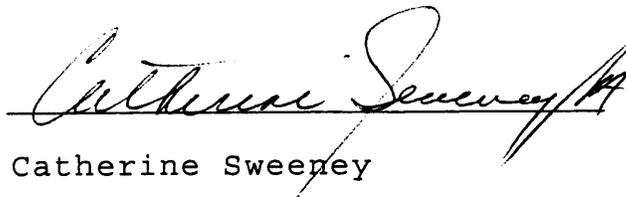
3 } ss.

4 COUNTY OF ROCKLAND }

5 I, CATHERINE SWEENEY, a Shorthand Reporter  
6 and Notary Public within and for the State of New  
7 York, do hereby certify that the within transcript of  
8 said Public Hearing is a true and accurate record of  
9 the testimony as taken stenographically to the best  
10 of my ability by and before me at the time, place and  
11 on the date hereinbefore set forth.

12  
13 I DO FURTHER CERTIFY that I am neither a  
14 relative nor employee nor attorney nor counsel of any  
15 of the parties of this action, and that I am neither  
16 a relative nor employee of such attorney or counsel,  
17 and that I am not financially interested in the  
18 outcome of this action.

19  
20 Dated: \_\_\_\_\_

21  
22   
23 Catherine Sweeney

**APPENDIX B**

**Written Comments Received on the  
DGEIS**

The following documents were submitted to the Village of Sloatsburg at the time of the Public Hearing of October 10, 2006 with respect to the Draft Generic Environmental Impact Statement in conjunction with the proposed Comprehensive Plan, proposed Business District Study and proposed Comprehensive Zoning Amendment.

1. Document submitted by Michael L. Klein, Esq. on behalf of Mombasha Development Corp.
2. Sloatsburg Master Plan Commentary Created for Marcel Amona
3. Transcript submitted by John Kwasnicki along with American Planning Association APA Policy Guide Development

The following is a listing of comments received by the Board of Trustees of the Village of Sloatsburg regarding the proposed Comprehensive Plan, the proposed Central Business District Study and the Draft Environmental Impact Study. The period covered is from 10/11/06 to 10/20/06 at 4:00 PM.

1. 10/17/06 a letter from Gaye Stewart Wakefield
2. 10/17/06 a letter from Brian J. Quinn of Montalbano, Condon and Frank PC
3. 10/19/06 a letter from Charles Khourouzian
4. 10/20/06 a letter from Kathy Goldman
5. 10/20/06 a letter from Laurie Smyla
6. 10/20/06 a letter from Marianne Carroll
7. 10/20/06 a letter from Harrison Bush
8. 10/20/06 a letter from Peter Bush
9. 10/20/06 a letter and multiple attachments from John Kwasnicki
10. 10/20/06 a letter from Rockland County Department of Planning

John Kwasnicki comments and submissions  
Regarding Comprehensive Plan  
Received October 20, 2006

1. FOIL Request dated September 22, 2006
2. Letter re: Sloatsburg Municipal Building Conference Room, Closed Door Meeting-August 16, 2006 10 AM
3. EMAIL from Bonnie Franson dated June 20, 2002
4. Code of the Town of Montgomery, New York
5. Model Conservation Easement
6. Transcript by John Kwasnicki re: Sloatsburg Village Board Public Hearing October 10, 2006
7. CLG Program in NYS Model Historic Preservation Law for Municipalities in NYS
8. Legal Aspects of Municipal Historic Preservation-James A. Coon Local Government Technical Series
9. Zoning and the Comprehensive Plan --James A. Coon Local Government Technical Series, December 1999
10. Code of the Village of Airmont, New York
11. Floodplain Modeling Manual, HEC-RAS Procedures for HEC-2 Modelers, FEMA April 2002
12. Central Business District Parking Study City of Rye, New York Final Report July 2001
13. Managing Floodplain Development in Approximate Zone A Areas April 1995
14. Highlands Task Force Action Plan, Recommendation to Preserve New Jersey's Highlands, March 2004
15. Madison-Miller Planning Area, East Madison Business District Land Use & Zoning Analysis
16. Environmental Planning for Small Communities, A Guide for Local Decision-Makers, September 1994
17. Federal Register, Part II Environmental Protection Agency, March 29, 2006
18. Ordinance No. O012704 of Klickitat County, Washington
19. APA Safe Growth America Checklist
20. A Report by a Panel of the National Academy of Public Administration for the US EPA December 2001
21. Evaluation of State and Regional Water Quality Monitoring Councils, August 2003, EPA Office of Policy, Economics, and Innovation and EPA Office of Water
22. Wetlands and Watercourses Ordinance, Croton-On-Hudson, NY DPW
23. EPA Introduction to Water Quality Standards
24. Using Local Watershed Plans to Protect Wetlands, June 2006
25. Measuring the Health Effects of SPRAWL, September 2003
26. Local Open Space Planning Guide
27. Zoning Practice APA June 2006
28. General Code Village of Sands Point, NY
29. General Code Village of Montebello, NY

PUBLIC HEARING TESTIMONY  
VILLAGE OF SLOATSBURG - OCTOBER 10, 2006

Good evening. Mayor Wright, Members of the Village Board. My name is Michael Klein and I am a member fo the law firm of Klein & Klein, P.C., 2 Executive Blvd, Suffern, NY I am addressing you here tonight on behalf of Mr. Marcel Amona who is the principal in the corporation known as Mombasha Development Corp. This company is the owner and proposed developer of the slightly less than 12 acre parcel on the easterly side of Route 17 just south of Mill Steet which the draft zoning code designates as the VC-2 (Village Center 2) zoning district. The Village's beautiful "Community Fields" athletic complex is accessed through this parcel.

I commend the Village Board for moving forward toward the adoption of a new Comprehensive Plan and zoning code. I know from personal experience that this is one of the most difficult projects that a village or town board can undertake. I know also that this is one of the most important decisions the board must make as it will affect the economic vitality and the quality of life in the village for many years to come.

In my few minutes before you this evening, I will focus my remarks on the proposed Village Center 2 zoning district. This district is discussed in Section IV at pages 2-5 of the proposed Comprehensive Plan, and as Section 54-20 of the draft zoning law. The conceptual plan for the Village Center 2 zoning district is excellent. This parcel is well suited for development in a traditional mixed use neighborhood style with connected buildings on both sides of a treelined and landscaped streetscape. Mixed retail, residential and office uses in this particular area of the village is wise planning which will have no disruption on Sloatsburg's existing residential neighborhoods. Avoiding large parking lots and a large box store, while

nevertheless permitting a moderate size supermarket to accommodate the day-to-day food shopping needs of Village residents is a welcome proposal, as is the use of traffic calming mechanisms on adjacent Route 17.

However, some of the details of the proposed Village Center 2 zoning district are inconsistent or impractical, and should be promptly corrected or improved. I have prepared for your consideration an edited version of Section 54-20 of the zoning code with requested modifications. John Lange of the planning firm of Frederick P. Clark Associates and Laurie DiFrancesco of Joyce Realty-Batjac Division will discuss the reasons for some of these changes with you in just a few minutes. I would like to highlight the most significant of these proposed modifications with you now.

1. Little market for office space: The success of the village center concept is dependent on the buildings being fully occupied and the ongoing presence of residents to shop at the stores. As currently drafted, however, the comprehensive plan and the zoning law contemplate a significant office use in addition to retail - as much as 30,000 square feet. Much of the office space would be above the ground floor retail space. The market reality, however, is that there is little need now and in the foreseeable future for office space. Significantly, the comprehensive plan doesn't quantify any need for office space. As a consequence, if the proposed zoning law remains unchanged, then the second floor areas dedicated for office space are likely to remain largely vacant.

2. Tremendous need for housing: While there is little need for office space, there is a crying need for housing. The comprehensive plan properly notes that housing opportunities in the Village Center would attract rail and bus commuters, would enliven the village's commercial

base and have no adverse effect on Sloatsburg's traditional residential neighborhoods. The zoning should permit either office space or residential space of up to 30 units to be located above the first floor retail space in the mixed use buildings. The draft zoning law is too restrictive in permitting only stand alone residential buildings. This mix of retail and residential uses has worked beautifully in other communities as Mr. Lange will discuss with you shortly. You may be familiar with the mixed use development in the Village of Piermont where Pasta Amore is located as but one successful local example.

3. The site is appropriate for more housing units: The almost 12 acre site can readily accommodate more than the 30 housing units in dedicated residential buildings than the current draft zoning law permits. We suggest a maximum of 70 such units with the actual number determined by the Planning Board at the time of site plan approval. Mr. Lange will show you how this can be comfortably laid out without over-utilizing the site, and in keeping with the architectural and open space components of the village center zone.

4. The housing should not be restricted to age 55+: Village center housing is not appropriate for an age 55 restriction. The proximity to bus and train, and the relative affordability of one and two bedroom units makes this housing ideal for first time home-buyers and young couples as well as over 55 empty nesters. It is suggested that only 20% be earmarked for persons over age 55 and that the balance be unrestricted to address the diverse housing needs of the Village.

5. "Owner occupancy" is an inappropriate zoning restriction: A municipality may regulate through its zoning code the use of property, but it may not generally regulate the user of property. To require that the residential units be owner occupied and not tenant occupied is an

impermissible restraint on alienation of real estate. See, 5A Rathkopf & D. Rathkopf, *The Law of Zoning and Planning* (4<sup>th</sup> Edition Ziegler 2000) (“the principle that zoning enabling acts authorize local regulation of ‘land use’ and not regulation of the ‘identity or status’ of owners or persons who occupy the land would likely be held to apply to invalidate zoning provisions distinguishing between owner-occupied and rental housing.” See also, *FGL & L Prop. Corp. v. City of Rye*, 66 N.Y.2d 111. Once the zoning law is in place, Mr. Amona will have to decide whether the permitted dwellings will be condominiums, townhomes or rentals, or a combination. If there are rentals, Mr. Amona will retain the right to convert them to condominiums in the future. The type of ownership is not a lawful subject of the village’s zoning law.

6. The prohibition of all fast food restaurants is too broad: While an exclusion of stand alone fast food restaurants in the Village Center zone makes sense, a blanket prohibition of all fast food restaurants as broadly defined under the proposed zoning law does not. For example, village centers frequently have Starbucks cafe’s or Cold Stone ice cream parlors which fit well into the traditional neighborhood streetscape and look great. These types of restaurants are unreasonably precluded under the current draft zoning law, so the law should be modified to permit them.

7. Height limit should be 40' and permitted stories 3: For the purpose of adding flexibility in design and enabling steep, articulated roof designs and higher ceilings, the maximum permitted height should be 40' rather than 35'. This will enhance the appearance of the traditional looking buildings without increasing density. Also, since the “housing type” referred to in the zoning law permits a ground floor dwelling and a two story (duplex) above the ground floor unit, the permitted number of floors should be three, not two and one half.

Mr. Amona looks forward to working with the Village Board and the Planning Board in the long anticipated development of this village center site. He is committed to making this property a proud and beautiful focal point of the Village's future. Mr. Amona is not here to build and run. Rather, he is a Ramapo resident and a hands on guy who intends to personally oversee the development and management of this property for many years to come. It's taken a long time for the Village to reach this point in the planning process. We ask that the Village Board take a bit more time to consider the practical modifications which we have suggested.

Respectfully submitted,

Michael L. Klein, Esq.  
Klein & Klein, P.C.  
2 Executive Blvd. - Suite 300  
Suffern, NY 10901  
(845) 357-7900

# **Sloatsburg Master Plan Commentary**

**Created for Marcel Amona**

# Suggested changes

- Village Center Uses
- Office Uses
  - Limited market for office uses
    - Particularly for second floor office
  - Office uses tend to be primarily workday
    - Desire to provide vibrancy beyond 9-5 working hours requires uses that are not limited to office hours
  - Recommend that Office uses be permitted, but not required; let market determine

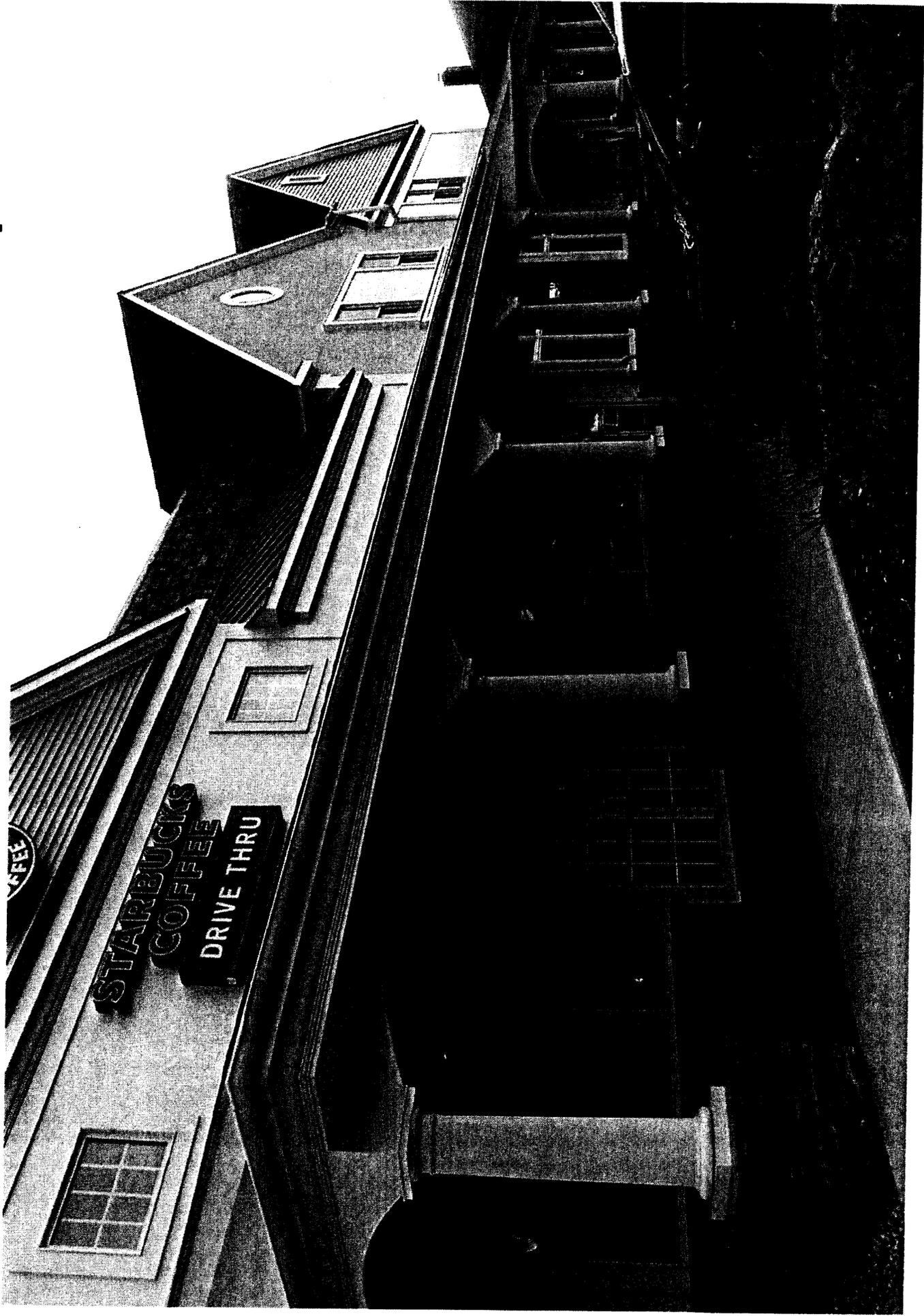
# Comments

- Agree with Plan Concepts and Objectives - particularly
  - Village Center Extensions
  - Need for Traffic Calming
  - Need to improve the viability of the downtown business environment
  - Need to enhance and preserve historic nature of Sloatsburg
- Suggestions for change in implementation
  - Village Center Uses
  - Downtown Design Study
  - Traffic Calming Solutions

# Suggested changes

- Village Center Uses
  - Commercial Uses
    - Restaurants are key uses for a downtown center
      - Provides extended day uses, vitality and economic viability
      - Provides “staying time” and support other commercial uses
  - Fast Food Restaurants / Drive thru prohibition
    - This is a design issue, not a use issue (see photograph)
    - Eating establishments should be encouraged
      - Drive thru permitted if designed properly
  - Focus on personal service uses;
  - Focus on overall design elements for these uses

# Acceptable Drive Thru Example



# Suggested changes

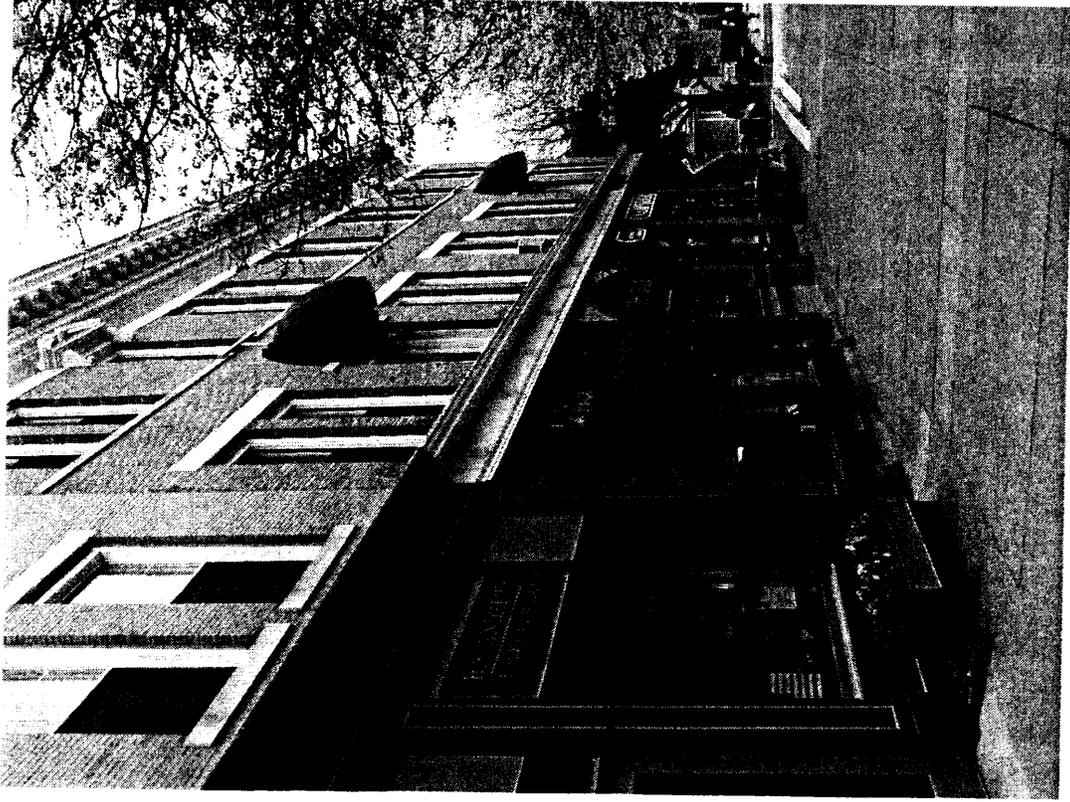
- Village Center Uses
- Residential Uses – lack critical mass
  - Insufficient density to support a viable center
    - Plan suggests 30 units and only Active Adult
  - Suggest 100 residential units as part of the mixed use concept
    - 30 Active Adult
    - 70 Townhouses or flats both freestanding and as upper floor units
    - Option for 10% affordable requirement
    - Enables a “better” mix
- Strong evidence of residential demand
- Residential uses should not be constrained by ownership
  - Zoning is not used to preclude owners or renters
  - Concerns can be addressed through associations (owner/renter)
- Parking for residential uses should require garages within the units to limit site coverage and environmental impacts

# Defining Critical Mass

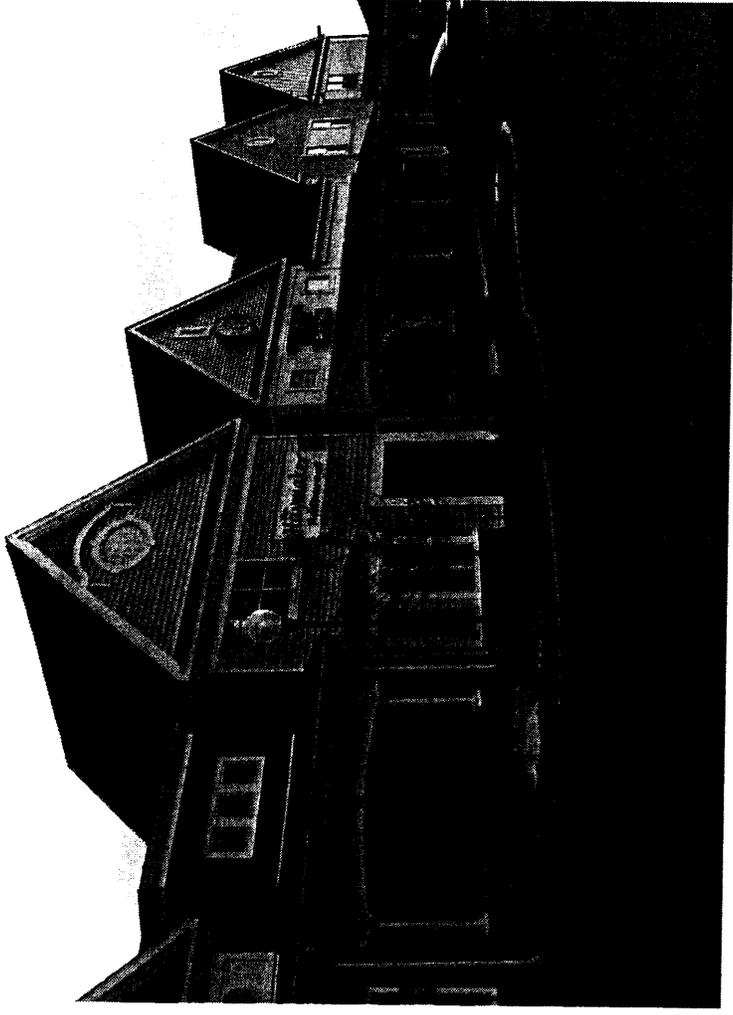
**"Density provides the people and disposable income to revitalize older urban neighborhoods. A 2002 study by Goody Clancy suggests that 1500 to 2000 new housing units within walking distance are required to sustain a new block of Main Street retail."**

Planning and Urban Design Standards, American Planning Association, John Wiley and Sons Inc., 2006

# Mixed Use Examples



Residential above commercial uses  
traditional style



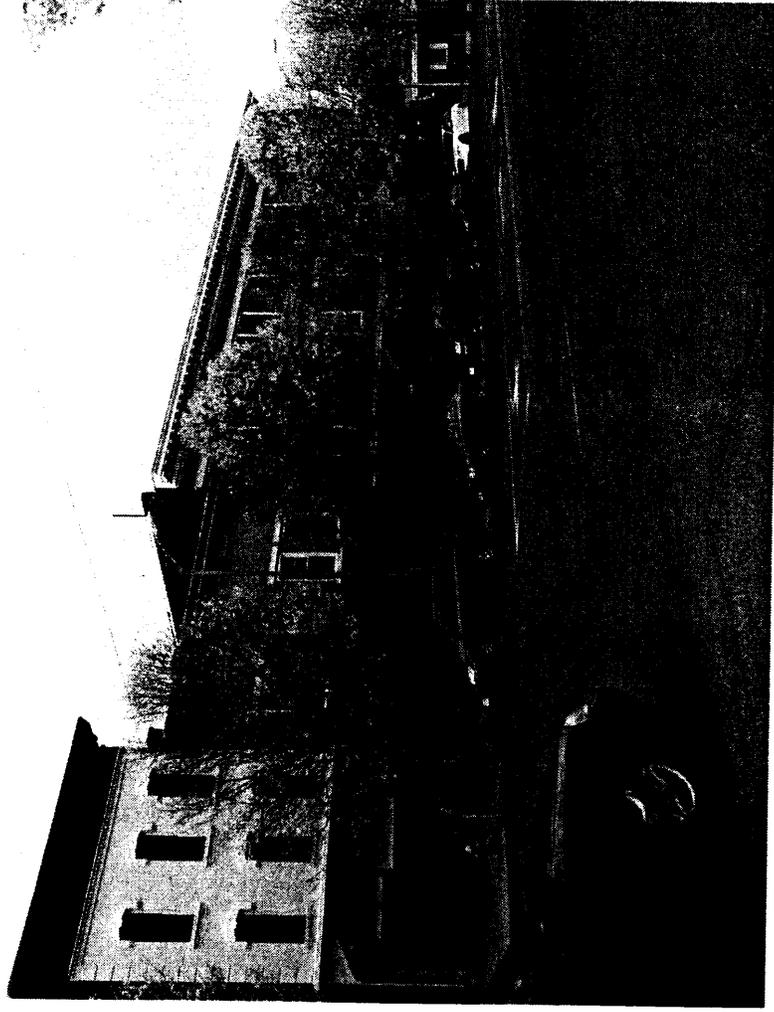
Updated Design Articulation sought for downtown plan

- Upper floors could be residential or office uses
- Period lighting, materials, and architectural details

# Mixed Use Examples

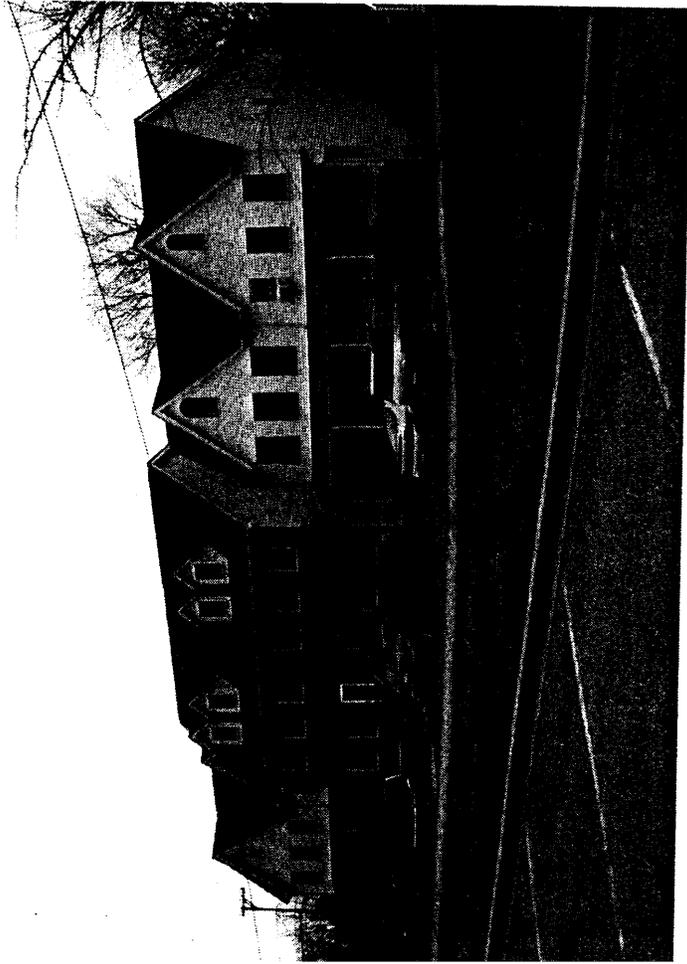


Stockbridge



Great Barrington

# Downtown Standalone Residential



# Downtown Design Comments

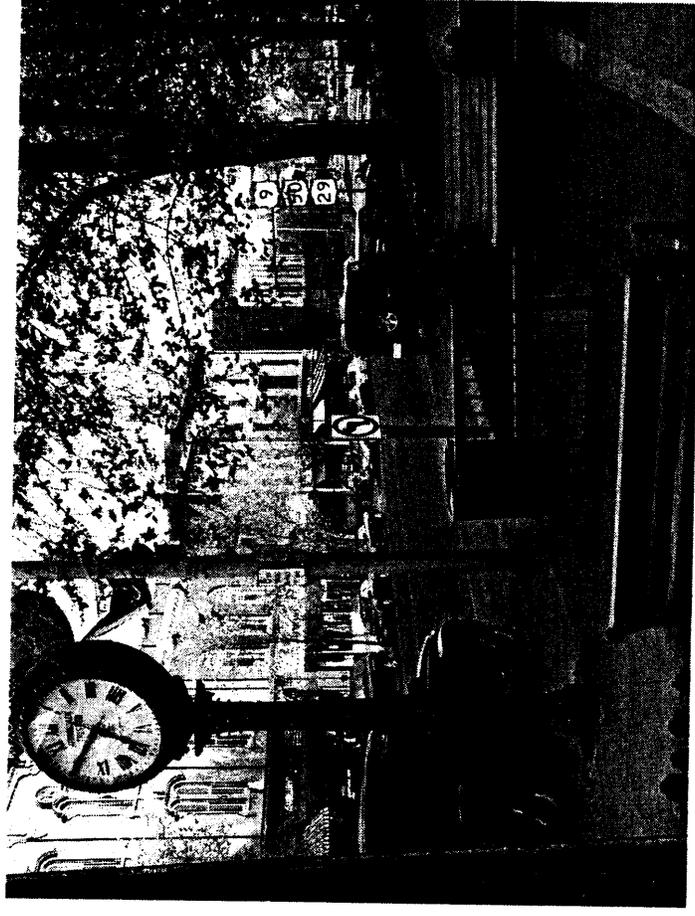
- Designs should follow TND standards (traditional neighborhood design)
  - Buildings should be moved closer to the curb
  - Parking should be provided at the rear or side of structures in a downtown area
  - Sidewalks should be widened and featured with street furniture and amenities
  - Downtown areas should have focal points
    - Monuments, fountains, flagpoles, gazebos etc.
    - Traffic flow should be calmed to provide advantages for pedestrians over cars

## **The proposed design study should create the focal point**

- The focal points are public spaces
  - They should be coordinated with private development improvements
- Suggestions:**
- Create the downtown focal points to define the downtown area
    - Roundabouts on Route 17
    - Supports the existing uses and extends and enhances the downtown
  - Extend the downtown east and west of the focal points
  - Create infill plan zoning enhancements to provide additional commercial activities with shared parking and closing gaps in commercial development
  - Use VC zones to support the overall plan rather than “be” the plan
  - Provide controlled, coordinated, sustainable development

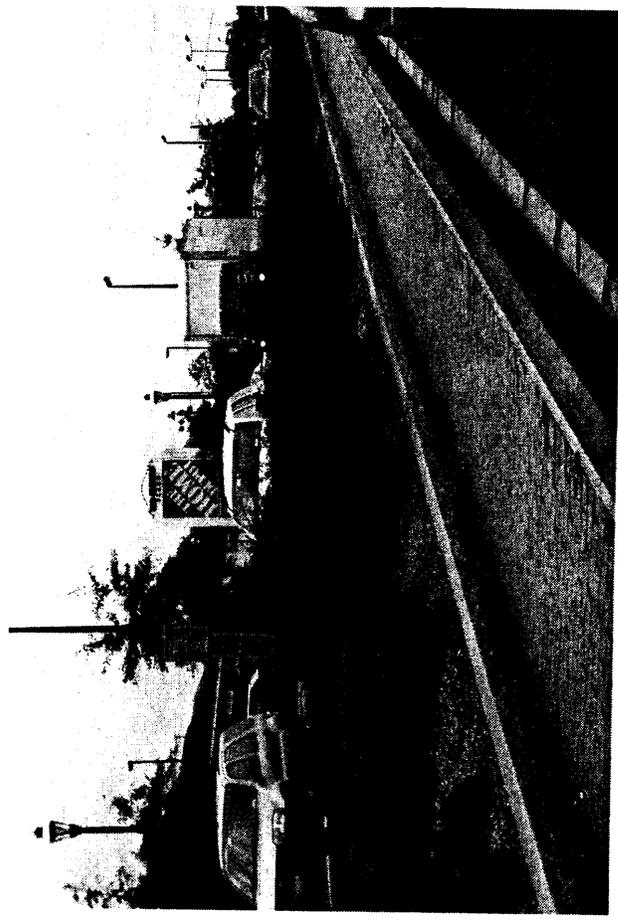
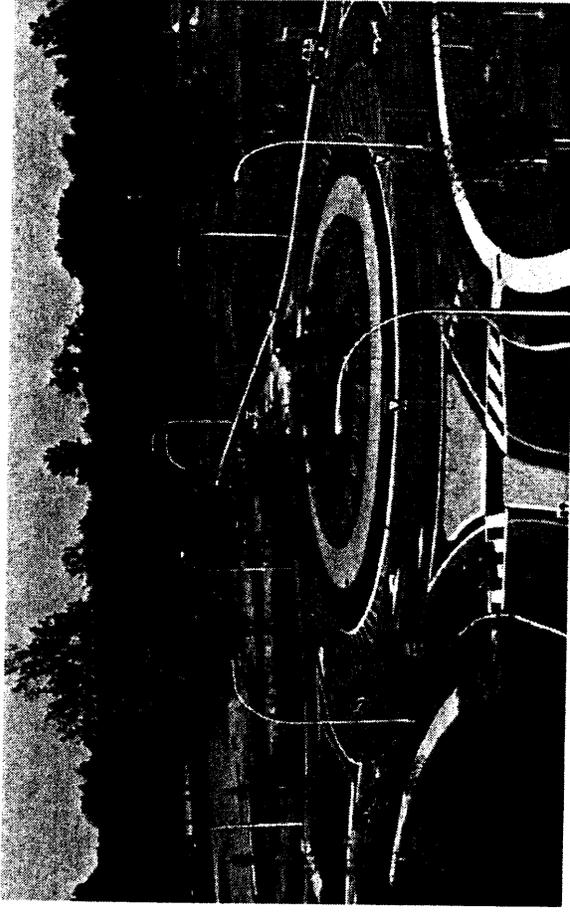
# Traditional Neighborhood Design

- Suggests
  - Wider Sidewalks
  - Street furniture and amenities
  - Year round landscaping
  - Use of alley concepts for residential uses
  - Connections between downtown uses
  - Narrow residential streets
  - Eliminate cul-de-sacs
  - Mixed uses downtown
  - Pedestrians over vehicles
  - Encourage bicycles

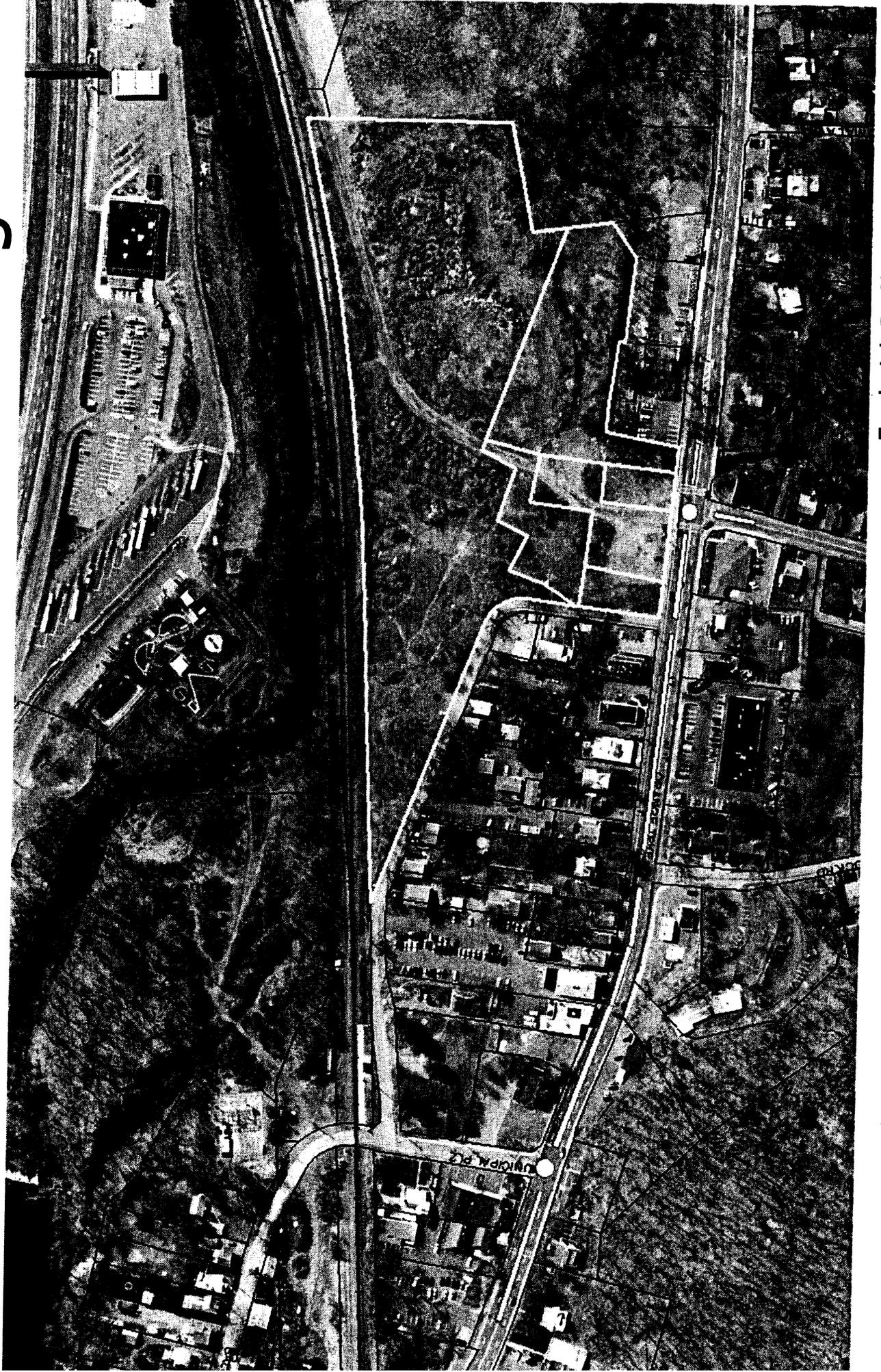


# Traffic Calming

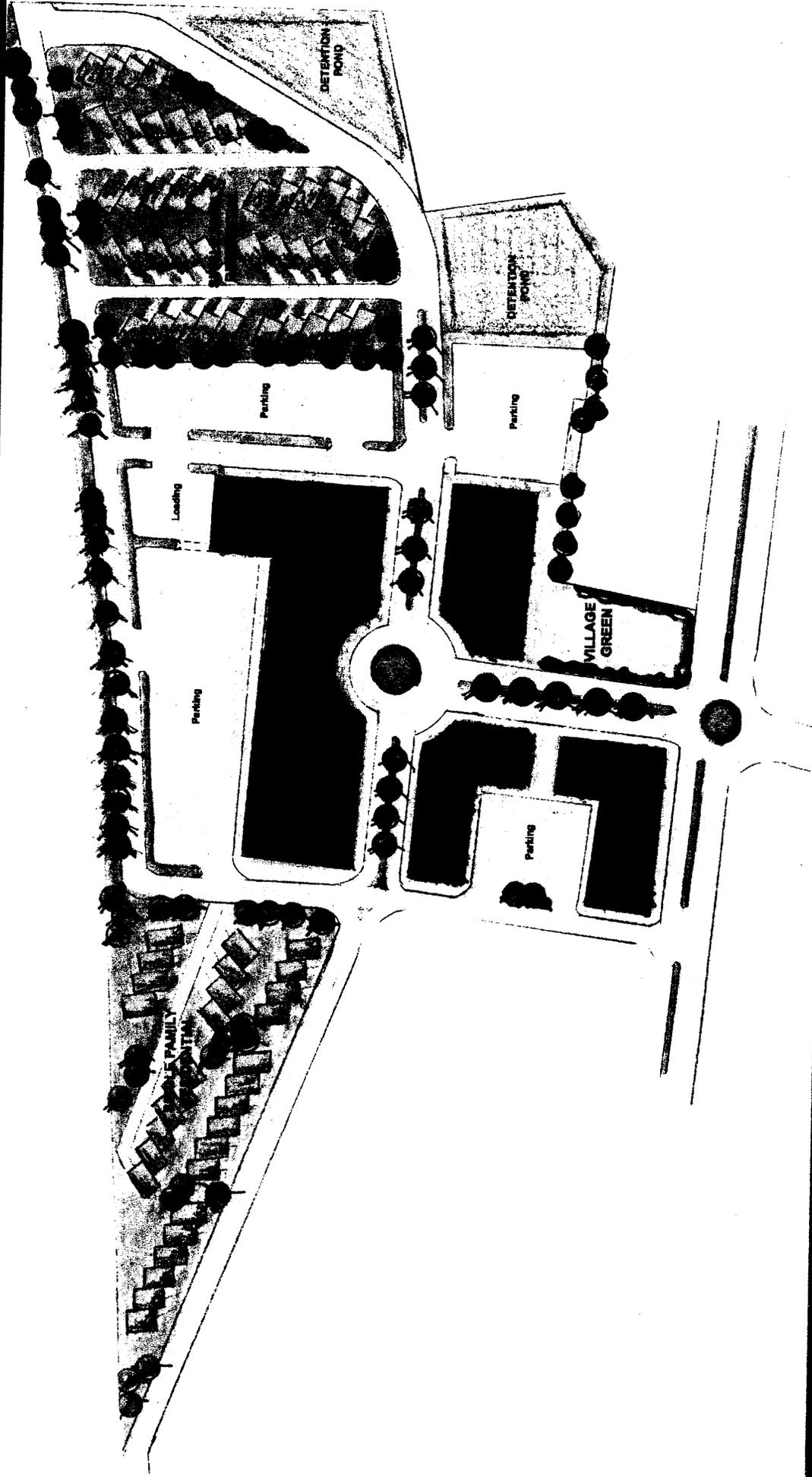
- In conjunction with Downtown Design...
  - Propose two traffic roundabouts at the intersection of Route 17 and Eagle River Road and Seven Lakes Road to "define" the downtown area
    - Slow down traffic before it enters the downtown area
    - Create clear definition of downtown space
  - Provide left hand turning lanes instead of suicide lanes for ease of access
  - Provide landscaped islands with pedestrian crossings along Route 17 as shown
    - Pavement markings are not sufficient
  - Provide landscaping along the defined downtown to complement the islands



# Schematic of Traffic Calming



# Schematic of Oakbrook Shopping Center (under proposed revisions)



- **Thank you for consideration of our  
concepts and suggestions**

**TRANSCRIPT**  
 by  
**John Kwasnicki**  
**Sloatsburg Village Board**  
**Public Hearing ... October 10, 2006**  
 proposed  
<sup>TM</sup>Updated Comprehensive Plan of February 2006  
 Central Business District Study of December 2005  
 +  
 "Village of Sloatsburg"  
<sup>TM</sup>Undated Comprehensive Plan of February 2006  
 Central Business District Study of December 2005  
 [Zoning Draft Generic Environmental Impact Statement  
 (DGEIS) of September 6, 2006]  
 [<sup>TM</sup>Draft Chapter 54 Zoning of the Code of August 2006  
 of the  
 Village of Sloatsburg]

Good evening, my name is John Kwasnicki, 16 Cranberry Road, Sloatsburg, NY. For the Record, I am a member of the American Planning Association (APA) and in relationship to this Sloatsburg Village Boards public hearing of October 10, 2006 on the proposed Village of Sloatsburg undated Comprehensive Plan of February 2006. I offer the APA Policy Guide that relates to a Villages Master Plan & Zoning as to Security, Public Redevelopment, Housing, Wetlands, Historic Cultural Resources, Solid & Hazardous Waste Management, Billboards, Water Resources Management and Neighborhood Collaborative Planning plus a copy of the American Institute of Certified Planners (AICP) Code of Ethics and Professional Conduct, in that I feel planning is about Ethics. But AICP principles are a failure in responsibility to the Sloatsburg public and the Comprehensive Plan Committee in giving meaningful planning education over the last 7 years on the forming of this sheathe Draft Comprehensive Plan of November 6, 2002, that was followed by the Village Boards public hearing 125 days later on March 11, 2003 without response to public comments to this day and now will the Village Board respond openly to our comments to this so called updated Comprehensive Plan of February 2006 or the CBD Study Plan of December 2005 and why would these documents be with held from the Sloatsburg residents until now 8 months later ?

**My following Opinions & Comments are as follows:**

- 1) **I have sent a letter to the Rockland County Attorney Office to question the by Resolution of the Sloatsburg Draft Comprehensive Plan of December 2002 and the updated Comprehensive Plan of February 2006 and related documents sent to the Rockland County Department of Planning for their review under GML 239-m. This entire matter might be in violation of filing.**
- 2) **Are there any Sloatsburg Village Board members that own, rent, or lease of property within the updated Comprehensive Plan "Red Zone" that is now indicated as VC-1 Village Center or the "Orange Zone" indicated as VC-2 ? If so would this indicate a Conflict of Interest.**
- 3) **When did the Sloatsburg Planning/ Zoning Boards or the Comprehensive Plan Committee review the new updated Comprehensive Plan or its Zoning Amendments?  
If so, when and where are their findings rendered to the Village Board.**
- 4) **When did the Sloatsburg Village Board by Resolution have Tim Miller Associates planners update the Comprehensive Plan of February 2006?**
- 5) **The Sloatsburg Draft Comprehensive Plan page 12 and the Updated Comprehensive Plan page IV-3 , have the same wording stating:  
" With future residential development in the Village, and growth in the adjoining Town of Tuxedo, there may be future demand for commercial service in the Village Center "same page indicting : B-3 (Regional Shopping).**
  - a) **Doesn't this really mean this proposed CBD Study Plan for a Shopping Center to be located in a 100/500 year FEMA Floodplain of the Nakoma Brook and the Ramapo River watershed aquifer, is to accommodate the Townships of Tuxedo and Ramapo developments of Tuxedo Reserve of 1,195 mixed housing units, Lorterdan 290 units of Active Adult housing?**
  - b) **Has the Sloatsburg received the New FEMA Floodplain maps for the entire Village and why isn't there another Shopping Center floodplain free alternative location to serve the Sloatsburg residents within the Village not Sprawl developments such as Tuxedo Reserve with additional traffic.**

- 6) **Regards the Comprehensive Plan on page V-9 letter F. Annexation. Is the same as the draft Comprehensive Plan on page 60.**

**Why during these last 7 years didn't the Sloatsburg Village Board petition the Town of Ramapo for Annexation of the Lorterdan property of 300 acres into the Village for Open Space ?**

- 7) **Regarding the Comprehensive Plan on page V-8 & V-9 letter E. SEQRA . Is the same as the draft Comprehensive Plan on pages 59, 60. Both Master Plans are indicating the Critical Environmental Area (CEA) that could have been a CEA district located on the Tuxedo Park Associates 40 acre property to safeguard the Park Aveune stream that discharges in the near by Ramapo River and a CEA district with 500 hundred foot buffers to protect the entire length of the Ramapo River. But the Village Board did nothing.**

**In Closing:**

**I intend to submit additional comments on the Master Plan ,CBD Study, and the proposed Zoning Amendments before the October 20, 2006 comment dead line.**

**Thank you**

**John kwasnicki**

**Attachments of : 112 pages**

2800 Hampton Circle East  
Delray Beach, FL 33445

Phone (561)637-8449  
Fax (561)637-8002

October 17, 2006

Mayor, Board of Trustees, and Planning Committee, Village of Sloatsburg  
96 Orange Turnpike  
Sloatsburg, NY 10974

Dear Ladies and Gentlemen:

As one of five present owners of the eight-plus acre Stewart property on the northwesterly side of Route 17 in Sloatsburg, I am writing to request that the MU-1 zoning category ( and any other provisions) of the proposed Zoning Code of the Village be modified to such extent as may be necessary to permit the Baker Company, with whom we have a conditional contract of sale, to erect 32 non-age restricted multi-family dwellings on our land.

Although I am not entirely familiar with all of the intricacies of the new zoning law, Baker has advised us that the changes it seeks are relatively minor and should not do violence to the overall planning concepts set forth in the Comprehensive Plan and the proposed Zoning Code.

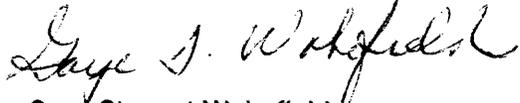
The Stewart property was originally purchased by our grandfather, George Stewart, in several pieces between 1898 and 1904, and thus has been owned and occupied by various members of the Stewart family for over 100 years. Until the death of our uncle, Leonard Stewart, in 1998, the property was operated as a plant and flower nursery serving the surrounding area. My sister and I lived in Sloatsburg during the early 50's, attended school there, and I graduated from Suffern High School where I recently attended my 50<sup>th</sup> Reunion. Our cousins, who are joint owners with my sister and me, have also spent considerable time in Sloatsburg over the years visiting their resident family members.

The point of this is that, although none of us currently lives in the village, all five of us care very much about Sloatsburg and its past, present and future. When we decided to place the property for sale, we selected a local broker, Lee Brentnall, who we felt certain was attuned to the sensibilities of the village's resident population. Together, after carefully researching its financial and aesthetic history, we selected the Baker Company as the best available developer for the property and entered a contract with them conditioned upon their obtaining the necessary zoning and other permits to build 32 non-age restricted multi-family homes.

It is our hope that all of you will cooperate in making whatever minor changes are necessary in the zoning plan and also promptly address any permitting issues so

that our transaction with Baker can be successfully concluded and the project completed to the mutual benefit of all concerned, including the Village of Sloatsburg.

Respectfully yours,

  
Gaye Stewart Wakefield

This letter has the approval of the other four owners—my sister, Catherine Stewart Gulman, and my three cousins, Elizabeth Stewart Grenzebach, Catherine Stewart Carter, and Mary Stewart McQueen. I am the only signatory because the shortness of the deadline of October 20, 2006 did not permit circulation to everyone for signatures.

Montalbano, Condon & Frank, P.C.

ATTORNEYS AND COUNSELORS AT LAW

67 North Main Street - New City, New York 10956-8070

PHONE (845) 634-7010 FAX (845) 634-8993

599 Knollwood Road - White Plains, New York 10603 - PHONE (914) 684-7011

PLEASE RESPOND TO:

New City

Anthony Montalbano  
Thomas A. Condon  
William Frank  
Richard H. Sarajian\*  
Alan G. Rosenblatt  
Brian J. Quinn  
Sydell J. Green  
John E. Finnegan

\*Kurt E. Johnson  
\*\*Michael J. Weiner  
Rachel Tanguay-McGuane  
\*David Warren  
\*\*\*Judith A. Procopio  
Lauren N. Kosiba

\*ADMITTED IN NY & NJ  
\*\*ADMITTED IN NY, NJ & DC  
\*\*\*ADMITTED IN NY, NJ & MA

October 17, 2006

VIA HAND DELIVERY

Village Board of Trustees  
Village of Sloatsburg  
96 Orange Turnpike  
Sloatsburg, NY 10974

Re: Proposed Master Plan/Re-Zoning

06 OCT 19 11:03:09

Dear Board Members:

Our office represents Ramapo Land Co., Inc., the owner of approximately 100 acres in the Village of Sloatsburg designated as tax lot Section 39.46 Block 1 Lot 1. The tax bills for this lot indicate it has been assigned a street address of 10 Woodland Road, Sloatsburg, New York.

The proposed master plan and re-zoning of our client's property would change this tax lot from R-40 to R-80 in the Open Space Residential District. This would severely impact the value of this property and severely restrict the development rights for this lot. Our client objects to the proposed re-zoning and intends to vigorously oppose this proposed re-zoning, if it is approved.

It is noted that adjoining property in the Pine Grove area has been developed on lots of approximately 10,000 square feet in size. There are steeper slopes where these homes have been built than exist on our client's property. The proposed R-80 zone (Section 54-11) refers to the existence of steep slopes in this area as an attempted justification for limiting higher densities. However, since the Village already allowed the development of other properties with steeper slopes on much smaller lots in this area, it is clear that the proposed re-zoning of our client's property is arbitrary and capricious.

Village Board of Trustees  
Village of Sloatsburg  
October 17, 2006  
Page 2

The current zoning for this property of R-40 clearly is sufficient to allow for a careful and studied development of the property which can take into account any existing steep slopes or any other environmental issues. It is our client's contention that there is no justification for this re-zoning and, should the re-zoning be approved, will result in an unfair taking of our client's property rights.

For all of the within reasons, we urge the Board to disapprove the proposed re-zoning of our client's property as proposed by the master plan.

Should this Board wish to meet with our client to discuss this matter, please give me a call.

Very truly yours,

MONTALBANO, CONDON & FRANK, P.C.



BRIAN J. QUINN

BJQ/mjh

# DISTRIBUTED

Date: 10/25/06

October 19, 2006

Mayor Carl Wright and Village Board of Trustees  
96 Orange Turnpike  
Sloatsburg, N.Y. 10974

CY144  
BT  
VILLAGE CLERK'S OFFICE  
VILLAGE OF SLOATSBURG

06 OCT 20 AM 11:13

*[Handwritten signature]*

Dear Mayor Wright and Board of Trustees,

I am writing to you as a follow up to my letter dated June 7, 2006 and my comments made at the public hearing held October 10, 2006.

I trust you will consider allowing additional retail opportunities which are not currently mentioned in the current plan the village has proposed.

Thank you once again for the opportunity to discuss our concerns.

Sincerely,

*Charles Khourouzian*  
Charles Khourouzian

**DISTRIBUTED**Date: 6-8-06VILLAGE OF SLOATSBURG  
05 JUN -06 11:52

June 7, 2006

Mayor Carl Wright and Village Board of Trustees  
96 Orange Turnpike  
Sloatsburg, N.Y. 10974

Dear Mayor Wright and Board of Trustees,

I am writing this letter on behalf of H.A.S.S. Realty Corporation which owns property located at 187 Orange Turnpike.

Of concern is the village's proposed comprehensive plan and its ultimate effect on the H.A.S.S. property. The early draft indicated that this property would be rezoned and would allow for some type of mixed use.

Although we share the original concept indicated we would suggest further consideration for possible expansion of types of retail use such as coffee shops, deli, bank, professional offices etc. Allowing this type of retail establishments would create and enhance the overall business corridor.

An opportunity to discuss this further with the appropriate individuals would be greatly appreciated.

Sincerely,



Charles Khourouzian

Sloatsburg Village Board of Trustees  
96 Orange Turnpike  
Sloatsburg, NY 10974

Oct. 20, 2006

Dear Village Board Members,

I enclose some of my  
comments to the Comprehensive  
Plan. I printed out selected  
pages and wrote my comments  
directly on those pages.

Sincerely,

Kathy Feldman

18 Grant St.

Sloatsburg, NY

753-8248

10/20/06 12:17 PM

10/20/06 12:17 PM

**Residence Districts**

-  OSR Open Space and Recreation
-  R-80 Open Space Residential
-  R-40 Rural Residential
-  R-15 Suburban Residential
-  R-10 Village Residential

**Mixed Use Districts**

-  MU-1 Residential/Neighborhood Commercial
-  MU-2 Residential/Limited Commercial
-  VC-1 Village Center
-  VC-2 Village Center Extension

**Nonresidence Use Districts**

-  O Office/Limited Commercial
-  IP Industrial Park

**Overlay Districts**

-  LRR Liberty Ridge Residential (overlay)
- Ridge Protection  
(See zoning text for description)

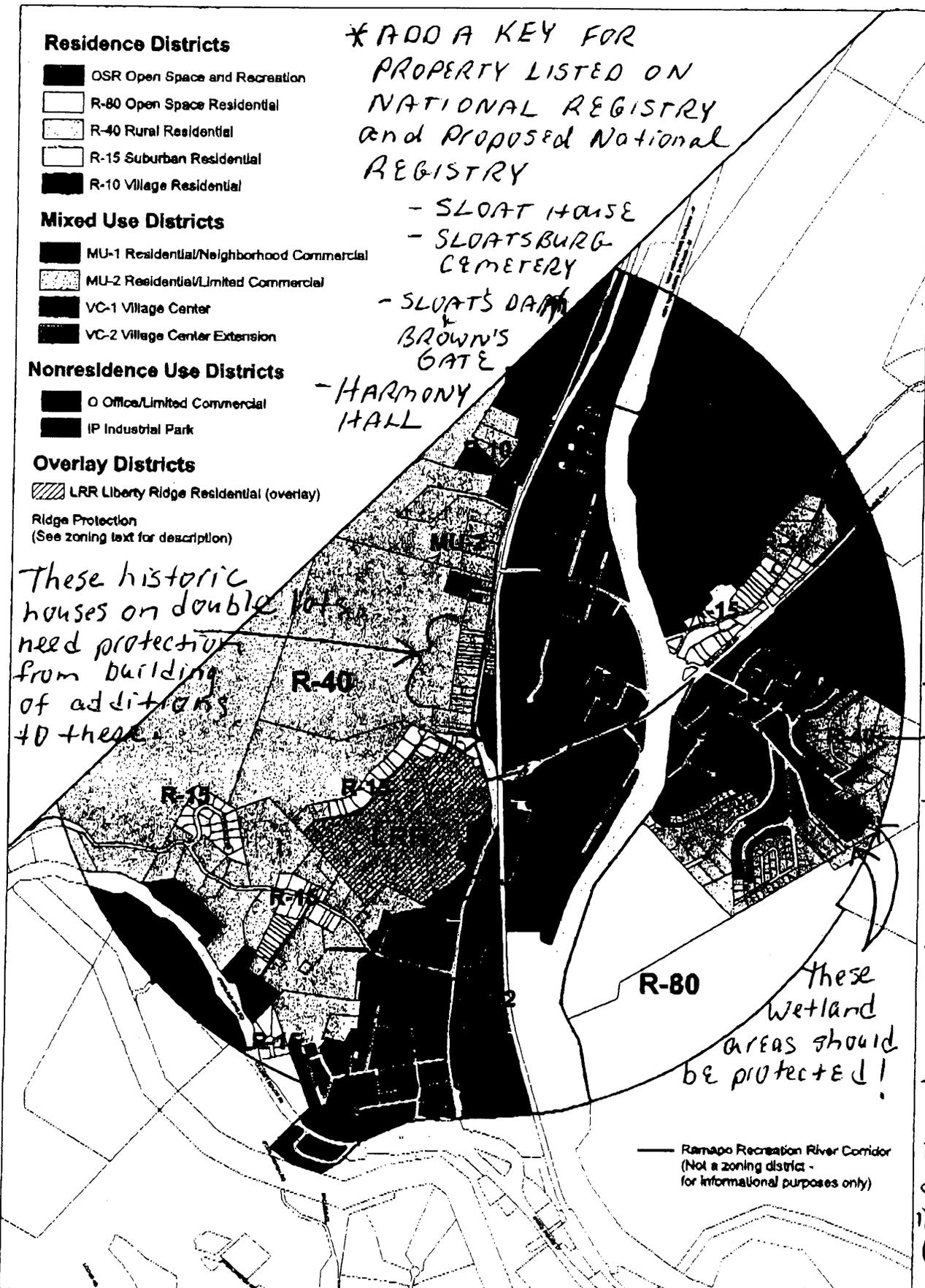
\* ADD A KEY FOR  
PROPERTY LISTED ON  
NATIONAL REGISTRY  
and PROPOSED National  
REGISTRY

- SLOAT HOUSE
- SLOATSBURG CEMETERY
- SLOAT'S DAM
- BROWN'S GATE
- HARMONY HALL

\* These historic houses on double lots need protection from building of additions to these.

\* I believe that + R-40 Pine Grove should be changed to R-15 OR OSR there should NO development in Pine Grove at all! There are Rattle-

these wetland areas should be protected!



**Proposed Zoning Map**

Village of Sloatsburg, Rockland County, New York  
 Source: Rockland County Department of Planning &  
 Tim Miller Associates  
 Scale: 1" = 1,500'  
 09/05/2008

Cultural and Visual Resources  
September 6, 2006

3.10 Cultural and Visual Resources

3.10.1 Existing Conditions

Historic Resources

The Leni-Lenape Indians were the earliest inhabitants of present day Sloatsburg<sup>1</sup>. Composed of three tribes, the Minsi, the Unilacto, and the Unami, their territory extended from the Catskills to the Potomac River. They sold much of their land to the Dutch and English, and in 1738 the Minsi tribe sold land to Wyant Van Gelder that would later become Sloatsburg. The area extended from the present Sterling Mine Road to the railroad bridge on Seven Lakes Drive, and from the mountains on the west to the western bank of Stony Brook. Van Gelder gave his property to Isaac Van Duesen, who later gave it to his son-in-law, Steven Sloat.

Stephen Sloat and his wife Marritje had four children, John, Isaac, Elizabeth, and Maria. From 1792 to 1878, they operated various businesses, including a tannery, farm, public house, and textile mill. During the revolution, the old Sloat Stone House and Inn was used as command posts for General Washington's troops. Stephen Sloat was commissioned as Captain in charge of the militia stationed at the Sloat House and Inn. His son, John Sloat, joined the Cornwall Militia as a private. In 1781, Private John Sloat was on leave visiting his parents when he was accidentally shot by a sentry stationed at the Sloat home. He was the first to be buried at Sloatsburg cemetery.

Isaac Van Duesen and Stephen Sloat have been credited for clearing a former path used by Native Americans that became known as the Ramapo Pass and which played a role in the Revolutionary War. Also, during the Revolution, it is said that signals were sent from Liberty Rock (Highland Homes site) to Mt. Torne. This was done to monitor the movement of British troops in New York Bay.

Following the American Revolution, industry in and around Sloatsburg in the 1800s consisted of iron mines, forges, textile mills, manufacturing factories, and lumber sawmills. Abraham Dater came to Sloatsburg and built a dam and a series of iron forges. Its location was on the banks of the Ramapo River near the present intersection of Washington Avenue and Route 17, known locally as "Dater's Crossing." As factory workers moved to the area and built houses in proximity to the forges, the community became known first as "Dater's Works" and then by the late 1800s as "Pleasant Valley." Construction of the Erie Railroad in the 1830s, which extended from Piermont to Goshen, was a major factor in the growth and expansion of the village. Annexed by the Village of Sloatsburg in the early 1900s, Pleasant Valley is still referred to as "Upper Sloatsburg" by older residents. The Village of Sloatsburg incorporated on October 7, 1929. Table 3.10-1, which is included in the Comprehensive Plan as Table 2, identifies locally important historic features and properties in Sloatsburg.

*In 1792 Isaac Sloat opened a tannery  
in 1815, his son, Jacob, built a mill for the  
manufacture of cotton cloth. He led the New  
York market at one point. The growth and develop-  
ment of the mill was an important factor in the  
emergence of Sloatsburg as a village.*

<sup>1</sup> History provided by Mr. Gene Kuykendall, former Village historian.

*\* Very important point !!*

**Cultural and Visual Resources**

September 6, 2006

- The old houses and stone garage on Northern Part of Route 17
- The view from Route 17 and Seven Lakes Drive of the railroad tracks and mountains
- Stony Brook and the Ramapo River Sloatsburg Elementary School and rock outcropping behind it
- The wooded mountainside as viewed from Second Street

In addition, the draft Plan lists scenic roads located in the Village, which include but are not limited to:

- Eagle Valley Road
- Gateway to Harriman along Seven Lakes Drive
- Johnstontown Road, particularly the views of Stony Brook
- Sard and Allen Street stone walls
- Greenway Street and the patch of pines adjoining it
- Sunset Street and views of Pine Grove Lake
- Route 17, between Dunkin Donuts and the bedrock outcrop at Seven Lakes Drive -- existing older structures on this segment
- Hanging canopy along Route 17 north of Park Avenue

**3.10.2 Potential Impacts**

Historic Resources

The draft Plan recommends that the Village adopt a local historic preservation law. The law would create a historic preservation commission to administer the law or alternatively, allow the Planning Board to serve in this capacity.

*Take this a step further and mention Certified Local Government (CLG). Stacey Matson-Zivic of OPRHP has given the village board much input for CLL*

The draft Plan also recommends incentives for the adaptive reuse of the Village's historic resources by permitting a wider range of uses to occur in historic structures than might otherwise be permitted in the zoning district in which the property is located. To effectuate this policy, the zoning local law proposes to establish a special use permit that would allow certain activities to occur in districts where they may not otherwise be allowed, but would result in the protection of a historic building. Any special use permit review would require that the adaptive reuse does not cause an impact, e.g., noise, traffic, to adjoining residences.

*TAKE THIS OUT! There should be a historic commission separate from planning board or zoning board.*

The Comprehensive Plan recommends the development of a voluntary recognition program for the Village's historic structures. The Plan suggests a plaque program be instituted to instill pride in historic structure ownership. Other suggestions include self-guided tours and booklets detailing the history of structures.

The draft Plan also recommends that future Village streets be named after historic persons or places or significant environmental features. The Village Historian and/or a local preservation group would be responsible for developing the list.

Visual Resources

The draft Plan recommends improving and maintaining aesthetic resources within the Village, especially along Route 17. It also recommends protecting ridgelines.

**Cultural and Visual Resources**  
September 6, 2006

**Table 3.10-1**  
**Locally Historic Resources**

Historical Site	Current Condition	Parcel Number
A&P Market	Midland Tackle	38.52-1-5
Allen/Whritenour Pond	Existing	38.50-1-15
Allen's Dam	Demolished	30.77-2-7
Ward's Hoe Handle Factory	Demolished	30.77-2-7
Allen's Store & Post Office	Demolished	38.52-1-14
Andy Sovak Market	Burned	38.44-1-4
Ashmore Waldron Home	Residence	38.44-1-16
Babinski's Market	Residence	38.51-1-24
Bennett's Confectionary Store	Residence	38.44-1-18
Benton Waldron Barn	Burned	38.44-1-12
Benton Waldron's House	Residence	38.44-1-17
Blagden House	Restored residence	38.42-1-24
Blanche Rose Store	Antique Shop	29.84-1-1
Brown Estate/Cappamore Farm	Demolished by NYS Thruway	38.44-2-9
Brown's Gate	National Register Site	38.44-2-2
Campfire Girls Park	Super Seven Gas Station	38.43-1-16
Collishaw Store/Cheap Store	Demolished by DOT Rte 17	38.28-1-1
Dater's Crossing	Replaced with modern bridge	29.76-2-21
Dater's Dam & Forges	Some signs of foundation only	29.68-2-24
Dater's Meadow, Pond & Ice House	Pond & Ice House foundation	29.67-1-1
Dater's Store	Demolished	29.76-1-3
Daughter's of America Clubhouse	Residence	29.84-1-9
Donnelly Hotel/Famous Door Tavern	Residence	29.68-1-18
Dora Waldron House	Wright Sport Shop	(38.52-1-16)
Dr Gillette's House	Residence	38.27-1-4
Dr. Benedetto's House	Residence	30.70-1-1
Dumas Confectionary	Residence	29.76-1-7
Field Estate - Caretakers Cottage	Restored residence	38.41-1-4
Field Estate - Carriage House	Restored residence	38.42-1-1
Field Estate - Dayworkers' House	Restored residence	38.42-1-19.2
Field Estate - Fieldstone Farm	Restored residence	38.34-1-13
Springhouse Indian Rock Shelter	Well preserved	38.34-1-13
Field Estate - Malcolm Field Home	Restored residence	38.42-1-25
Field Estate - Stable	Restored residence	38.42-1-2
Field Estate Servant's House	Restored residence	38.42-1-4
First Library	Demolished	38.44-1-5
Fitz Randolph Stone House	Residence	38.59-1-33

What does th  
mean??  
Does the  
village own  
it yet??

**Cultural and Visual Resources**  
September 6, 2006

Table 3.10-1 (Cont.) Cultural Resources		
Garty's Garage	Auto Classic	29.60-1-2
Glenwood Hotel	Restored - South Street Grill	38.44-1-8.1
Boland Store & D'Avanzo Barber Shop	Demolished	38.44-1-8.1
Goodyear Boarding House & Store	Apartment Building	38.52-1-7
Grist Mill House	Restored	38.60-1-4
Hiram Knapp House	Residence	29.84-1-13
Ike Bower Grocery Store	Residence	29.84-2-10
Jacob Sloat Mansion-Harmony Hall	Being Restored	38.51-1-4
Kelly's Candy Store	Demolished	38.36-1-6
Knapp's Dam & Shoddy Mill	Demolished/Modular Stone Co.	29.84-2-13
Lafayette Market	Contractor's office	38.44-1-20
Liberty Rock	Candidate for National Register	38.35-1-9
Mather Meat Market	Demolished	38.44-1-1
Methodist Church Chapel (1834)	Restored	38.36-1-1
Miele's Deli/Restaurant	Sterling Station restaurant	39.21-1-32
Waldron Home	D'Avanzo Insurance Agency	38.44-1-3
Monaldo Shoe Shop	Demolished	38.43-1-13
Motorcycle Mike	Antique Shop	28.76-1-4
Old Elementary School	Burned	38.36-2-4
Orange Turnpike Toll Gate	Removed	38.51-1-27
Peepertown	Preserved area of homes	38.27-1-10
Persichetti House	Persichetti House	38.44-1-7
Pete Marie Garage	Residence	29.84-2-9
Pucillo Drug Store	Restaurant Supply Store	38.44-1-21
Robertson Garage & Auto Agency	M&G Antique Autos	(29.52-1-2)
Rozum Hotel & Tavern	Badly deteriorated	29.60-1-13
RR Siding/Feed, Coal & Lumber Yard	Only foundations remain	38.36-2-21.1
Russell Bros Garage & Gas Station	Empty building	29.84-2-11
Slabtown	Evidence of quarrying operations	29.60-1-10
Sloat House & Tavern	National Register Site	38.59-1-34
Sloat's Dam	National Register Site	39.29-1-1
Sloat's Mill	Bldg burned & foundation razed	38.52-1-10
Sloatsburg Cemetery	National Register Site	38.51-1-30
Sloatsburg Garage-Taylor & Moffa	Sloatsburg Auto Body	38.51-1-26
St Joan of Arc RC Church	Preserved	38.51-1-3
St. Francis Episcopal Church	Preserved/Sloatsburg Library	38.43-1-17
Stewart Greenhouse	Demolished	29.60-1-1

And Nominated For National Registry

October 20, 2006

Carl Wright  
Mayor of Sloatsburg, NY  
96 Orange Turnpike  
Sloatsburg, NY 10974

Dear Mayor Wright:

I am writing to respond to the Village of Sloatsburg Comprehensive Plan presented to the residents on October 10, 2006.

I have read the plan on our village website and I applaud the improvements slated for the Commercial area of the village. I am also in favor of a senior citizens complex planned for the village. I see both of these projects as beneficial to the residents and a fulfillment of our responsibilities to all of Sloatsburg.

A few years ago, I was part of a committee of citizens who investigated the impact on the village water supply posed by Mayor Abate's development plan. Thus, I am aware of the impact that even a restricted amount of development will have on our water supply. It is this concern that I wish to address.

The current plan proposes the construction of 304 additional dwellings in the area known as Liberty Ridge Residential. This section of land between Post Road and Eagle Valley Road would have undergone very extensive development under Mayor Abate's plan. The water committee hiked on this property several times in all types of weather and discovered that the land is perpetually moist with several small brooks running through. Marsh-like areas such as this serve to recharge the aquifer system that the Ramapo Highlands sits atop of. Every square meter of housing and asphalt depletes the land available to absorb runoff and recharge the aquifer. It is a further conundrum that the sewer system soon to be installed in Western Ramapo will also make less water available to filter through the limestone and recharge the aquifer.

The Towns of Tuxedo and Ramapo have plans for up to 1500 additional dwellings in their unincorporated areas. This will be an added burden on an already limited supply of water. We must remember that we cannot create new water sources but we can diminish and pollute the ones we have. Sloatsburg has a responsibility to its residents and its Municipal neighbors to whom the aquifer provides drinking water; we must strictly limit additional building to protect the water supply. The construction of 304 additional dwellings will have a noticeable negative impact on our water resources, and will in no way serve the current residents of Sloatsburg or our neighbors.

Yours truly,  
  
Laurie Smyla  
22 Sterling Ave.  
Sloatsburg, NY 10974

10 OCT 20 11:11

Cc Scott Vanderhoeff, Rockland County Executive  
Chistopher St.Lawrence, Ramapo Town Supervisor  
Richard Martel, Mayor of Mahwah, NJ  
Joanne Atlas, Ringwood Borough Mayor  
Peter Dolan, Supervisor, Town of Tuxedo  
Peter Akey, Chair, Sloatsburg Planning Board  
Mike Dolan, Chair, Sloatsburg Zoning Board

Marianne  
Carroll

RECEIVED  
CLERK'S OFFICE  
VILLAGE OF SLOATSBURG

06 OCT 20 PM 2:17

19 Sterling Avenue • Sloatsburg • NY • 10974 (845) 753-9347

October 20, 2006

Carl S. Wright, Mayor  
The Board of Trustees  
The Village of Sloatsburg, NY 10974

Dear Mayor Wright and Board of Trustees,

I am grateful for this opportunity to be invited to express my opinions and feelings regarding the Village Comprehensive Plan. I have reviewed the materials posted on the web site and feel compelled to express my concerns for the next actions that will follow from the adoption of this plan.

The most critical primary needs for residents of Sloatsburg are clean air, drinkable water and the harmonious flow of traffic through our village, both on Route 17 and the NY State Thoroughway. I am happy to see the Executive Summary of 9/6/06 recommendations for the designation of the Ramapo River as a Critical Environmental Area. However, I was alarmed at the desires expressed at the recent public hearing by those landowners and realtors who have intention to develop a shopping/residential area at the heart of the village center, where it is a documented flood plain. I feel that the living conditions of Sloatsburg residents will be severely compromised, not only during the construction phase of the development, but also with the inherent traffic problems that will arise from those eager to load up on the developer's suggested offerings of Starbucks coffee or Cold Stone Creamery ice cream.

Are an entire village's needs for clean, drinkable water and roadway access to our homes going to be sold out for commuter coffee and ice cream? I am pleased to note that in your Executive Summary you have stated that: "Future development of this site will depend on the extent to which any uses can be safeguarded from flooding and stormwater management can be addressed....***If impacts cannot be mitigated, development cannot proceed.***"

I strongly urge you, as those entrusted by the residents of Sloatsburg, to vigilantly safeguard our shared resources, and in doing so, remain rigorously aligned with the absolute truth of the consequences any actions regarding land and water management or development of land in Sloatsburg will portend.

I am aware that any plan for a village must include a shared vision for future growth and development. However, with the rapid growth of communities right on our borders, I question how much growth Sloatsburg can reasonably consider and sustain into the future while shouldering the traffic and environmental impact of those neighboring communities that are exploding around us.

It is my sincere desire that the Trustees of this village will continue to work in full integrity to earn my trust and that of the community as the watchful, caring and committed stewards of the heart and womb of the Ramapo Highlands Watershed that is Sloatsburg. It is of historic significance that the English were stopped from taking all points north to Albany right here in Sloatsburg. Let's not forget that George Washington came to Sloatsburg for a reason. I call upon your alliance with the spirit of our forebears to consider alternate solutions for any undeveloped land in our village. It can take just a single incident -- be it a

*Mayor Carl S. Wright and the Sloatsburg Board of Trustees  
October 20, 2006  
Page 2*

dynamite blast along the known earthquake fault line we live on destroying the ridgeland for potential high stakes real estate developments or a violent storm that floods our region or an accident on our roadways of the radioactive waste that is trucked daily through our village streets -- to radically and irreversibly change the beautiful life we all share here together in Sloatsburg now.

I am also proposing that we look at current real estate developments, like the one at the end of Navajo Trail in The Flats, as a workshop/study for how we might consider environmental impact on ridgeland development and determine how to remedy -- as a consciously supportive and concerned community -- those problems that are being encountered. Might Sloatsburg consider becoming a model for other communities on how addressing sustainable environmental concerns with new and innovative solutions can mitigate developer greed and negligence? Sloatsburg has a balance with nature that is fragile and pristine and we are a small enough community that we should be able to succeed together. We have an extraordinary opportunity before us.

I feel our committed collective will to make Sloatsburg a model of village cooperation with respect for the environment its highest priority a worthwhile endeavor the entire country can be proud of and it is certainly something to aim for. It is my hope that you as Mayor and Board of Trustees will truly honor this goal and responsibility.

Respectfully yours,



Marianne Carroll

cc:

Peter Akey, Chairman, Sloatsburg Planning Board  
Michael J. Dolan, Sloatsburg Zoning Board  
Christopher P. St. Lawrence, Supervisor, Town of Ramapo  
C. Scott Vanderhoef, Rockland County Executive  
Dennis McNerney, Bergen County Executive  
Joanne Atlas, Ringwood Borough Mayor  
Michael Neward, Warwick Township Mayor  
Richard J. Martel, Mahwah Township Mayor  
Sandy Leonard, Supervisor, Town of Monroe  
Edward A. Diana, Orange County Executive  
Anthony J. De Nova, Passaic County Administrator  
Peter M. Dolan, Supervisor, Town of Tuxedo  
Charles Schumer, NY State Senator  
Hillary Rodham Clinton, NY State Senator  
Eliot L. Engel, NY State Representative  
George E. Pataki, NY State Governor  
Jon S. Corzine, NJ State Governor  
Lisa P. Jackson, Commissioner, NJ Department of Environmental Protection  
Carol Ash, Executive Director, Palisades Interstate Park  
Salvatore Corallo, Commissioner, Rockland County Department of Planning  
Dorice Madronero, President, Rockland County Conservation Association  
Geoff Welch, Chair, Ramapo River Committee  
Jim Walsh, Rockland Journal News  
The New York Times Editorial



OCT 20 PM 2:30

Liberty Rock Road  
Sloatsburg, New York 10974  
October 20, 2006

TO:

Mayor Wright  
and the Board of Trustees  
Sloatsburg Municipal Building  
Municipal Plaza  
Sloatsburg, New York 10974

The proposed master plan presented  
(at the filing on October 19, 2006)  
was discussed at our regular  
meeting - 7:30 at Harmony Hall  
on October 19, 2006. Present were  
Kathy Goldman, Secretary, Patricia  
Marsh, Treasurer, Peter Bush, and  
myself. Also Geoff Welch, curator  
and Jane Kral and Jane Barber,  
members of the Sloatsburg Historical  
Society.

The general feeling was  
positive and optimistic, but  
the attached list were topics  
of concern (please see p. 2)

## Topics of Concern

- 1) Parking lot on north side of library would block an access pathway from Harmony Hall to the library (Do we need any more parking lots in Slootsburg?)
- 2) Lack of Certified Government makes many areas of historical note vulnerable to demolition or improper usage.
- 3) Dubious use of the Zoning Board rather than an Historical Board of Review to judge the merit of historical preservation.
- 4) Harmony Hall not designated as an Open Space area.
- 5) No mention of Jacob Sloat House (aside from reference to Dator's Crossing the document is too light on historical matters)
- 6) Need of another color in map to indicate places of historic merit.

Many thanks for putting the document together and hoping our concerns will be attended to before its final adoption.

Sincerely,  
 William Bush, Chairman

Oct-20-06 02:47pm From-Pater Winnium

12126055623

T-899 P.001/003 F-437

3 PAGES TO: REGINA ISOUKUM

Dear Tom:

As you can see I forwarded my comments to village board members a few weeks ago. Please make certain that the following are taken into serious consideration for amendment to the comp plan.

- My largest concerns and suggestions relate to the lack of specific wording regarding the adoption of a Historic Guidelines Board. If no CLG is going to be committed to by the Sloatsburg Board then certainly an individual board overseeing historic sites and issues needs to be in place. It can not be as the comp plan implies the local Zoning Board of Sloatsburg acting in the capacity of a Historic Guidelines Board. Not only unacceptable but leaves huge open door to conflict of interest issues and lacks the inclusion of state recommended HGB members trained in civic planning, history etc. I still maintain contrary to the opinion of the village board and guest from Orange Town on the topic of a CLG, that a formal CLG has more positives than negatives including grants for some of the beautification suggestion referred to in the comp plan.
- To have already large and generous parking lot for public Library expanded at the expense of keeping the original footprint of Harmony Hall intact as a designated open and historic site is short sighted. There is already ample parking for the Library. To extend parking lot to west of Library adjacent to Harmony Hall historic site lacks vision and respect for the goal of incorporating a vision of a walking path between Harmony Hall grounds and the Library. What the Library does need is a new roof which would be far better realistic expenditure for this town property and historic building.
- What does the term "deferred maintenance" mean? How is said term applied? And in what context? Is this simply another word or version of the Town Board being able to use eminent domain or exercise rezoning powers at will? This term "deferred maintenance" is not clearly defined in comp plan.
- Under cultural and visual resources item 3.10 There is no mention made of the context and importance of Jacob Sloat, his mill, the Sloat dam or Harmony Hall progress as a historic town center and site. A timely amendment to include Jacob Sloat History under 3.10 needs to be accomplished asap.
- The color coded map for the comp plan has no color key code devoted to our present or future designated national register historic sites. This must be corrected. Harmony Hall is soon to be listed on National Register to join your house and several other important historic sites in the village. To not have already designated sites color coded and specified as such on comp plan map as significant historic sites is a huge oversight. I suggest "Designated National Register Historic Site" on the map with a dedicated color.
- And finally I would strongly suggest that the village board and the designated comp plan firm working with the Sloatsburg Village Board seek out local historians and resources such as the Friends of Harmony Hall to advise on designated historic sites, districts et al. Otherwise what is the point? Certainly the partial list of houses in the village is not comprehensive and complete at this point in process. In addition as Geoff Welch the curator for Harmony Hall has mentioned, the comp planners also need to revisit environmental impact issues.

Thanking you and Regina at Town hall for putting on the record my comments about the comp plan.

Sincerely, Peter Bush, Friends of Harmony Hall Committee Member & Sloat descendant

- from: Bush, Peter (NYC-LWW)  
Sent: Wednesday, October 04, 2006 3:13 PM

05 OCT 20 PM 3:56

COMMUNICATIONS SECTION

Oct-20-06 02:50pm From-Peter Minnium

12126055623

T-800 P.002/003 F-437

To: 'barbara berntsen'; 'relmer1@optonline.net'  
 Subject: September 2006 Comprehensive Plan/ Observation Comments from Peter Bush

Dear Barbara and Mark :

I printed a copy of the Sloatsburg Comprehensive Plan from the website. I have read the entire document twice now and must say that there seems to be much positive progress! And practical ideas and considerations have been taken into account. Congratulations to all on the work that went into this...I especially like the vision of incorporating senior housing in a tax base anchor store complex scenario at the site of the Sloat Mill / sports field complex. Another strip mall will only defeat vision of down town improvement and potential destination spot for day visitors and tourists to the town. There are numerous small communities that have balanced both issues in responsible and very attractive ways in terms of land use and architecture.

I did want to address several issues in writing for consideration by the board should I personally not be able to be at the public meeting on October 10<sup>th</sup>.

1) The Library Issue of additional parking for Library patrons is mentioned in Part 1 Page 9 Item 1.3.7 "Land to west of the Library for more parking"  
 Given the large expanse of parking available at the mini mall, below the Seniors Center, who only meet once a month, not to mention the spaces in front of Library proper. Why is more Library parking needed?

In addition I have serious concerns given that this area of land to the West of the Library is adjacent to the Harmony Hall historic site (if my sense of direction is correct). The Sloatsburg Historical Society had discussed the idea of a walking path from the Library grounds to Harmony Hall down the road. Given that that entire area did once take in the Harmony Hall site.

Secondly what the Library does need per the head Librarian is a new roof. I am speaking to prioritizing. It seems to me it would be more cost effective to pursue a new roof for the Library which is a significant historical structure in town center vs making parking a priority issue for the Library. In terms of commuter parking, there are limited sites for extensive parking expansion as well.

2) Under Historic Resources Part 1 Page 11 Item 1.3.10 As I have said many times including upon recommendation from Stacey Matson Zuvic I do not think that it is reasonable or appropriate for the Sloatsburg Planning Board to serve as the Historic Reviews Board as well. I also maintain that CLG guidelines should be followed in consideration of any Historic Review Board to avoid conflicts of interest of board members and to ensure that people with valid experience in Preservation, Historic Planning, History and Historic Architecture be represented on any such Board.

3) Under Visual Resources Item 2.4 page 2-7 What does the term "deferred maintenance" by home owners mean? Who makes the determination of such a definition?  
 And is "deferred maintenance" a buzz word for : eminent domain or rezoning powers by local board?

4) Under Cultural and Visual Resources Item 3.10-1 & 3.10-2 How is it that under Historic Resources that no mention is made of Jacob Sloat Dam, Mill or favorable developments on Harmony Hall as being named of historical importance. Yet there is much of Jacob Sloat person, inventor, industrialist and town patron remaining in Sloatsburg to see: former mill site, Harmony Hall and Sloat Dam and Pond. This information should be in body of this historical sketch page.

5) Under Water Resources In consideration of the above observation on no mention of Jacob Sloat. The Sloat Pond and Dam should be listed by name and site as not only historically

B for File

04/14/04



COPY



COUNTY OF ROCKLAND  
DEPARTMENT OF PLANNING

Building T  
50 Sanatorium Road  
Pomona, New York 10970  
(845) 364-3434  
Fax. (845) 364-3435

C. SCOTT VANDERHOEF  
County Executive

SALVATORE CORALLO  
Commissioner

ARLENE R. MILLER  
Deputy Commissioner

October 20, 2006

Village of Sloatsburg Board of Trustees  
Sloatsburg Village Hall  
96 Orange Turnpike  
Sloatsburg, NY 10974

Re: Draft Generic Environmental Impact Statement for the Village of Sloatsburg  
Comprehensive Plan, Central Business District Study and Zoning Code

Dear Board of Trustees:

As an ongoing interested party for the State Environmental Quality Review Act (SEQRA) process, our department has reviewed the Draft Generic Environmental Impact Statement (DGEIS) for the Village of Sloatsburg's Comprehensive Plan, Central Business District Study and amended Zoning Code. These documents are also subject to our review under the New York State General Municipal Law (GML). Several state and county roads (NYS Thruway, Route 17 and Sterling Mine Road) and streams (Ramapo River and Nakoma Brook) run through the Village. State and county parklands (Harriman State Park, Dater Mountain Nature Park and Eleanor Burlingham Memorial Park) are located within the Village. Adjacent municipalities include the Town of Ramapo in Rockland County and the Town of Tuxedo in Orange County.

In March of 2003, this department issued a GML review for an earlier version of the Comprehensive Plan. While several of our recommendations have been incorporated into the updated version of the Comprehensive Plan, some have not been addressed. Our March 11, 2003 review is attached for your consideration.

As noted above, the Comprehensive Plan submitted for our review is actually an updated version of the Draft Plan dated December 2002. On Page 1-2 of the DGEIS, it is noted that the Plan addresses the issues and opportunities raised by the Village's population that were identified in a 2000 public opinion. These survey results are now six years old. Was any attempt made to verify that the 2000 survey results reflect the opinions of the current Village population?

Section 1.2 on Page 1-4 lists the involved and interested agencies and the permits and approvals required for the proposed actions. The Village of Sloatsburg Board of Trustees is the Lead Agency for the proposed action. While the Rockland County Planning Department is mandated under the New York State General Municipal Law to review each of these documents, our role is advisory. A majority plus one vote is required to override recommendations or disapprovals issued in our GML reviews. Since this department does not have permitting authority, it would be more appropriately listed as an interested agency. Several of the agencies listed as interested do have permitting authority over future proposals stemming from the recommendations of both the Plan and the Central Business District (CBD) Study. This distinction should be noted in this section. The Rockland County Health Department and Sewer District No. 1 should also be listed as involved agencies with future permitting authority.

On page 2-4 in Section 2.32, the rural woodland character of Sloatsburg is discussed as an attribute that must be protected. It is recommended that areas that detract from this rural woodland character be upgraded and enhanced. Only the Route 17 corridor is specifically mentioned. It should also be acknowledged that the NYS Thruway, a railroad and electric transmission lines run through the Village presenting unique challenges and physical constraints for future land use planning efforts.

In Section 2.72, the proposed land use plan is outlined. There is a discussion of cluster development of Page 2-13 that only considers single-family detached dwellings on lots of 10,000 square feet. In order to further limit the amount of site disturbance, we recommend that the Village consider a layout of multiple pods of up to four townhouses. This number of units is consistent with the four-unit multiple dwellings allowed in denser sections of the Village. In any cluster development, a standard layout should be prepared to determine the appropriate lot count. Lot area deductions should be calculated to arrive at the net lot area that serves as the basis for the lot count.

### **GEOLOGY, TOPOGRAPHY AND SOILS**

The Plan and the DGEIS both include a detailed discussion of the geologic and topographic constraints found in Sloatsburg. Much of the Village's remaining vacant land is characterized by very rugged topography. Future development of these parcels will require significant bedrock disturbance, cut and fill grading, and large retaining walls. The Plan recommendations and the revised zoning requirements will result in fewer disturbances to the geology, topography and soils than the existing zoning. These environmental constraints represent significant impediments to development. Blasting regulations, the use of "terrain adaptive" housing, upzoning, stricter steep slope provisions, soil erosion and stormwater management techniques will allow for more appropriate development of environmentally constrained sites.

### **WATER RESOURCES**

The importance of the Ramapo River and the Ramapo River Basin Aquifer System as the primary surface water and ground water resources in Sloatsburg is duly noted in the Plan. Protective measures, including the designation of a Critical Environmental Area (CEA), stricter land use regulations and buffer requirements as recommended in the Plan, will ensure that these important water resources are safeguarded.

Floodplains are also discussed in the water resources section of the DGEIS. It is noted that the Oakbrook Shopping Center site is located within the 100-year floodplain. This site is proposed to be developed as an extension of the existing Village Center. This central business district improvement plan is discussed in great detail in both the Plan and the CBD Study. Both documents acknowledge that development of this site cannot proceed unless impacts to the floodplain can be properly mitigated. Given that this Village Center proposal is such an integral component of the Plan and is proposed in an area that is known to flood regularly, we believe that FEMA, the NYS Department of Environmental Conservation and the Rockland County Drainage Agency should weigh in on its feasibility.

### **AIR RESOURCES**

In general, the Plan recommendations and the zoning amendments will not have a significant impact on air quality. Blasting regulations, reduced density and performance standards for light industrial uses should improve air quality. While increased use of public transit will result in fewer vehicular trips in the commuting region, there is the possibility of increased auto emissions in the Sloatsburg CBD due to idling cars waiting to pick up commuters at the train station and cold starts for cars in the commuter lot. This should be acknowledged in the DGEIS.

### **ECOLOGY**

In addition to the land use policies and regulations recommended to protect existing vegetation and wildlife in the Plan and the zoning amendments, we suggest that a tree survey requirement be added to subdivision and site plan regulations. Preserving the existing forested tree canopy is a critical component in maintaining the Village's rural woodland character. Proposed clear cutting and grading on steeply sloped sites must be thoroughly evaluated to minimize its visual impact. An inventory of the existing vegetation would assist in this effort.

### **TRANSPORTATION**

Calming traffic on Route 17 and creating a more pedestrian friendly environment in the Village Center are important objectives in both the Plan and the CBD Study. The proposed traffic calming measures rely heavily on the creation of an Interchange 15B on the NYS Thruway. With this interchange, significant commuter traffic could be diverted from Route 17. The state highway could then be reduced to two travel lanes with a turning lane in the middle. The DGEIS notes that road segments carrying 30,000 vehicles can safely and efficiently operate with two lanes of traffic. Traffic counts conducted in 1999 indicated that Route 17 south of Seven Lakes Drive carried approximately 24,000 vehicles on a daily basis. This traffic count data is now seven years old. Has any attempt been made to determine if there has been a significant increase in the average daily traffic on Route 17? A bigger question is whether the New York State Thruway is seriously considering the creation of an Interchange 15B. While converting Route 17 into a traditional "Main Street" in downtown Sloatsburg is great idea in theory, bringing this proposal to fruition is subject to factors beyond the Village's control. Even if Interchange 15B is constructed in the future, the New York State Department of Transportation (DOT) would have to approve the proposed lane reductions, traffic calming measures and

pedestrian improvements along Route 17. Has DOT given any indication that they would be willing to do this?

The Plan does not discuss bicycle lanes along local roadways or providing bicycle racks or lockers in the Village Center or at the railway station. Given the focus on traffic calming and the recommendations for Route 17, the Village should consider providing these bicycle facilities.

This department supports the construction of a Ramapo River Trail within the Village of Sloatsburg. We recommend that it be connected to the Town of Ramapo's Ramapo River Greenway Trail. The Village's trail should also connect the central business district to Eleanor Burlingham Memorial Park, an open space resource on the edge of the downtown area.

### **COMMUNITY SERVICES**

Recreation facilities are discussed in Section 3.7.1.7. Sloatsburg has adequate recreation facilities based on the National Recreation and Park Association's Recreation, Park and Open Space Standards and Guidelines. The Plan recommends construction of a trail system to link residential neighborhoods as well as the Ramapo River Greenway Trail mentioned above. We concur with these recommendations. Pedestrian connections between neighborhoods, the Village Center and recreational facilities complement the goals and objectives of both the Plan and the CBD Study. Several privately-owned parcels along the Ramapo River are recommended for acquisition for open space or passive parkland uses. The Village should evaluate whether these properties could be nominated for the County's Open Space Acquisition Program.

### **UTILITIES**

Water is a scarce resource in Rockland County; thus proper planning and phasing of the projects recommended in this Plan are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. A letter from the public water supplier, stamped and signed by a NYS licensed professional engineer, shall be issued to the Village for each project, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.

If any public water supply improvements are required to implement the Plan recommendations, engineering plans and specifications for these improvements shall be reviewed by the Rockland County Department of Health prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Further, both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier

The Sanitary Waste Disposal section should include a discussion of the anticipated completion of the Western Ramapo Sewer Expansion Project. It is our understanding that the wastewater treatment facility in Hillburn and the pump stations in Sloatsburg are projected for completion by the end of 2008.

### **CULTURAL AND VISUAL RESOURCES**

This Department supports the Plan recommendations to preserve and protect the Village's historic and visual resources. Adopting a local historic preservation law, permitting adaptive reuse of historic buildings and developing voluntary recognition programs are proven successes in this effort. As noted in our 2003 GML review, parking requirements must be addressed for adaptive reuse requiring a special permit.

Sloatsburg's rural woodland character is an important visual resource. The Ridge Protection Overlay District should contain a provision to ensure that viewsheds from the hiking trails and vistas of Harriman State Park are protected. As noted above, the tree preservation regulations should include a tree survey requirement. The list of visual resources on Page 3.10-4 should include the view of the Ramapo River from Seven Lakes Drive, a scenic road within the Village.

The CBD Study outlines design guidelines for the expanded Village Center and recommends a facade improvement program and property maintenance law as a means of upgrading the downtown area. We support these concepts and the recommendation to require that utilities be underground for all new developments.

### **GROWTH INDUCING ASPECTS**

Completion of the Western Ramapo Sewer Expansion Project has the potential to induce growth within the Village of Sloatsburg. The Plan recommendations and the zoning amendments serve to limit this potential by upzoning specific areas of the Village and eliminating the density bonus provision of their zoning code. Adoption of the Plan and zoning amendments will not result in greatly increased residential density. Commercial sector growth is anticipated and desired as indicated in the CBD Study.

We thank you for the opportunity to comment on the DGEIS. We intend to submit additional comments on the Plan, the CBD Study and the Zoning Code in the form of a GML review. Please contact Helen Kenny Burrows at 364-3453 if you have any questions or require clarification.

Sincerely,



Salvatore Corallo  
Commissioner

Cc: Mayor Carl Wright  
RC Highway Department  
RC Division of Environmental Resources  
RC Drainage Agency  
RC Department of Health  
RC Sewer District No.1  
NYS Department of Transportation  
NYS Department of Environmental Conservation  
NYS Thruway Authority  
Palisades Interstate Park Commission  
Towns of Ramapo and Tuxedo  
Tim Miller Associates  
Burgis Associates, Inc.



TOWN OF RAMAPO  
 Building-Planning-Zoning NOV 15 AM 10:40  
 237 Route 59  
 Suffern, New York 10901  
 (845) 357-5100  
 FAX (845) 357-5140

November 14, 2006

Village of Sloatsburg Board of Trustees  
 Sloatsburg Village hall  
 96 Orange Turnpike  
 Sloatsburg, New York 10974

Re: Draft Generic Environmental Impact Statement for Village of Sloatsburg  
 Comprehensive Plan, Central Business District Study and Zoning Code

Dear Board of Trustees:

Thank you for the opportunity to comment on your draft comprehensive plan. The Town of Ramapo has no comments at this time, other than those set forth in the Rockland County Planning Department's letter dated October 20, 2006.

Very truly yours,

Richard H. Ackerson  
 Deputy Town Attorney for Planning & Zoning

RA/pac

Cc: Rockland County Planning Department

04144  
BF

Sloatsburg Village Board  
96 Orange Turnpike  
Sloatsburg, NY 10974

October 20, 2006

John Kwasnicki  
16 Cranberry Road  
Sloatsburg, NY 10974

Dear Sloatsburg Village Board:

RE: Additional Opinions & Comments to the Sloatsburg Comprehensive Plan of February 2006.

Note: At this writing I feel at an disadvantage from not receiving Master Plan documentation from my FOIL request to the Sloatsburg Village Clerk on September 22, 2006. Any comments or copy of documents to this matter, I expect full Response of every page of submittal from the Village Board.

For the Record: Please respond:

In My Opinion: First let me say, it a complete disgrace that the Sloatsburg Village Board would retain the services ( up to 2005) of the Robert Geneslaw CO. (RGC) planning firm that helped in crafting the Planned Residential Development (PRD) 1997. That lead to a Sloatsburg resident I,400 petition for removal. Then to hire the Tim Miller Associates (TMA) AICP planner during the height of the Town of Tuxedo seven (7) Tuxedo Reserve findings statement /special permit conditional workshop meetings (no minutes) during 2004, with findings p. 15 stating " *Additionally, based on information from the Mayor of the Village of Sloatsburg, the Town Board has determined that potential community resources impacts to the Village of Sloatsburg will be addressed by the applicant's providing municipal improvements, including a new library roof, construction of a commuter parking lot in the Village and an annual payment of \$60,000 for ten years.*" To my knowledge this findings, did not include the NJ/NY Highlands Regional funding alternative to purchase the entire Tuxedo Reserve 2,400 acres. The Town of Tuxedo application for Highlands funding would have saved this tract of land for Open Space to protect the Ramapo River watershed-aquifer in which the Tuxedo Reserve project's grown water well service is proposing 500,000gpd and to would build a (Tuxedo) Sewer plant along the Ramapo River and FEMA Floodplain.

To my understanding, the same AICP planner while working for Turner/Geneslaw Inc.(TG) planning firm for both Sloatsburg/Town of Tuxedo was engaged in the Tuxedo hamlet Revitalization Committee meetings, in which the Tuxedo Town Board hired Burgis Associates (BA) planners, for a Tuxedo hamlet Revitalization Plan, with such firm hired by the Sloatsburg Village Board in October 2002 for a CBD Revitalization Study Plan that was released December 2005.

I do not recall at the Town of Tuxedo above findings proceeding, when the TMA AICP planner ever defended the Sloatsburg border sovereignty or the draft Master Plan of November 6, 2002, in which the same AICP planner helped crafted with the Sloatsburg Comprehensive Plan Committee (CPC) during November 1999 - November 2002.

RE: Additional Comments to: Sloatsburg Village Boards' Comprehensive Plan (February 2006) Public Hearing of October 10, 2006 ... with Deadline Receipt of Comments, October 20, 2006 @ 4 PM

As To Section:

Village of Sloatsburg Comprehensive Plan (February 2006), Central Business District Study (December 2005), Zoning Draft Generic Environmental Impact Statement (DGEIS) September 6, 2006.

My Opinion(s) & Comment(s) as to O & C:  
O&C:

\*Comprehensive Plan also as to Master Plan  
\*Comprehensive Plan Committee as to CPC  
\* Page as to p.

~~-Please respond in relationship to the AICP Code of Ethics & Professional Conduct of 1991 & 2005-~~

- Please respond: Where does it indicate in the Tim Miller Associates(TMA) contract with the Sloatsburg Village Board of August 9, 2004 to | Update Draft Comprehensive Plan | as to 1.0 Executive Summary p. 1-1 that states " *The draft Comprehensive Plan was recently updated in 2006, and the Village Board of Trustees is considering adoption of the Comprehensive Plan* ". Why would such a TMA contract not include the Sloatsburg CPC, the Planning/Zoning Boards or review by Comprehensive Planning/Zoning Implementation Task Force to ensure public comments insertions?
- Please explain: Open Space Land, Watershed -Aquifer, is not protected in the VC-2 Village Center?
- Please explain: In testing the merits of a 100 year FEMA Floodplain, would AICP planning allow a new Village Cemetery in exchanged from the proposed VC-2 Village Center Site? If not, why not?
- Please respond: Does the Village Board support the Brooker Engineering firm FEMA floodplain revision of December 1999, at the proposed VC-2 Village Center Extension 11 acre site?

- Please reply: During the Sloatsburg Master Plan Sect: 7-722 process, from the start to the present, when did the Village/Planning/ Zoning Boards, CPC or AICP planners contact the NYS-DEC-DOT EPA, FEAMA, Rockland County Planning/Drainage/Health Agencies for their data inspection analysis of the 100 year FEMA Floodplain (Oak-Brook) VC-2 Village Center Extension site?
- Please resort to: Isn't it true that some members to the CPC were also members of the Planning Board who voted for the Nakoma Brook Senior Citizen Housing Complex of 100 units also located at this proposed now Master Plan CBD VC-2 Village Center Extension 11 acre site?
- Please respond: During the Sloatsburg draft Master Plan processing, did the Village AICP planner advise the CPC of the NYY-DOS Local Training Courses on SEQRA-Comprehensive Plan-Adopting Amending Zoning, that includes the importance of the public in the Master Plan and Zoning Codes?
- Please respond: Was it advised by the Village AICP Planner to the CPC that a Zoning Review Committee be established to analyze and prepare strong Zoning laws protection to the Village?
- Please respond: What is the amount of money that has been received by the Sloatsburg planning consultants on the Draft or Comprehensive Plan, CBD Study and the Tuxedo Reserve project?
- Please respond: Give a brake down how the Sloatsburg Master Plan Village Attorney was selected and what is the cost for this position and were are the revenues coming from?

Please respond: Has the Sloatsburg Master Plan Attorney made any Master Plan concepts for the Pine Grove area or other zoning recommendations and meetings with the TMA-BA AICP planners?

#### O&C:

Did the Robert Geneslaw Co.(RGC) contract further insist : " *A planner must strive to protect the integrity of the natural environment*" Would this mean agreeing with the CPC or supporting to building a Village Center in FEMA Floodplain impacting the Ramapo River watershed - aquifer?

- Please reply: Did the RGC planning consultant contract of November 9, 1999 *RE: Scope of Services- Sloatsburg Comprehensive Plan Update*, give any indication of the AICP Code of Ethics and Professional Conduct in the Planner's Responsibility to the Public with a planners primary obligation is to serve the public interest ?
  - A) Didn't the RGC prepare the Oak Brook Shopping Center findings statement, and was all Planning Board information given in details to the CPC. In that Ethic Code planners must strive to provide full, clear and accurate information on planning issues to citizen and government decision makers.
  - B) Wasn't the Mayor Abate Son Joseph Abate was also a member of the CPC. Didn't this constitute a Conflict of Interest. Did the RGC Planners protest this appolntment?
  - C) RGC planners contract (pp: 5) data gathering explain to the CPC how the proposed Village Center and Central Business District Revitalization site of 11 acres was under a C&D Landfill operation.
  - D) Were the Sloatsburg CPC made aware by the RGC planners that the proposed Village Center a FEMA Floodplain water level decrease revision was approved by FEMA December of 1999 even though Hurricane Floyd of September 1999 and previous rain storms submerged this 11 acre site.
  - E) Did the RGC planners insist to the Village Board to openly advertise for CPC member candidates during 1999 ?
  - F) Show data of the Sloatsburg planning/zoning boards or the CPC members submitting their planning/zoning codes during the seven years of the questionable Sloatsburg draft Comprehensive Plan of 1999, and now the Comprehensive Plan of February 2006. How many planning concepts or zoning ordinance did they ever offer to the Master Plan ?
  - G) This Comprehensive Plan Committee (CPC) under the NYS Village Law Sect: 7-722, by the CPC statement should be corrected to indicate the formation of this self-selection of Mayor Sam Abate regime of 13 members with Village Trustee David Gleassey, as it first Chairman of the CPC in 2000. With its first CPC meeting in February 2000. Village Trustee Bill Duffy was the next CPC Chaiman at the end of 2000. Both CPC Chairmen, Gleassey-Duffy were members to Sloatsburg Planning Board that voted for the Oak Brook Shopping Center in a 100/500 year FMA Floodplain in the 1990's. Now this questionable Sloatsburg Comprehensive Plan of February 2006 , and the CBD Study of December 2005 are proposing a VC-2 Village Center Extension zone (changed from B-3 Regional Shopping Zone adopted July 1990) that will allow a regional Shopping Center with Senior Active Adult Housing -Retailstores at this same FEMA Floodplain 11 acre site.

**O&C:****Executive Summary September 6, 2006 ☉ Village of Sloatsburg Plan and Zoning\* DEIS**

Note:\* DEIS wording is from pages 1-1 to 1-12 changes to DGEIS wording stating on page 2-1

Note: The Notice of Draft Generic Environmental Impact Statement (DGEIS) not sent to the EPA

▪ Please respond p. 1-2: Proposed Actions states in part "*The CPC held over 20 meetings, all of which have been open to the public.*" Isn't this CPC statement miss leading of not indicating the high CPC absentee rate and resigning members. As to CPC public involvement , when did the CPC with the AICP planners advice, send out monthly residential home flyers of CPC draft Master Plan progress and what CPC Agenda availability for local organizations or public participation at such meetings that produced poorly detailed minutes indicating CPC members protecting their own turf.

▪ Please respond p. 1-2: When the Sloatsburg Planning Board made comments to the CPC draft Comprehensive Plan on February 19, 2002. Then why weren't these Planning Board comments made public at the Village Boards draft Master Plan Informational meeting on February 24, 2002 and what happened to public comments made at such meeting. Did the CPC Chairman or the AICP planner decide what were public comments? Did the CPC survey state build in a FEMA Floodplain?

▪ Please respond p. 1-2: Isn't it so, the Village AICP planner wrote the CPC members presentations for their Draft Master Plan public hearing on January 9, 2002.

▪ Please reply: Doesn't FEMA requires that states and local government's develop multi - hazard mitigation plans. These plans help reduce our nation's loses from natural disasters of poor insights.

▪ Please reply p. 1-1: As to "*A Comprehensive Plan Committee was formed in 1999*"

This statement does not give reason or the NYS Village Law 7-722 ( 2) Definition (c) "special board" or called Comprehensive Plan Committee (CPC) Village Board appointments to such CPC members.

▪ Please respond: p. 1-1 as to 1.0 Executive Summary regarding to the following: "*The previous Comprehensive Plan is over 20 years old, and its land use policies are outdated*"

A) Who decided to update from the failed and un-adopted Master Plan of 1981 prepared by Manuel S. Emanuel Associates o July 1981 (26 years ago) but approved by the Sloatsburg Planning Board? But according to the Town of Tuxedo development Tuxedo Reserve "Petition for Zoning Map Amendment " application of October 1999, p. 10. Item 2 Sloatsburg Master Plan, It states in part: "*The Sloatsburg Master Plan of 1982 encourages orderly development, appropriate land use, availability of public sewer and water resources, safe and functional circulation network, and development that is geologically and topographically sensitive. Overall, the Tuxedo Reserve Project would be consistent with the goals of the Sloatsburg Master Plan "*

B) So who is telling the Truth about the Sloatsburg Master Plan of 1981?

C) Is it true I (John Kwasnicki) made a copy of the Sloatsburg Master Plan of 1958-60 for the Robert Geneslaw Co. on August 23, 2000 and stated in a letter that "*This document should be part of the Sloatsburg Comprehensive Plan Committee for review, since the 1982 Master Plan update does not come close in reflecting the goals of the 1958-60 Master Plan*"

D) Why wasn't the Sloatsburg Master Plan of 1958-60 not considered for the CPC review over the failed Master Plan of 1981-82, and why isn't this a major part of this foiled DGEIS Executive Summary?

▪ Please reply: 1.0 Executive Summary p. 1-1 goes on to say the following:

"*The Draft Comprehensive Plan was recently updated in 2006, and the (Sloatsburg missing in text) Village Board of Trustees is considering adoption of the Comprehensive Plan ( February 2006, is missing from text) "*

A) Who released the CPC from reviewing this new Comprehensive Plan of February 2006?

B) During July 28, October 5,18, 2005 a Public Notice the Sloatsburg Village Board (will conduct) held three (3) Work Sessions to review the Zoning Amendments to the Comprehensive Plan.

▶ This does not mean the Draft Comprehensive Plan of November 2002 was ever adopted by the Village Board and certainly the TMA AICP planner should have not been allowed to totally RUN these Village Board Work Sessions...plus no Handouts or WS Minutes.

▶ What was the reason to have a few members of the CPC at these Work Sessions?

▶ Did the Village Board or the TMA AICP planner make sure that a Village Public New letter was sent, about their MASTER PLAN work scssions so they could participate under 7-722?

- ▶ If the CPC or the Sloatsburg Planning/Zoning Board did review this Comprehensive Plan of February 2006 where are their comments to this document that should be under the control of the NYS Village Law Sect: 7-722.
  - ▶ Where does the NYS Village Law Sect: 7-722 indicate that another new Comprehensive Plan can be produced without the Special Boards (CPC) approval ?
  - ▶ Where in the TMA contract of August 9, 2004 with the Village Board does it state changes to the Draft Comprehensive Plan? It refers to a REVIEW DRAFT COMPREHENSIVE PLAN !
  - ▶ The AICP Code of Ethics June 2005 states in part: *"We shall give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them. PARTICIPATION should be broad enough to include those who lack formal organization or Influence." " We shall deal fairly with all PARTICIPANTS in the planning process. Those of us are public officials or employees shall also deal evenhandedly with all planning process PARTICIPANTS." " WE SHALL AVOID A COFLICT OF INTEREST OR EVEN THE APPEARANCE OF A CONFLICT OF INTEREST IN ACCEPTING ASSIGNMENTS FROM CLIENTS OR EMPLOYERS."*
- Please respond: Executive Summery, 1. 3.2 Water Resources p. 1-6 as to state in part: *"The Village should consider designating the Ramapo River and/or the aquifer a critical environmental area."* Then Double Talks in part to say : *" Former Oakbrook Shopping Center site proposed to be developed for use as an extension of the existing Village Center"* Then Double Talks again to say: *" The property is located within the 100 year flood plain."* Then Double Talks some more on p. 1-7 *" The Oakbrook Shopping Center [ WHAT OAKBROOK SHOPPING CENTER ?] site is privately owned property [ AT WHAT PURCHASE VALUE ?] and is part of the VC-2 district [ WHO CAME UP WITH THE VC-2 VILLAGE CENTER EXTENSION DISTRICT -TMA -VILLAGE BOARD - LORTERDAN TUXEDO RESERVE ?] which proposes that the village central business district be extended to this property."* [ HAS THE VILLAGE BOARD OR TMA/BA EVER CONDUCTED A PUBLIC SURVEY TO BUILD A CBD VILLAGE CENTER FOR THIS SITE IN A FEMA FLOODPLAIN ?]
- ▶ Pace Law School text of May 2001 "The Critical Environmental Area Overlay District " CEAOD Mentions in more of legal trims in creating and providing a CEAOD model ordinance on the assumption that municipalities have [UNLIKE SLOATSBURG TO PROTECT THE RAMAPO RIVER] adopted zoning regulations. The authority for the CEAOD is based on Municipal Home Rule Law providing secure basis of authority for the CEAOD.
- The CEAOD framework creation requires that the municipality map the landscape comprising of the CEAOD also attempts to remedy weakness inherent in current natural resource regulations. Current regulations often fail to recognize that political boundaries. Thus, it is critical of its implications. Additionally I will be offering a Watershed Protection Ordinance in conjunction my supporting concern of a CEA overlay district to protect the waters of the Ramapo River and the streams that discharge their waters to the vital Ramapo River basin Aquifer.
- Please respond: Executive Summary, 1.3.5 Wetlands p. 1-8 as to state: *" A local (Wetlands) was adopted that allows the Village to regulate disturbances to any wetlands regardless of size."* Where has this Sloatsburg Wetlands law been affected as to the Sterling Mine Road, private C&D Transfer Station's new service garage 20 space parking lot built or near the Nakoma Brook and FEMA Floodplain during 2005-06. Has this new Wetland law protection stopped the silting of the Town of Tuxedo ...Sterling Mine Estates 23 unit development that has a planning board neg/dec ?

**Q&C:****Village of Sloatsburg Comprehensive Plan of February 2006 Updated by: Tim Miller Associates, Inc.**

• Please respond: Acknowledgments page Comprehensive Plan committee should include the following names: 2000 Village Board-Chairman David Gleassey, Planning Board- Eve Khieninson now name Mancuso (Village Brooker Engineer), Recreation Committee- Edward Cahoon, Library- Debbie Szajngarten, County/School Joseph Abate, At Large members: Emery Turnure, Peter Tisi, Robert Moffit, Peter Akey, Lisa Warren, Rachael Buden, Counsel Lisa Felicissimo

Note: Tim Miller Associates, planner Janell Herring, has a AICP title.

• Please respond: p. IV-3 still states in part: *"With future residential development in the Village, and growth in the adjoining Town of Tuxedo, there may be future demand for commercial services in the Village Center."* *"The Village Center is presently zoned B3 (Regional Shopping)."*

▶ Isn't just another ploy for the Townships of Ramapo and Tuxedo developments such as Lorterdan AARD of 290 units and Tuxedo Reserve of 1,195 mixed housing units to accommodate their projects?

• Please respond: p. IV-4 states in part: *"Within the Village Center is a large vacant property known as "Oakbrook Shopping Center" site. Its an 11.4 acre parcel in the downtown district that is located in the 100-year floodplain. Currently, it is zoned B-3 Regional Shopping."*

▶ I have an e-mail dated June 20, 2002 from the Sloatsburg Village AICP planner that says in part: *"The same person developer interest who wants to revitalize the Tuxedo hamlet has expressed an interest in the Oakbrook shopping center site."* Isn't this a Conflict of Interest or Collusion in planning?

• Please respond: Since the Sloatsburg Veteran Park (next to Village Hall) is half the size of a Tennis Court, which is a disgrace in size and location. Where in this Comprehensive Plan or Zoning Map is a proposed Veteran Park?

• Please respond: Highlands Conservation Act p. IV-19 & p. IV-20. These same NJ/NY Highland Regional (first time mentioned detail in this Sloatsburg Master Plan) bill of November 2004.

▶ I offer to the Tuxedo Town/Planning Boards on November 5, 2004 in regards to the Tuxedo Reserve development before the Tuxedo Town Board voted for the Tuxedo Reserve special permit on November 15, 2004. But was not mentioned or considered as a Open Space rescue for possible purchase for this massive projects 2,400 acres.

▶ The Highlands Regional Coalition could have been contact by the Sloatsburg Village/Planning Boards to help purchase the Tuxedo Reserve's 40 acre site within the Village to prevent the passing of the Sloatsburg Planning Board approval of Tuxedo Reserves private road intersecting onto Rt. 17.

**In Closing:**

I am offering the following documents on Planning Zoning Codes, SEQRA as part of my additional Opinions & Comments to the Sloatsburg Comprehensive Plan of February 2006 - Zoning Amendments and SEQRA and other elements associated to the Sloatsburg Village Boards public hearing of October 10, 2006 for consideration ...as to this date of October 20, 2006

Note: I also realize most Zoning ordinances are cut and past jobs in contrast that changes in language would have to be applied to the Village of Sloatsburg.

The List of documents are my attachments on this matter.

Sincerely Yours



John Kwasnicki a member of the American Planning Association (APA)

List Attachment of 1,623 pages total

**List of attachments of October 20, 2006 ....1,623 pages as to SEQRA & Planning & Zoning**

**Note : The Sloatsburg Village Clerk received the APA Policy Guide Development 112 pages**

1	Email of June 20, 2002	1 p
2	FOIL of September 22, 2006	1 p
3	Letter of August 16, 2006	2 p
4	Model Conservation Easement	10 p
5	Transcript of Public Hearing Comments Oct. 10,2006	3 p
6	Model Historic Preservation Law	8 p
7	Legal Aspects of Municipal Historic Preservation NYS	15 p
8	Zoning and the Comprehensive Plan NYS	17 p
9	Village of Airmont Zoning Codes	34 p
10	Town of Montgomery NY Zoning codes	30 p
11	Central Business District Parking Study City of Rye NY	61 p
12	Floodplain Modeling Manual FEMA April 2002	77 p
13	FEMA Managing Floodplain Development April 1995	197 p
14	Highland Task Force Action Plan March 2004	40 p
15	Borough of Hasbrouck Heights NJ CBD Burgis Associates	21 p
16	East Madison Business District Land Use & Zoning Analysis	85 p
17	Environmental Planning for Small Communities EPA September 1994	154 p
18	Federal Register EPA March 2006	205 p
19	Ordinance of Klickitat County Washington Critical Area Code	19 p
20	Safe Growth America Checklist APA	18 p
21	Report Environmental Justice in EPA Permitting December 2001	99 p
22	Table of Contents Monroe	83 p
23	Evaluation of State & Regional Water Quality Monitoring EPA Aug. 2003	23 p
24	Wetlands & Watercourses Ordinance Croton on Hudson	24 p
25	EPA Introduction to Water quality Standards Oct. 1999	28 p
26	Using Local Watershed Plans to Protect Wetlands Center of WP June 2006	56 p
27	Measuring the Health Effects of SPRAWL SGA Sept. 2003	21 p
28	Local Open Space Planning Guide NYS 2002	64 p
28	Zoning Practice APA June 2006	26 p
29	Village of Montebello Zoning Ordinance	54 p
30	Village of Sands Point NY Zoning Code	30 p

**Attachments of 1,623 pages**

John Kwasnicki comments and submissions  
Regarding Comprehensive Plan  
Received October 20, 2006

1. FOIL Request dated September 22, 2006
2. Letter re: Sloatsburg Municipal Building Conference Room, Closed Door Meeting-August 16, 2006 10 AM
3. EMAIL from Bonnie Franson dated June 20, 2002
4. Code of the Town of Montgomery, New York
5. Model Conservation Easement
6. Transcript by John Kwasnicki re: Sloatsburg Village Board Public Hearing October 10, 2006
7. CLG Program in NYS Model Historic Preservation Law for Municipalities in NYS
8. Legal Aspects of Municipal Historic Preservation-James A. Coon Local Government Technical Series
9. Zoning and the Comprehensive Plan -James A. Coon Local Government Technical Series, December 1999
10. Code of the Village of Airmont, New York
11. Floodplain Modeling Manual, HEC-RAS Procedures for HEC-2 Modelers, FEMA April 2002
12. Central Business District Parking Study City of Rye, New York Final Report July 2001
13. Managing Floodplain Development in Approximate Zone A Areas April 1995
14. Highlands Task Force Action Plan, Recommendation to Preserve New Jersey's Highlands, March 2004
15. Madison-Miller Planning Area, East Madison Business District Land Use & Zoning Analysis
16. Environmental Planning for Small Communities, A Guide for Local Decision-Makers, September 1994
17. Federal Register, Part II Environmental Protection Agency, March 29, 2006
18. Ordinance No. 0012704 of Klickitat County, Washington
19. APA Safe Growth America Checklist
20. A Report by a Panel of the National Academy of Public Administration for the US EPA December 2001
21. Evaluation of State and Regional Water Quality Monitoring Councils, August 2003, EPA Office of Policy, Economics, and Innovation and EPA Office of Water
22. Wetlands and Watercourses Ordinance, Croton-On-Hudson, NY DPW
23. EPA Introduction to Water Quality Standards
24. Using Local Watershed Plans to Protect Wetlands, June 2006
25. Measuring the Health Effects of SPRAWL, September 2003
26. Local Open Space Planning Guide
27. Zoning Practice APA June 2006
28. General Code Village of Sands Point, NY
29. General Code Village of Montebello, NY