ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality Town of Haverstraw **Date Sent** _____

Board X Planning ____ ZBA ____ Town/Village **Meeting Date** _____

File Name Letchworth Multifamily Residential
Contact Person Ira Emanuel, Esq.
Address 4 Laurel Road
New City, NY 10956

Referral Agencies
(Please indicate the agencies that have also received copies of this application)

- X RC Highway Department
- X RC Division of Environmental Resources
- X RC Drainage Agency
- X RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
- X RC Sewer District #1
- X NYS Department of Environmental Conservation
- ____ NYS Department of Transportation
- ____ NYS Thruway Authority
- ____ NY-NJ Trail Conference (Long Path)
- ____ Palisades Interstate Park Commission
- ____ US Army Corps of Engineers
- ____ Cornell Cooperative Extension of Rockland County
- X Adjacent Municipality Town of Stony Point
- ____ Other _____

Pursuant to the General Municipal Law Article 12-B, Section
239 (n) X Subdivision
239 (l) & (m): X Site Plan ___ Variance ___ Special Permit X Zone Change/Amendment
___ Other – *Please list* _____

Location of Parcel(s) 100 Secor Road, Thiells
Acreage of Parcel (s) 22.67 ac.
Existing Sq. Footage 0 **Proposed Sq. Footage** _____

The Property in Question Lies Within 500 Feet of:

- X County Road
- X County Stream
- ___ County Park
- ___ County or State Facility
- ___ State Road, Thruway, or Parkway
- ___ State Park
- X Village, Town, or County Boundary
- ___ The Long Path

Map 19.16 **Block** 1 **Lot(s)** 14 **Map Date** 02/2022
Map _____ **Block** _____ **Lot(s)** _____ **Current Zoning** _____

Brief Project Description to construct multifamily residential housing

Variances Needed (*if applicable*)	**Required**	**Provided**

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Ramapo Date _____

Please check all that apply:

X Planning Board	____ Municipal Board
____ Zoning Board of Appeals*	____ Historical Board
*(*Fill out* **Parts I & II** *of this form)*	____ Architectural Board

X Subdivision 2 # of Lots	____ Pre-preliminary/Sketch
X Site Plan	____ Preliminary
____ Special Permit	____ Final
____ Conditional Use	
____ Zoning Code Amendment	
____ Zone Change	
____ Variance	

Project Name: Letchworth Multifamily Residential

Tax Map Designation:

Section 19.16 Block 1 Lot(s) 14

Section _____ Block _____ Lot(s) _____

Location: On the South side of Willow Grove Rd,

o feet North of Underpass Rd in the

town/~~village~~ of Haverstraw.

Street Address: 100 Secor Rd, Thiells

Acreage of Parcel 22.67 ac **Zoning District** Currently R-12; Proposed LA-17

School District North Rockland SD **Postal District** Thiells

Fire District David B. Roche Vol. Fire Co. **Ambulance District** _____

Water District Veolia **Sewer District** _____

Project Description: *(If additional space required, please attach a narrative summary.)*

See attached narrative.

APPLICATION REVIEW FORM

If **subdivision**:

1) Is any variance from the subdivision regulations required? No
2) Is any open space being offered? No If so, what amount? _____
3) Is this a standard or average density subdivision? Standard

If **site plan**:

1) Existing square footage vacant land
2) Total square footage _____
3) Number of dwelling units 300

If **special permit**, list special permit use and what the property will be used for.

_____

_____

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. No

Are there **streams** on the site? If yes, please provide the names. No

Are there **wetlands** on the site? If yes, please provide the names and type. No

Project History: Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

_____

_____

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

19.15-1.4; 25.07-1-1

_____

_____

APPLICATION REVIEW FORM

Contact Information:

Applicant: Haverstraw Group LLC Phone # 973-992-2443

Address 16 Microlab Rd, Suite A, Livingston, NJ 07039

Street Name & Number (Post Office) State Zip code

Property Owner: Town of Haverstraw Phone # 845-429-2200

Address 16 Rosman Road, Garnerville, NY 10923

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: JMC/Site Development Consultants Phone # 914-273-5225

Address 120 Bedford Road, Armonk, NY 10504

Street Name & Number (Post Office) State Zip code

Attorney: Ira M. Emanuel Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956

Street Name & Number (Post Office) State Zip code

Contact Person: Ira M. Emanuel Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956

Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

X State or County Road	___ State or County Park
___ Long Path	X County Stream
X Municipal Boundary	___ County Facility

List name(s) of facility checked above. County Routes 47, 94, and 98; Town of Stony Point

Miniceongo Stream

Referral Agencies: *(Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)*

X RC Highway Department	X RC Division of Environmental Resources
X RC Drainage Agency	X RC Dept. of Health
___ NYS Dept. of Transportation	X NYS Dept. of Environmental Conservation
___ NYS Thruway Authority	___ Palisades Interstate Park Comm.
X Adjacent Municipality Town of Stony Point	
___ Other ___	

**All applicants must send copies of their applications and plans to:
Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of ~~New York~~ New Jersey
County of ~~Rockland~~ Essex) ss.:
Town/Village of _____)

Marc Pantirer, Haverstraw Group LLC, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/~~Village~~ of Haverstraw, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

APPLICATION REVIEW FORM

C. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/~~Village~~ of Haverstraw in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

a. Name and address of officer or employee NONE

b. Nature of interest _____

c. If stockholder, number of shares _____

d. If officer or partner, nature of office and name of partnership _____

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/~~Village~~ of Haverstraw.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

4. Reimbursement for Professional Consulting Services. I understand that the Town/~~Village~~ Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

***The following two paragraphs are optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/~~Village~~ of Haverstraw from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/~~Village~~. Any additional sums needed to pay the Town's/~~Village's~~ consultants shall be paid prior to final action on the application. The Town/~~Village~~ may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/~~Village~~.)

PLEASE SIGN HERE

Applicant's Signature _____

Print Applicant's Name Marc Pantirer, Haverstraw Group, LLC

SWORN to before me this
11th day of January, 2024

Lynn M. Wolfe
Notary Public

LYNN M. WOLFE
NOTARY PUBLIC OF NEW JERSEY
Commission # 2188722
My Commission Expires 4/24/2026

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, Howard Phillips being duly sworn, hereby depose and say that I reside at: _____

in the county of Rockland in the state of New York.

I am the (* Supervisor of the) owner in fee simple of premises located at:
100 Secor Road, Thiells, NY

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in ~~Liber _____ of conveyances, page _____~~ as Instrument ID # 2001-0003378.

Said premises have been in my/its possession since 2001. Said premises are also known and designated on the Town of Haverstraw Tax Map as: section 19.16 block 1 lot(s) 14 .

I hereby authorize the within application on my behalf, and that the statements of fact contained in said application are true, and agree to be bound by the determination of the board.

Owner
Mailing Address

Town of Haverstraw
One Rosman Road
Garnerville, NY 10923

SWORN to before this
22 day of January, 20 24

Raquel Ventura
Notary Public

RAQUEL VENTURA
Notary Public, State of New York
No. 01VE6340753
Qualified in Rockland County
Commission Expires April 25, 20 24

* *If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.*

APPLICATION REVIEW FORM

Owners of Nearby Properties:

That the following are all of the owners of property _____ *(distance)* from the premises as to which this application is being taken.

SECTION/BLOCK/LOT	NAME	ADDRESS
Please see attached list		

(use additional paper if needed)

PLEASE SIGN HERE

Marc Pantirer, Haverstaw Group, LLC

SWORN to before this

11th day of January, 2024

Lynn M. Wolfe
Notary Public

LYNN M. WOLFE
NOTARY PUBLIC OF NEW JERSEY
Commission # 2188722
My Commission Expires 4/24/2026

392289 19.12-1-27
Martin Ancin
Kimberly Ancin
18 Birch Dr
Thiells, NY 10984

392289 19.16-1-14.2
Board Of Fire Commissioners
Thiells-Roseville Fire Dist.
PO BOX 486
Thiells, NY 10984-0486

392289 19.12-1-26
John K. Grant
Jennifer Grant
20 Birch Dr
Thiells, NY 10984

392289 19.16-1-9
George F. Lodini Jr.

10 Jenkins Ave
Stony Point, NY 10980

392289 19.16-1-4
Lawrence Margiotta
Doreen Croce
4 Birch Dr
Thiells, NY 10984

392289 19.12-1-1.3
Limited Partnership MPE Birch Family

26 Birch Dr
Thiells, NY 10984

392289 19.16-1-11
North Rockland School Dist

65 Chapel St
Garnerville, NY 10923

392289 19.12-1-42
Town Of Haverstraw

1 Rosman Rd
Garnerville, NY 10923

392289 19.12-1-14.1
Gary Armida Jr.
Krystal Armida
131 Hammond Rd
Thiells, NY 10984

392289 19.16-1-14.3
Board of Fire Commissioners
Thiells-Roseville Fire Dist.
PO BOX 486
Thiells, NY 10984-0486

392289 19.11-1-1.1
Indian Knanaya Catholic
Community Of Greater NY
PO BOX 97
Stony Point, NY 10980

392289 19.12-1-30
Jennifer Marie Marchesa

12 Birch Dr
Thiells, NY 10984

392289 19.16-1-5
Lawrence Margiotta
Cheryl Margiotta
4 Birch Dr
Thiells, NY 10984

392289 19.12-1-1.3
MPE Birch Family Ltd Partnersh

26 Birch Dr
Thiells, NY 10984

392289 19.12-1-29
Howard F. Schweitzer, III
Melissa I. Schweitzer
14 Birch Dr
Thiells, NY 10984

392289 19.15-1-1.4
Town of Haverstraw

1 Rosman Rd
Garnerville, NY 10923

392289 19.16-1-14.1
Board Of Fire Commissioners
Thiells-Roseville Fire Dist.
PO BOX 486
Thiells, NY 10984-0486

392289 19.16-1-6
Rita Fiore (LR)
Jennifer Aherne
2 Birch Dr
Thiells, NY 10984

392289 19.12-1-14.2
Levi Levertow
Lia Levertov
2 Cedar Ln
Thiells, NY 10984

392289 19.16-1-3
William Marchesa
Margaret Marchesa
10 Birch Dr
Thiells, NY 10984

392289 19.12-1-28
James J. Mc Nally
Mildred Mc Nally
16 Birch Dr
Thiells, NY 10984

392289 19.16-1-2.1
New York State

392289 19.16-1-2.2
The New York Foundling

590 Avenue of the Americas
New York, NY 10011

392289 25.07-1-1
Town Of Haverstraw

1 Rosman Rd
Garnerville, NY 10923

APPLICATION REVIEW FORM

PART II*

NOT APPLICABLE

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

( ) Area Variance from the requirement of Section _____;
( ) Use Variance from the requirement of Section _____;
( ) Special permit per the requirements of Section _____;
( ) Review of an administrative decision of the Building Inspector;
( ) An order to issue a Certificate of Occupancy;
( ) An order to issue a Building Permit;
( ) An interpretation of the Zoning Ordinance or Map;
( ) Certification of an existing non-conforming structure or use;
( ) Other (*explain*) _____;

_____

To permit construction, maintenance and use of _____

_____

_____

Previous Appeal:

a. A previous appeal ___has, or ___ has not, been made with respect to this property.
b. Such appeal was in the form of:
___ An AREA Variance; or
___ A USE Variance; or
___ Appeal from decision of Town Official or Officer; or
___ Interpretation of the Zoning Ordinance or Map; or
___Other
c. The previous appeal described above was appeal number _____,
dated_____ and was _____(Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE *(This section to be completed only for an AREA variance. Use additional pages, if needed.)*

This application seeks a variance from the provisions of Article _____,
Section(s) _____. Specifically, the applicant seeks a variance from the requirements from:

Dimension*	Column	Required	Provided

*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury?_____
Describe: _____

2. Is the variance substantial in relation to the zoning code? _____
Explain: _____

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? _____

Explain: _____

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? _____

Explain: _____

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? _____
Explain:_____
_____
_____

6. Will there be any affect on governmental facilities or services if this variance is granted?_____
Describe:_____
_____
_____

7. Other factors I/we wish the Board to consider in this case are
_____
_____
_____

B. USE VARIANCE *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because:
_____
_____
_____

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:
_____
_____
_____

3. The use requested by this variance will not alter the essential character of the neighborhood in that:
_____
_____
_____

4. The amount paid for the entire parcel was:_____

5. The date of purchase of the property was:_____

6. The present value of the entire property is:_____

7. The monthly expenses attributed to normal and usual maintenance of the property are:_____

8. The annual taxes on the property are:_____

9. The current income from the property is:_____

10. The amount of mortgages and other encumbrances on the property in question is:

a. Date of mortgage:_____
b. Scheduled maturity (payoff) date:_____
c. Present monthly payment amount:_____
d. Current principal balance:_____
e. Current interest rate:_____

11. Other factors I/we wish the Board to consider in this case are:

_____
_____
_____
_____
_____

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

_____

2. Nature of decision:

_____
_____

3. The decision described above is hereby appealed because:

_____
_____
_____
_____
_____

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:

_____
_____
_____
_____
_____

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR SKETCH SITE PLAN APPLICATIONS N/A

ITEM #	SKETCH PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	**Key Map**: A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.			
(B)	**Structures, Wooded Areas & Topography:** The location & dimension of existing & proposed buildings and structures including dimensions from all existing & proposed lot lines; wooded areas; all trees more than 6 inches in diameter measured 4ft. above ground & the topography within the portion to be developed & within 100ft. thereof at 2ft. contours.			
(C)	**Owners:** The name of the owner of the subject property & all owners of property contiguous to & across existing or proposed streets from the subject property as disclosed by the most recent municipal tax records.			
(D)	**Identity:** The Tax Map sheet, block & lot numbers & zone district.			
(E)	**Easements, Watercourses & Rights-Of-Way:** The location of existing or proposed streets, roads, easements, public rights-of-way, streams, bridges, culverts, drainage ditches, natural watercourses, flood control			

	basins, floodways & floodplains in & within 200ft. of the development.			
(F)	**Public Areas:** Any existing or proposed parks, municipal lands, school sites, historic sites or other public areas shown on the duly adopted Master Plan and/or Official Map.			
(G)	**Lots:** The existing & proposed lot layout, lot dimensions, all required set back lines & lot areas of each lot (in square feet). Lots shall be by consecutive numbers for Minor & Major Subdivisions until given official lot number designations by the town.			
(H)	Date of Original Plan & any revisions, current plan name & old plan name if submitted previously under a different title.			

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR PRELIMINARY SITE PLAN APPLICATIONS

TEM #	PRELIMINARY PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABL
(A)	**Key Map:** A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.	X		
(B)	**Lots:** Lot layout, lot dimensions, all required setback lines & individual lot areas in square feet & acreage. Lots shall be designated by consecutive numbers until given an official lot number designation by the Town Tax Assessor.	X		
(C)	**Other Contents:** The plan name, Tax Map sheet & date (if revision), block & lot numbers, date of plan preparation, scale, graphic scale & the following names & addresses: (1) Record owner(s) of property to be developed. If other than an individual, the corporate officers or partners or statutory agent. (2) The applicant (3) New York State licensed design professional who prepared the map, including seal, license number & signature.	X		
(D)	**Acreage:** Acreage of tract to be developed to nearest hundredth of an acre	X		
(E)	**Elevations & Contours:** Sufficient elevations & contours at 2ft. vertical intervals to determine the general slope & the natural drainage of the land & the high & low points for the entire tract & for a distance of 100ft. from the tract boundary. All elevations shall be based on United States Geological Survey datum.	X		

(F)	**Existing & Proposed Features:** The Site Plan shall show the location of all existing & proposed features, including but not limited to property lines, streets, buildings, structures, parking areas, driveways, curb cuts, watercourses, railroads, easements, bridges, culverts, drainpipes, sanitary sewers, water mains, power lines & any natural features such as wooded areas, trees over 6 inches in diameter (measured 4 ft. above ground) & rock formations. This data shall be determined by field and/or photogrammetric survey.	X Tree survey to be completed		
(G)	**Streets:** Preliminary plans & profiles at a scale of not less than 1inch equals 50ft. horizontally & 1 inch equals 5ft. vertically, including cross sections every 50ft. or as specified by the town engineer of all proposed streets, curbs, gutters and/or sidewalks within the development & proposed connection with existing or future continuing streets. The radii distances of all street lines shall be shown.	X		
(H)	**Sewers, Drains & Ditches:** Preliminary Plans & profiles at a scale of 1 inch equals 50ft. horizontally & 1 inch equals 5 ft. vertically of all proposed and existing sanitary sewers, storm drains, drainage ditches & streams within the development, together with the locations, sizes, elevations, grades & capacities of any existing sanitary sewer, storm drain, drainage ditch, stream or watercourse to which the proposed facility shall be connected. When brook or stream channel improvements are proposed or required, the plans shall be approved by the New York State Department of Environmental Conservation and the Planning Board where applicable.	X Profiles to be completed		
(I)	**Set Back Lines:** All front, rear & Side Yard Lines shall be shown for all lots.	X		
(J)	**Deed Restrictions:** A copy of any existing & proposed covenants or deed restrictions applying to the land being developed shall be submitted with the preliminary plans to the Planning Board.			X to applicant's knowledge

(K)	**Open Space:** Any open space proposed to be dedicated for public use, playgrounds or other public purposes shall be shown on the plan.			X
(L)	**Support Capability:** When deemed necessary to determine the suitability of the soil to support new construction, the Planning Board shall require test holes or borings to be made by a New York State Engineer or an approved testing laboratory at the expense of the applicant and under direction of the town.			X
(M)	**Parking:** Indicate parking, loading docks, loading & unloading areas with dimensions, traffic patterns, access aisles, curb radii & bumpers.	X		
(N)	**Solid Waste:** Indicate location & design of existing & proposed methods of solid waste storage & disposal.	X		
(O)	**Landscaping & Buffering:** Indicate what will remain & what will be planted. Indicate common names of plant species, dimensions & spacing, approximate time of planting & maintenance plans.	X		
(P)	**Lighting:** Indicate types of standards & fixtures, locations, radii of light & intensities in footcandles.		X to be provided	
(Q)	**Signs:** Indicate location, dimensions & details.		X to be provided	
(R)	**Off Site Improvements:** When the development is contingent upon improvements outside the boundaries of the lot or tract to be developed, certification shall be supplied by the applicant, prior to Planning Board's consideration, that the improvements have been agreed to by the owner of the land on which improvements are to be made.			X

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR FINAL SITE PLAN APPLICATIONS n/a

ITEM #	FINAL PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	**Identification:** Date, name & key map of the development, name of owner, scale & graphic scale. The final plan shall be drawn at a scale of not less than 1 inch equals 50ft.			
(B)	**Survey Data:** Tract boundary lines, rights-of-way, lines of streets, easements, land to be reserved or dedicated to public use & all lot lines with accurate dimensions. Where appropriate, the bearings, distances, arc lengths, central angles, tangents & radii of all curves , lot lines & areas of each lot in square feet shall be shown			
(C)	**Public Use:** The purpose of any easement or land reserved or dedicated for public use shall be indicated.			
(D)	**Block & Lots:** All section, block & lot numbers shall be fixed by the Town Assessor.			
(E)	**Monuments:** Location & description of all required monuments shall be shown			
(F)	**Consent of Owner:** Certification that the applicant is agent or owner of the land or that the owner has given consent to file said plan			
(G)	**Approval:** When approval of a plan is required by any agency, whether municipal, county or state, approval shall be certified on the plat			
(H)	**Agreements:** Agreements providing for ownership of common areas, including the perpetual maintenance and continuance of ownership.			

New York State Department of Environmental Conservation

SEQR Regulations
http://www.dec.ny.gov/regs/4490.html

"The SEQR Handbook"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf

All Forms
http://www.dec.ny.gov/permits/6191.html

"SEQR Cookbook"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/cookbook1.pdf

"Local Official's Guide to SEQR"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrofficials.pdf

"SEQR Flow Chart and Time Frames"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrflow2003.pdf

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TOWN BOARD and PLANNING BOARD
TOWN OF HAVERSTRAW

NARRATIVE SUMMARY

LETCHWORTH RESIDENTIAL DEVELOPMENT
REZONING TO LA-17, SUBDIVISION, and SITE PLAN
Tax Lot 19.16-1-14

The Town of Haverstraw owns that portion of the former Letchworth Village Developmental Center that is within its boundaries. Over the years, the Town has pursued various development plans for all or part of the facility.

The facility was the subject of a Blight Determination Study conducted in May 2001 and amended in October 2001 and October 2004. As a result of that Study, the Town adopted an Urban Redevelopment Plan for the facility in July 2005. Pursuant to that Plan, the Town designated the Letchworth Village Property as the "Letchworth Village Urban Renewal Area". The Plan was further amended thereafter.

The Town agreed to sell 22.67 acres of the Letchworth Village Property to BNE Acquisitions, LLC by Purchase and Sale Agreement dated August 25, 2023. The Agreement specifically noted that the Purchaser intended to develop the Property "with multi-family residence housing comprising approximately 300 units, but not less than 250 units, under the Town's LA-17 zone (or such other zoning existing or to be created which would allow for development of approximately 300 units) * * *." The proposed development would be subject to environmental reviews under SEQRA and all required governmental or "quasi-governmental" approvals and permits.

Pursuant to the Purchase and Sale Agreement, BNE Acquisitions LLC, as Purchaser, has assigned its interest in the Agreement to Haverstraw Group, LLC, a "Related Entity" to BNE. Haverstraw Group now applies to the Town Board for a change in zone from R-120 to LA-17 and to the Planning Board for subdivision and site plan approvals.

The Property

The subject property is a portion of the Letchworth Village Property. Tax Lot 19.16-1-14 is a large tract (154.6 acres) generally bordered by Willow Grove Road and a residential development on the North, Letchworth Village Road on the West and South, and lands of the State of New York on the East. This Tax Lot includes many of the surviving

buildings of the former Letchworth Village Development Center, including those along East Stewart Circle and West Stewart Circle.

The property to be developed (the "Parcel") consists of 22.67 acres of vacant land on the east side of the tax lot. It includes wooded areas and an open field. It does not include any existing buildings other than a small frame garage and a frame shed. The topography rises gently from West to East, reaching a peak in the approximate center of the Parcel, and then descends a little more steeply to the East. There are no wetlands, watercourses, or water bodies affecting the Parcel.

Letchworth Village Road is a Rockland County road (Route 94) and will provide access to the Parcel at approximately the same place as the existing driveway entrance. Transport of Rockland (TOR) bus service is available at the intersection of Thiells-Mt. Ivy Road and Letchworth Village Road, approximately 1200 feet (1/4 mile) from the existing driveway into the Parcel; however, there are no sidewalks on Letchworth Village Road. Utility services are available to the Parcel.

The Parcel is currently zoned R-120, a residential zone generally allowing single-family dwellings on lots of at least 120,000sf. However, this zoning was essentially a place holder. Prior development proposals that were seriously entertained by the Town, including those by WCI Communities and Merlin Entertainments (Legoland), would have required zone changes.

The Proposal

The applicant proposes to develop the Parcel with approximately 300 units of housing spread over six buildings, each with underground garages. Taking advantage of the existing topography, each building is three stories high on the entrance side and four stories high on the garage side. The current proposal includes a community room, swimming pool and other outdoor recreation. The recreation amenities may change as the project progresses. 648 parking spaces are currently proposed, of which 136 would be within the garages. At two spaces per unit, this allows 48 visitor parking spaces. On-site traffic will circulate in a loop through and around the site. The main entry road will be a boulevard with a raised median. Parking will be divided among eight distinct areas proximate to each building. There will be six multi-story buildings containing apartment units. A centrally-located clubhouse, patio and swimming pool will provide one recreation area. Tennis and pickleball courts will be located in the western portion of the site.

The units will be available at market rates and are not age-restricted.

Four stormwater management basins will be located around the site's perimeter, taking advantage of topography that rises to the center of the site. The stormwater management system will be designed to meet the zero net incremental rate of discharge standard for the post-construction condition.

The project will be screened from nearby residences and other uses by distance and existing vegetation. The nearest residences are to the north, along Birch Drive, and to the south and southeast, along Hammond Road and Langshur Court. All such residences are more than 500 feet from the site. North Rockland Senior High School is more than 500 feet to the east, on Hammond Road.

The plans fit the Town's existing LA-17 zoning. That zoning district allows multi-family dwellings at a density not to exceed 17 units per acre. While the Parcel contains 22.67 acres, required deductions for slopes reduce the lot size for zoning calculations (or net acreage) to 21.95 acres.[1] The proposal calls for approximately 300 units, which yields 13.67 units per acre. It is therefore well below the maximum allowable density. The plans have been laid out to comply with Use Group "U", which provides the bulk requirements for the LA-17 zone. No variances are anticipated.

Approvals Required

The proposal requires the following approvals from the Town and its land use boards:

- Zone change from R-120 to LA-17 (Town Board)
- Subdivision approval to create the Parcel (Planning Board)
- Site plan approval for the development (Planning Board)

SEQRA and GML Status

The proposed action is a Type I action, as it proposes, in a community with a population of less than 150,000, more than 200 units of housing to be connected to existing public water and sewerage systems.[2] A Full EAF is submitted herewith. Because this is a Type I action, coordinated review is required.

The Parcel is part of a larger tax lot. Since the Parcel is to be subdivided from the larger tax lot, it is the larger lot that controls whether referral is required under the General Municipal Law. The larger lot is adjacent to two Rockland County roads: Letchworth Village Road (Route 94) and Willow Grove Road (Route 98). The larger lot is also within 500 feet of Hammond Road (Rockland County Route 47). It is also adjacent to the border of the Town of Stony Point. It is within 500 feet of the Minisceongo Creek, a Rockland County stream, although all proposed development is more than 100 feet from the banks of the Creek, as defined in the Rockland County Stream Control Law. The larger lot is adjacent to remaining State-owned lands of the Letchworth Village Developmental Center.

The smaller lot to be developed is adjacent to Letchworth Village Road (County Route 94) and within 500 feet of Hammond Road (County Route 47), south of Letchworth Village Road. It is adjacent to a portion of remaining State-owned lands of the Letchworth Village Developmental Center. The smaller development lot is beyond the

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[1] See Zoning Code § 167-62.
[2] 6 N.Y.C.R.R. § 617.4(b)(5)(iii).

500 foot threshold for Willow Grove Road, the Minisceongo Creek, and the Town of Stony Point.

Referral to the Rockland County Planning Department is therefore required, as is notice to the Town of Stony Point.

Dated: January 10, 2024
New City, New York

EMANUEL LAW P.C.

By:_____
Ira M. Emanuel, Esq.

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Letchworth Road Residential Development		
Project Location (describe, and attach a general location map): Letchworth Village Road, Haverstraw, NY		
Brief Description of Proposed Action (include purpose or need): The applicant proposes to develop a 22.67 acre Parcel of the Letchworth Village Property with approximately 300 units of multifamily spread over six buildings, each with underground garages. Taking advantage of the existing topography, each building is three stories high on the entrance side and four stories high on the garage side. The current proposal includes a community room, swimming pool and other outdoor recreation. The recreation amenities may change as the project progresses. 648 parking spaces are currently proposed, of which 136 would be within the garages. At two spaces per unit, this allows for 48 visitor parking spaces. The units will be available at market rates and are not age-restricted. No variances are anticipated. Requested is a rezoning of the Parcel from the current R-120 zone, allowing single-family homes, to LA-17 which permits multifamily housing. Subdivision and site plan approval are also sought.		
Name of Applicant/Sponsor: Haverstraw Group LLC	Telephone: (973) 992-2443 E-Mail:	
Address: 16 Microlab Road, Suite A		
City/PO: Livingston	State: NJ	Zip Code: 07039
Project Contact (if not same as sponsor; give name and title/role): JMC, PLLC, Agent, Diego Villareale, PE	Telephone: (914) 273-5225 E-Mail: dvillareale@jmcpllc.com	
Address: 120 Bedford Road		
City/PO: Armonk	State: NY	Zip Code: 10504
Property Owner (if not same as sponsor): Town of Haverstraw	Telephone: (845) 429-2200 E-Mail:	
Address: 1 Rosman Road		
City/PO: Garnerville	State: NY	Zip Code: 10923

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, ☑Yes ☐No or Village Board of Trustees	Zone Change	TBD
b. City, Town or Village ☑Yes ☐No Planning Board or Commission	Subdivision and Site Plan Approval	TBD
c. City, Town or ☐Yes ☑No Village Zoning Board of Appeals		
d. Other local agencies ☑Yes ☐No	ARB Approval; Road Opening Permit; Building Permit	TBD
e. County agencies ☑Yes ☐No County Planning; Health Department	NYS Municipal Law Referral; Rockland County Health Department	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No NYSDEC	SPDES General Permit GP-0-20-001	TBD
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):
Town of Haverstraw Letchworth Village Urban Redevelopment Plan

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-120

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? LA-17

C.4. Existing community services.

a. In what school district is the project site located? North Rockland Central School District

b. What police or other public protection forces serve the project site?
Town of Haverstraw Police Department

c. Which fire protection and emergency medical services serve the project site?
Thiells Fire Department; Haverstraw Ambulance

d. What parks serve the project site?
Cheesecote Mountain Town Park; Harriman State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? ±22.67 acres
b. Total acreage to be physically disturbed? ±20.61 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±22.67 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? One
iv. Minimum and maximum proposed lot sizes? Minimum ±22.67 acres Maximum ±22.67 acres

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18-24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				300
At completion of all phases				300

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: ±82,500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Viola New York Water
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: ±82,500 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Haverstraw
- Name of district: Haverstraw Joint Regional District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

465,048 Square feet or 10.68 acres (impervious surface)

987,984 Square feet or 22.67 acres (parcel size)

ii. Describe types of new point sources. _____

iii Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facilities.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☑ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☑ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 0 Proposed 648 Net increase/decrease +648

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: Each apartment building = 1,800kW; Clubhouse = 300kW

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Local grid/utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 am - 6:00 pm
- Saturday: 8:00 am - 6:00 pm
- Sunday: 8:00 am - 6:00 pm
- Holidays: 8:00 am - 6:00 pm

ii. During Operations:

- Monday - Friday: 24 / 7 Residential
- Saturday: 24 / 7 Residential
- Sunday: 24 / 7 Residential
- Holidays: 24 / 7 Residential

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Typical temporary construction noise during permitted hours.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Downlit LED lighting fixtures for security.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Institutional (Schools)

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.61	10.68	+10.07
• Forested	13.89	2.08	- 11.81
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	8.18	7.88	- 0.30
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: STORMWATER MANAGEMENT BASINS	-	2.04	+ 2.04

c. Is the project site presently used by members of the community for public recreation? ☑Yes ☐No

i. If Yes: explain: Informal open space.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑Yes ☐No

If Yes,

i. Identify Facilities:

North Rockland High School; Fieldstone Middle School

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? Greater than 6.5 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

CeB Charlton fine sandy loam	80 %
CeD Charlton fine sandy loam	10 %
CeC Charlton fine sandy loam	10 %

d. What is the average depth to the water table on the project site? Average: _____ feet
Greater than 6.5

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 82 % of site
☑ 10-15%: 14 % of site
☑ 15% or greater: 4 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☑No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes ☐No
If Yes:

i. Name of aquifer: Principal aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban species

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No

If Yes:
i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Eligible property: BLDG 24/WHITMAN/ATTENDANT'S HOME (1916-17), Eligible property: BLDG 22/ADMINISTRATION (1926-27), Eligible property: BLDG 20/FRANKLIN HALL/OFFICES (1926-27), Eligible property: BLDG 25/STEWART/ASSEMBLY HALL (1919)

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, Agent Date January 11, 2024

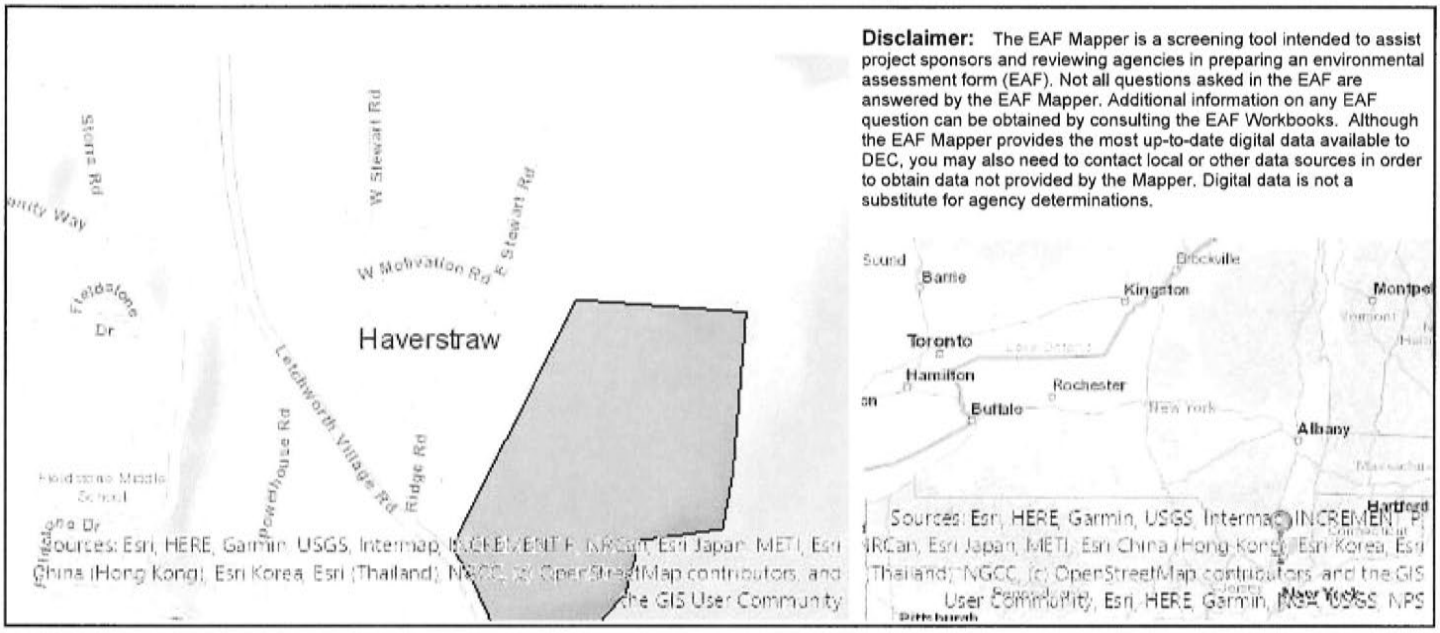
Signature Robert B. Peake, AICP Title Planner

Robert B. Peake AICP

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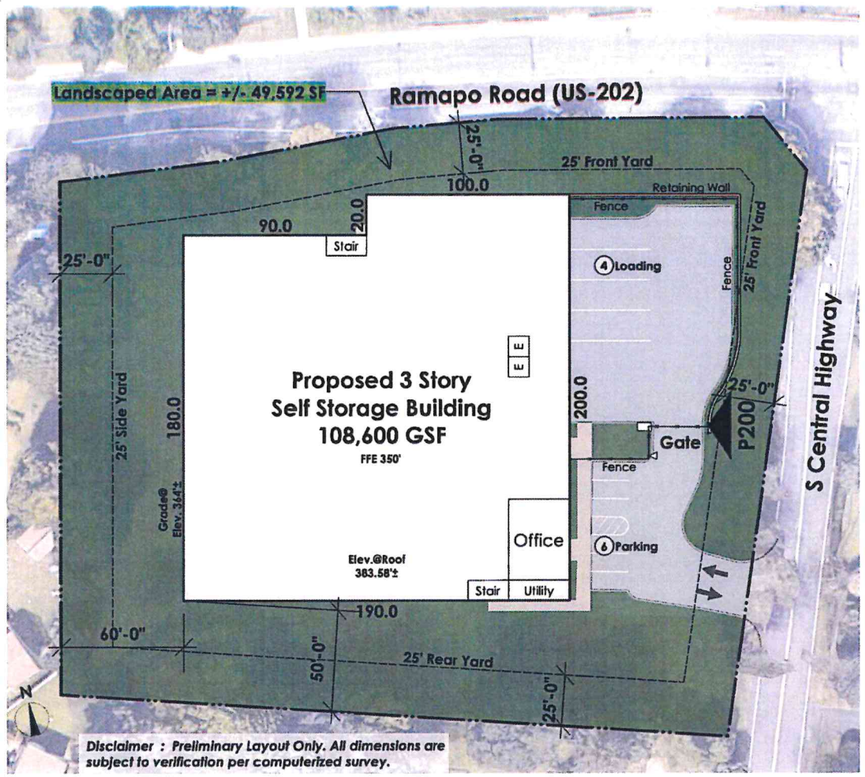
EAF Mapper Summary Report

Monday, December 11, 2023 3:21 PM

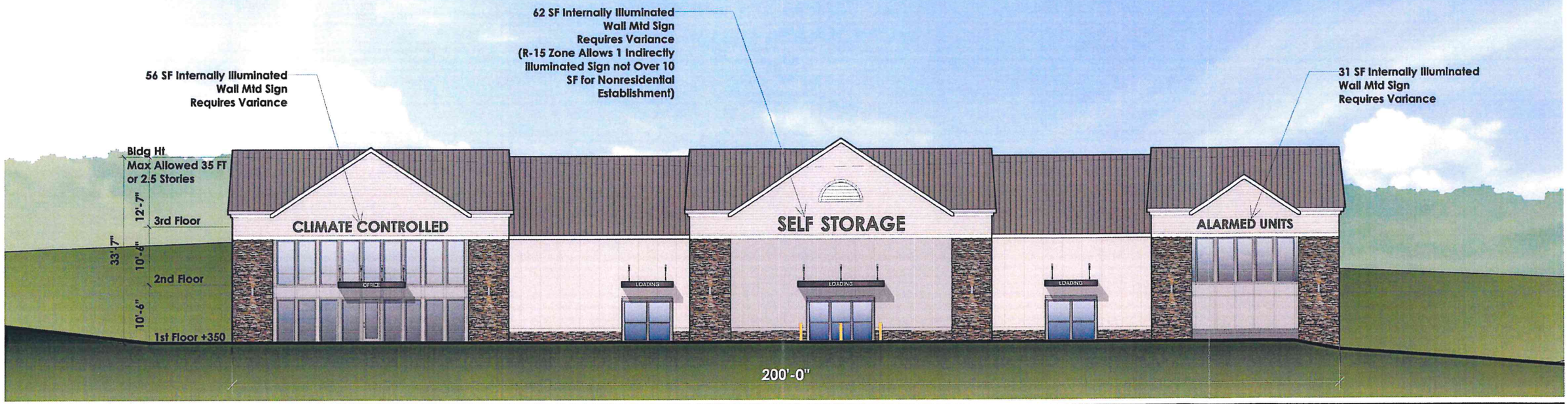


B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:BLDG 24/WHITMAN/ATTENDANT'S HOME (1916-17), Eligible property:BLDG 22/ADMINISTRATION (1926-27), Eligible property:BLDG 20/FRANKLIN HALL/OFFICES (1926-27), Eligible property:BLDG 25/STEWART/ASSEMBLY HALL (1919)
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



Site Diagram



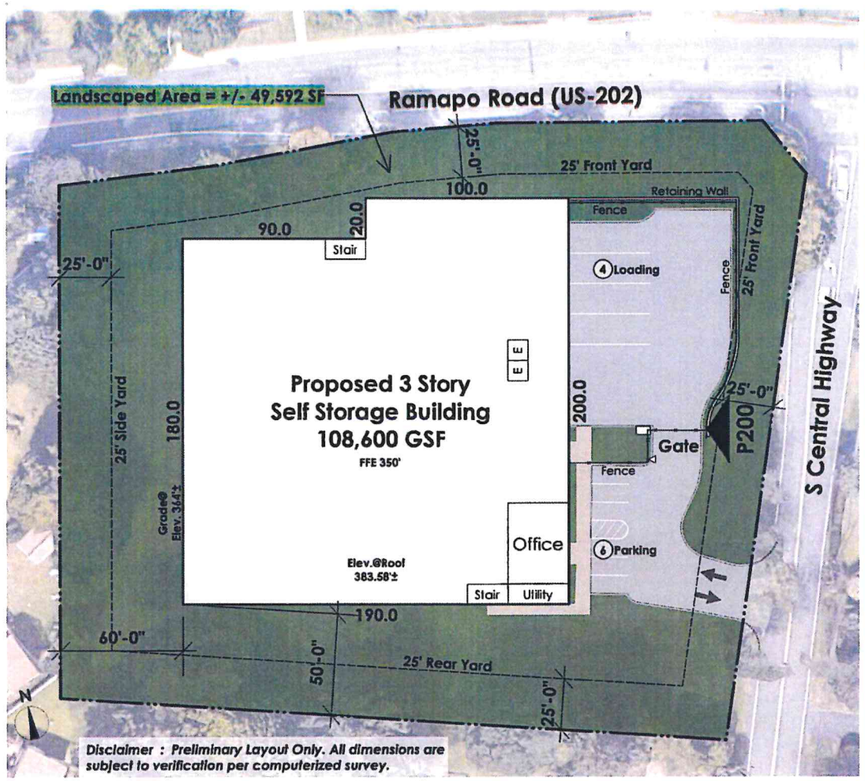
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SHEET 5 OF 8
08.09.23

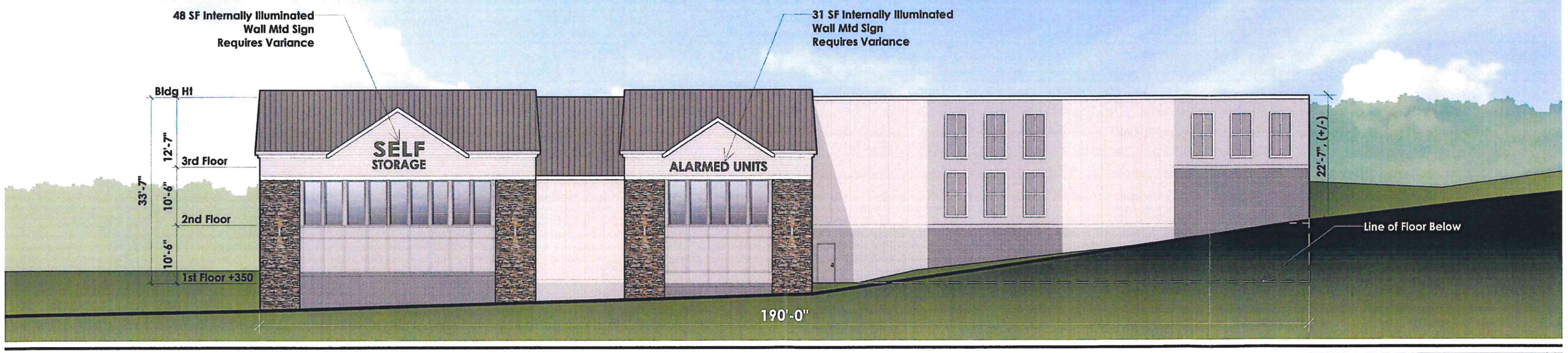
Elevation Facing S Central Hwy (E)

3 Ramapo Rd Self Storage - Town of Haverstraw, NY

PRIMESPACE CAPITAL



Site Diagram



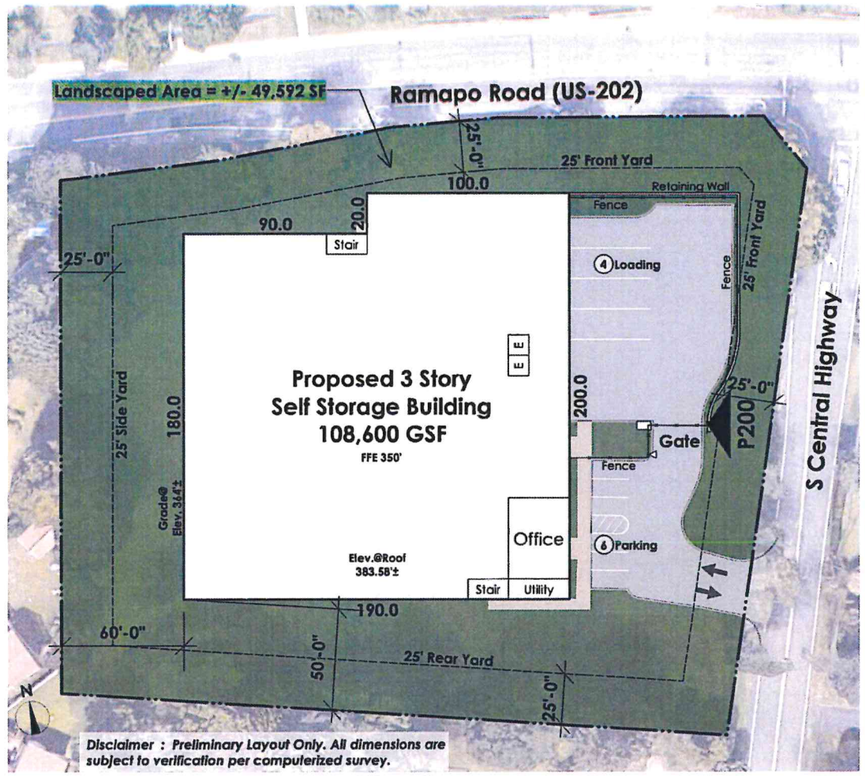
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P-201
SHEET 6 OF 8
08.09.23

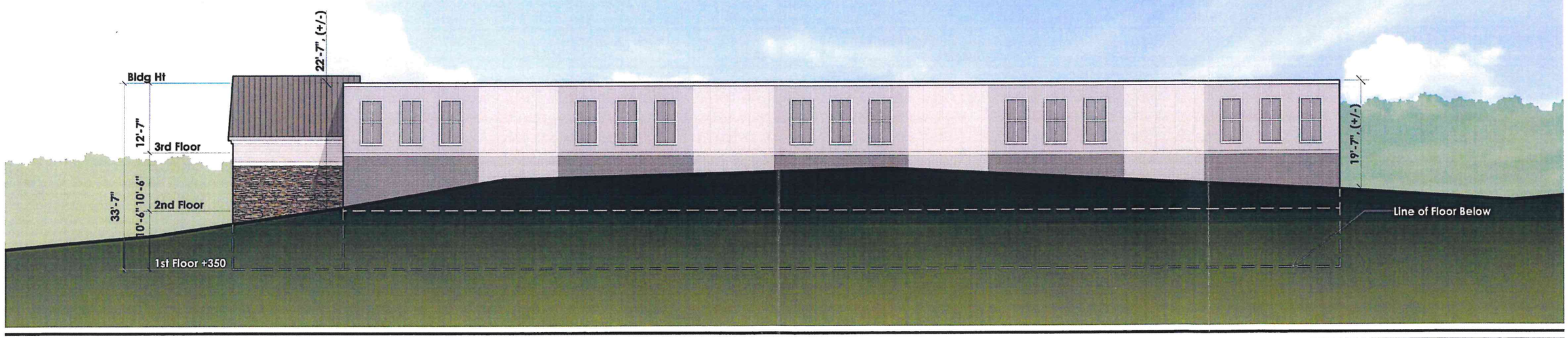
Elevation Facing Ramapo Road (N)

3 Ramapo Rd Self Storage - Town of Haverstraw, NY

PRIMESPACE CAPITAL



Site Diagram



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P-202

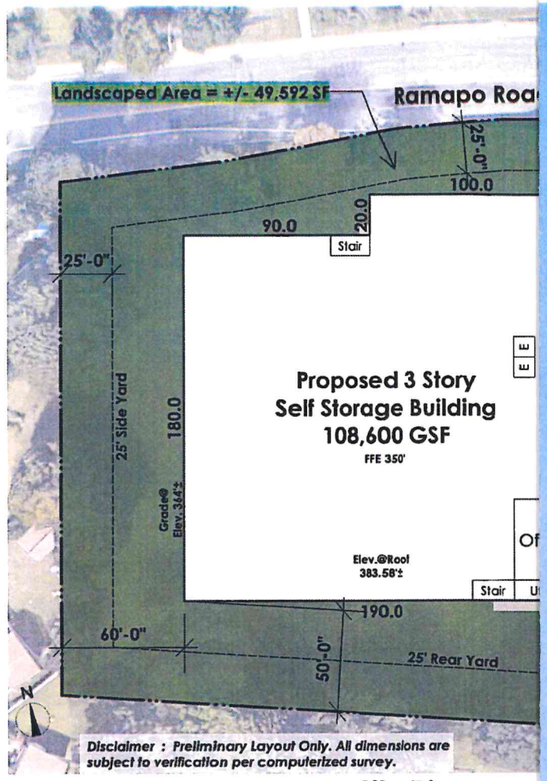
SHEET 7 OF 8

08.09.23

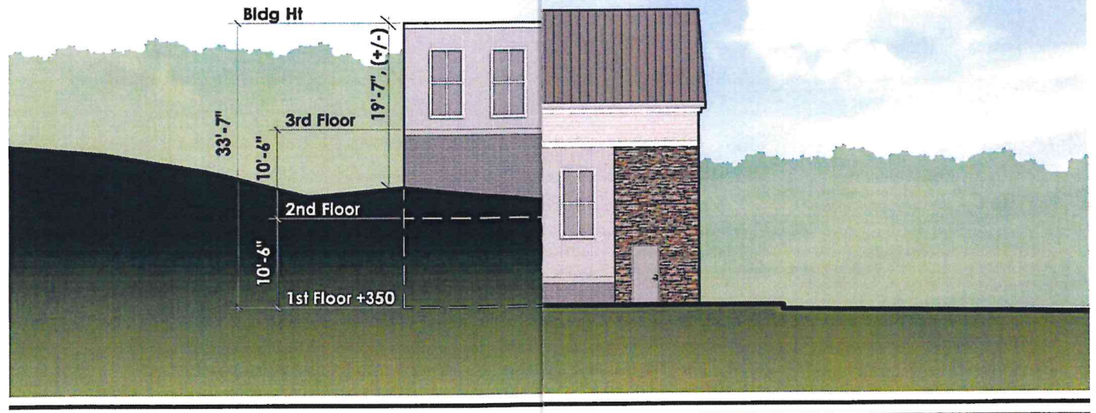
Rear Elevation Along Adjacent Property (W)

3 Ramapo Rd Self Storage - Town of Haverstraw, NY

PRIMESPACE CAPITAL



Site Diagram



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Planning Submission - Architectural Set

	PAGE #	TITLE
1	P-100	Architectural Site Plan
2	P-101	First Floor Plan
3	P-102	Second Floor Plan
4	P-103	Third Floor Plan
5	P-200	Elevation Facing S Central Hwy (E)
6	P-201	Elevation Facing Ramapo Road (N)
7	P-202	Rear Elevation Along Adjacent Property (W)
8	P-203	Side Elevation Along Adjacent Property (S)



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P-100

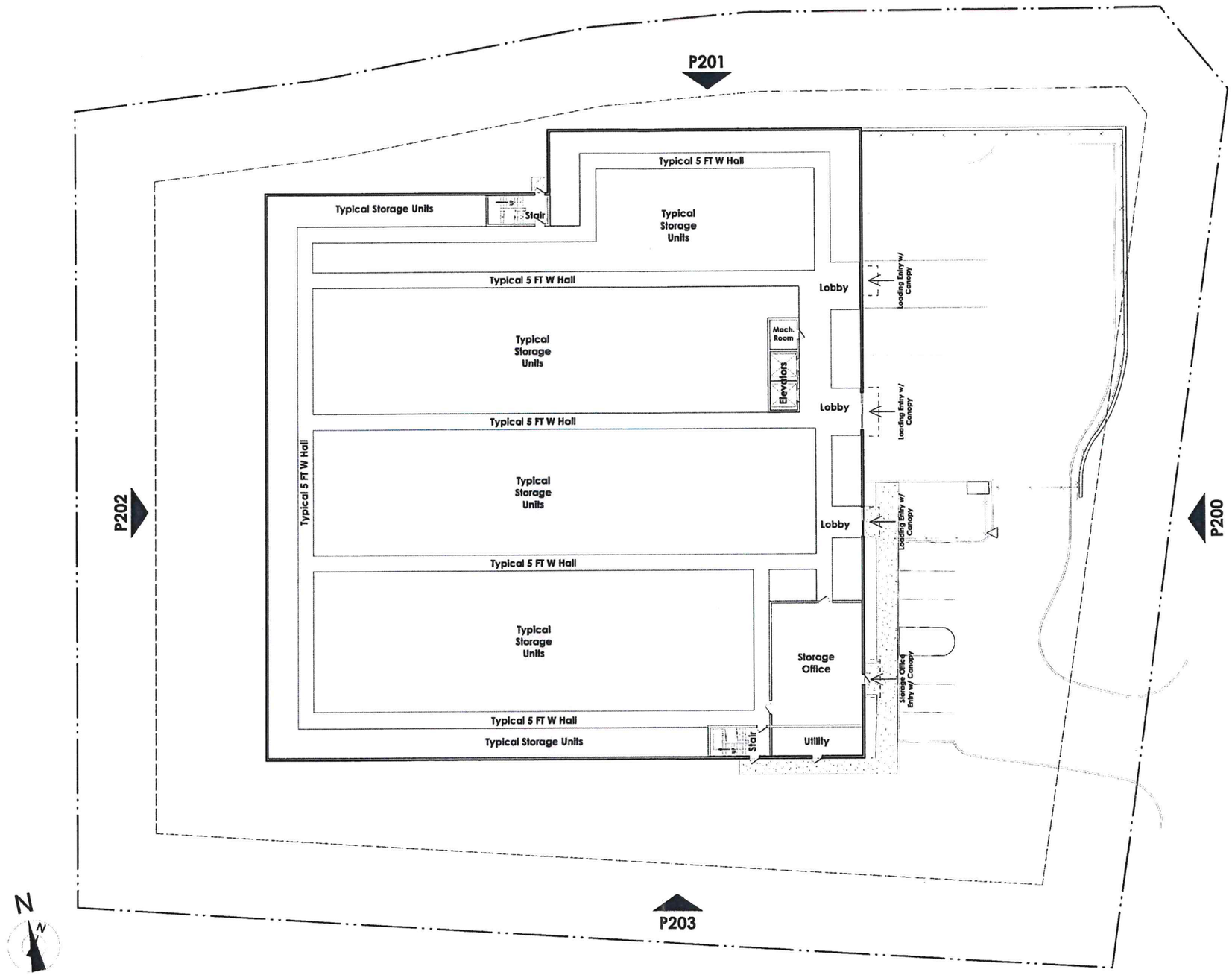
SHEET 1 OF 8

08.09.23

Architectural Site Plan

3 Ramapo Rd Self Storage - Town of Haverstraw, NY

PRIMESPACE CAPITAL



Disclaimer : Preliminary Layout Only. All dimensions are subject to verification per computerized survey.

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P-101

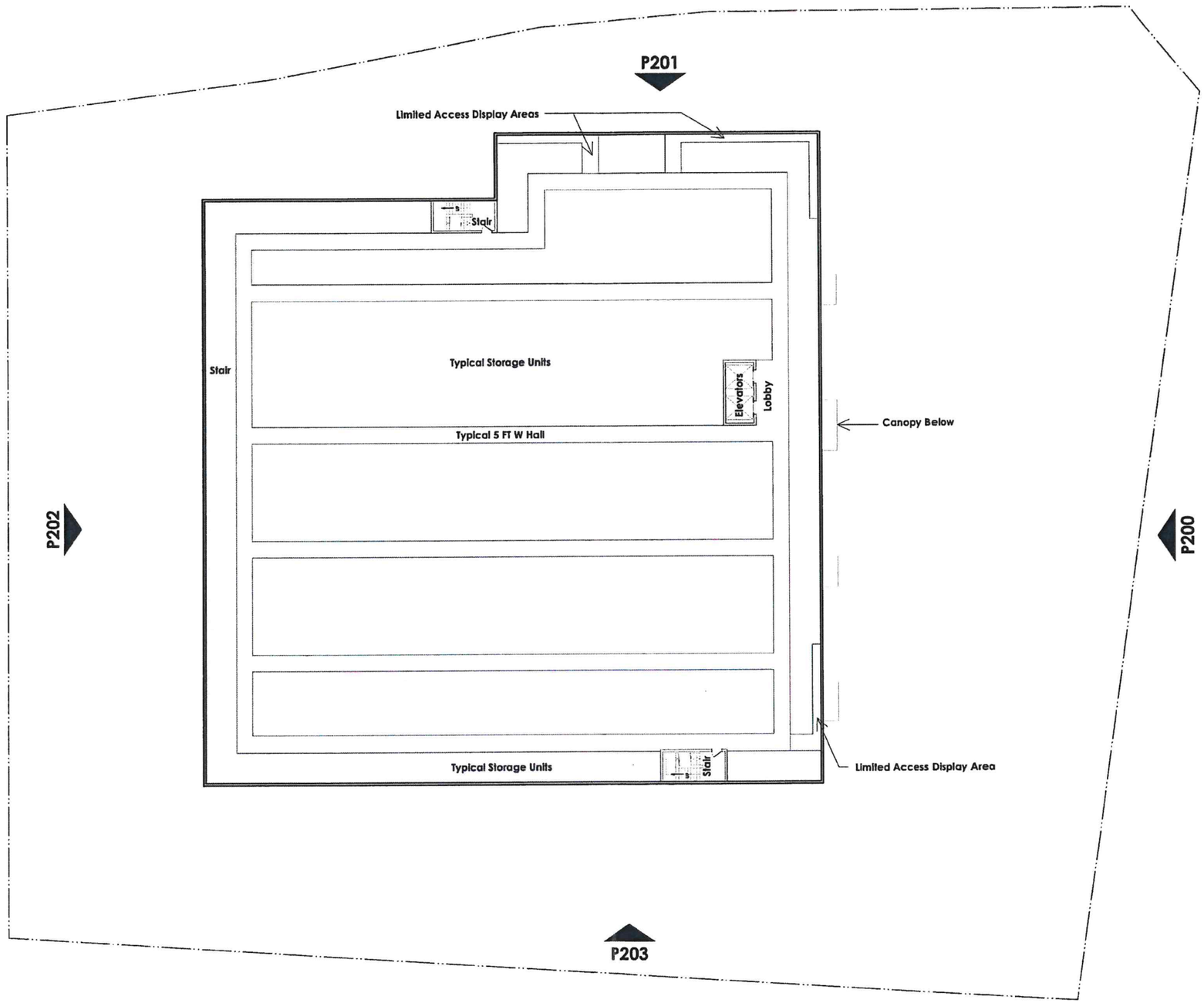
SHEET 2 OF 8

08.09.23

First Floor Plan

3 Ramapo Rd Self Storage - Town of Haverstraw, NY

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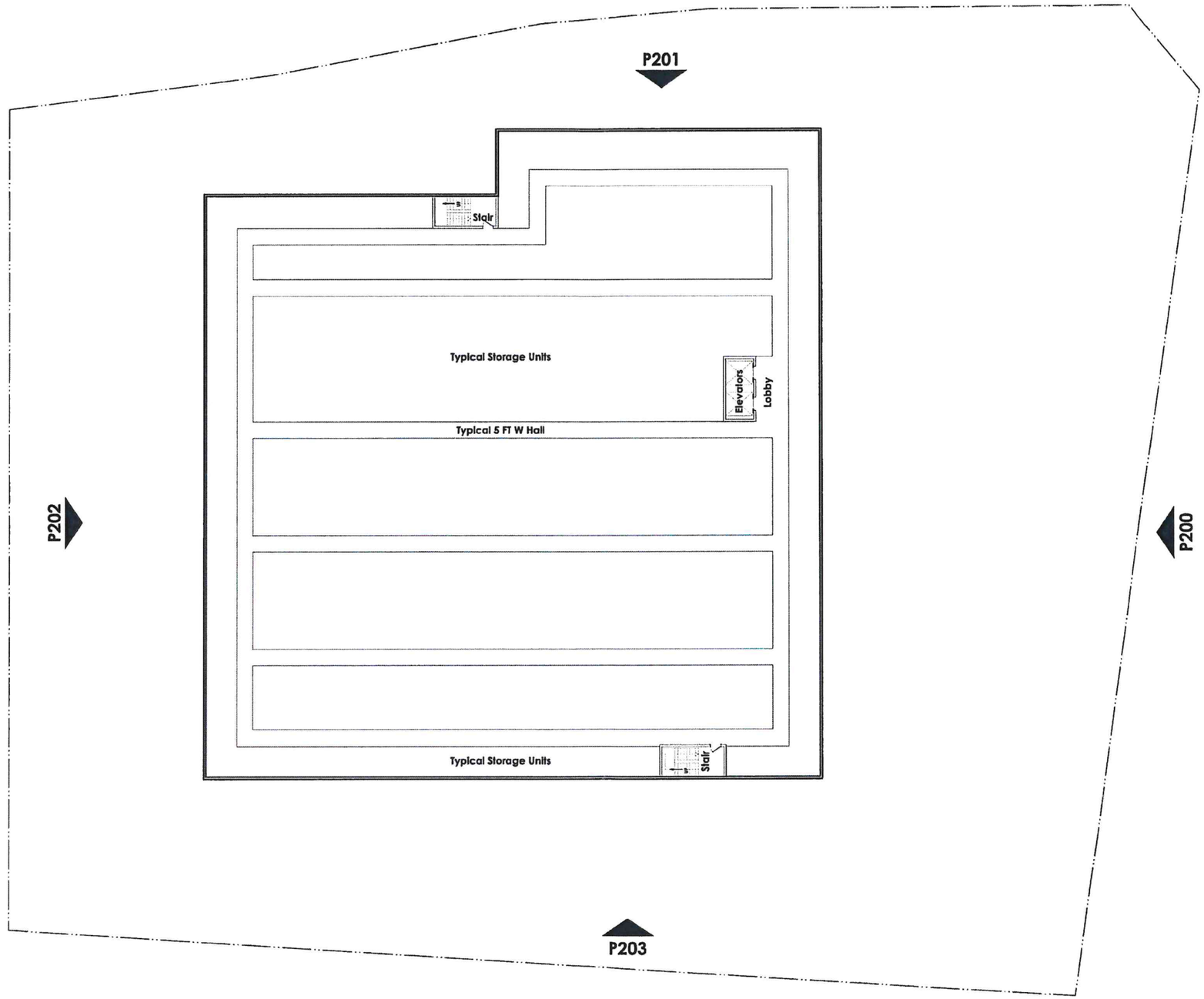
SHEET 3 OF 8

08.09.23

Second Floor Plan

3 Ramapo Rd Self Storage - Town of Haverstraw, NY

PRIMESPACE CAPITAL



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PLANNING · ARCHITECTURE · INTERIOR VISIONING

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SHEET 4 OF 8

08.09.23

Third Floor Plan

3 Ramapo Rd Self Storage - Town of Haverstraw, NY

PRIMESPACE CAPITAL

PLANNING BOARD
TOWN OF HAVERSTRAW

NARRATIVE SUMMARY

ORIGINAL
FOR OFFICE FILE

GARNERVILLE MINI-STORAGE
3 West Ramapo Road, Garnerville
Tax Lot 26.09-4-33

This application amends and replaces a prior application to develop the site for a retail strip center and day care center. The current proposal is for a mini-storage or self-storage facility.

The site is at 3 West Ramapo Road, Garnerville, located at the southwest corner of U.S. Route 202 (West Ramapo Road) and Central Highway (Rockland County Route 33). The intersection is signalized, with dedicated turn lanes on both roads.

The property has a rectangular shape with an area of 99,403+/- square feet (2.282 acres). The lot was previously occupied by a two-story residential structure and two (2) detached garage/storage structures, all of which have been demolished. There is existing access to Central Highway. Commercial properties exist to the northwest across Ramapo Road and residential areas are immediately to the south, east and west of the property. The property is currently zoned R-15.

The site slopes downward from its westerly lot line toward the northeasterly corner.

The project proposes the development of a three-story mini-storage facility, also known as a self-storage facility. Among the concerns raised with the prior proposal were traffic flow and volume. The proposed facility will produce very little traffic and thus eliminates both concerns.

The proposed facility will have 108,600sf of floor area on a footprint of 36,200sf over three stories. There will be a small office/retail outlet on the lowest level at which patrons will rent storage space and may purchase storage materials (boxes, tape, etc.). The facility will be climate-controlled but not habitable. Except for common plumbing and electricity, and a rest room in the office for employees, there will be no utilities available to, nor permitted in, individual storage units. The storage area is not considered habitable space.

The entry/exit will be in the approximate location of the existing residential driveway on Central Highway. This location is the greatest distance away from the

intersection of Route 202 and Central Highway that is feasible. The entry/exit will allow two-way traffic with full turning movements. Because of the very low expected traffic volume associated with mini-storage facilities, additional traffic mitigation is not needed.

All outdoor site activity will be on the east side of the site, away from adjacent residences. There will be no vehicular access to the north, west, or south sides of the building. Entry doors to the facility (including loading areas) will be electric sliding doors which are much quieter than typical overhead doors. The facility will be open only from 6am to 10pm, so there will be no nighttime activity. No further mitigation is required.

Unlike old-style mini-storage facilities, there will be no on-site overnight manager, and therefore no need for an apartment. Security will be managed remotely. Access to the site (other than to the office area) will be via keycard or other devices that will identify the user and time/date of entry/exit. An electronically controlled gate will separate the office parking area from the loading/unloading zone.

On-site storm water management facilities will address water quality and quantity issues. These facilities will be located underground at the northeast corner of the site, which is its low point. Storm water will then flow into the municipal system located in the adjacent roadway.

All utilities are available in Central Highway and Route 202.

A 25-foot wide buffer is proposed along the west and south sides of the lot in order to protect adjacent neighbors. The applicant will work with the Planning Board to provide landscape screening for all sensitive receptors.

Zoning

The property is in an R-15 zone, but is adjacent to a C zone on the north side of US Route 202 (see Figure 1, below). According to communications with the Haverstraw Building Inspector, the C zone allows mini-storage or self-storage facilities as a type of retail service, allowed as of right in the C zone.



Figure 1

Simultaneously with this application, the applicant has petitioned the Town Board for a change to the C District.

An analysis of the bulk requirements of the C zone shows that the proposed project can comply with those requirements with two exceptions:

1. The maximum allowable building height is 2 ½ stories and 35 feet. The applicant will seek a variance to allow 3 stories, but can comply with the 35-foot height limit.
2. The C district requires one loading berth for every 25,000sf of gross floor area. In this case, at 108,600sf of gross floor area, 5 loading berths are required. The applicant will seek to reduce this requirement to 4 loading areas.

SEQRA and GML Status

The action is Type I Action under SEQRA because the proposed facility will have more than 100,000sf of gross floor area (6 N.Y.C.R.R. § 617.4(b)(6)(v)). The proposed zone change, if it stood alone, would not have been a Type I action in that it affects fewer than 25 acres (6 N.Y.C.R.R. § 617.4(b)(2)).

The project requires referral to the Rockland County Planning Department under General Municipal Law §§ 239-l, -m and -nn, as it is within 500 feet of a

State road (U.S. Route 202), a County road (Central Highway, Route 33), and the Village of West Haverstraw.

Dated: December 12, 2023
New City, New York

Emanuel Law P.C.
By: Ira M. Emanuel, Esq.
Attorneys for Applicant

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR SKETCH SITE PLAN APPLICATIONS

ITEM #	SKETCH PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	**Key Map**: A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.	✓		
(B)	**Structures, Wooded Areas & Topography:** The location & dimension of existing & proposed buildings and structures including dimensions from all existing & proposed lot lines; wooded areas; all trees more than 6 inches in diameter measured 4ft. above ground & the topography within the portion to be developed & within 100ft. thereof at 2ft. contours.	✓		
(C)	**Owners:** The name of the owner of the subject property & all owners of property contiguous to & across existing or proposed streets from the subject property as disclosed by the most recent municipal tax records.	✓		
(D)	**Identity:** The Tax Map sheet, block & lot numbers & zone district.	✓		
(E)	**Easements, Watercourses & Rights-Of-Way:** The location of existing or proposed streets, roads, easements, public rights-of-way, streams, bridges, culverts, drainage ditches, natural watercourses, flood control	✓		

	basins, floodways & floodplains in & within 200ft. of the development.			
(F)	**Public Areas:** Any existing or proposed parks, municipal lands, school sites, historic sites or other public areas shown on the duly adopted Master Plan and/or Official Map.	✓		
(G)	**Lots:** The existing & proposed lot layout, lot dimensions, all required set back lines & lot areas of each lot (in square feet). Lots shall be by consecutive numbers for Minor & Major Subdivisions until given official lot number designations by the town.	✓		
(H)	Date of Original Plan & any revisions, current plan name & old plan name if submitted previously under a different title.	✓		

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR PRELIMINARY SITE PLAN APPLICATIONS

TEM #	PRELIMINARY PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABL
(A)	**Key Map:** A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.	✓		
(B)	**Lots:** Lot layout, lot dimensions, all required setback lines & individual lot areas in square feet & acreage. Lots shall be designated by consecutive numbers until given an official lot number designation by the Town Tax Assessor.	✓		
(C)	**Other Contents:** The plan name, Tax Map sheet & date (if revision), block & lot numbers, date of plan preparation, scale, graphic scale & the following names & addresses: (1) Record owner(s) of property to be developed. If other than an individual, the corporate officers or partners or statutory agent. (2) The applicant (3) New York State licensed design professional who prepared the map, including seal, license number & signature.	✓		
(D)	**Acreage:** Acreage of tract to be developed to nearest hundredth of an acre	✓		
(E)	**Elevations & Contours:** Sufficient elevations & contours at 2ft. vertical intervals to determine the general slope & the natural drainage of the land & the high & low points for the entire tract & for a distance of 100ft. from the tract boundary. All elevations shall be based on United States Geological Survey datum.	✓		

(F)	**Existing & Proposed Features:** The Site Plan shall show the location of all existing & proposed features, including but not limited to property lines, streets, buildings, structures, parking areas, driveways, curb cuts, watercourses, railroads, easements, bridges, culverts, drainpipes, sanitary sewers, water mains, power lines & any natural features such as wooded areas, trees over 6 inches in diameter (measured 4 ft. above ground) & rock formations. This data shall be determined by field and/or photogrammetric survey.	✓		
(G)	**Streets:** Preliminary plans & profiles at a scale of not less than 1inch equals 50ft. horizontally & 1 inch equals 5ft. vertically, including cross sections every 50ft. or as specified by the town engineer of all proposed streets, curbs, gutters and/or sidewalks within the development & proposed connection with existing or future continuing streets. The radii distances of all street lines shall be shown.	✓		
(H)	**Sewers, Drains & Ditches:** Preliminary Plans & profiles at a scale of 1 inch equals 50ft. horizontally & 1 inch equals 5 ft. vertically of all proposed and existing sanitary sewers, storm drains, drainage ditches & streams within the development, together with the locations, sizes, elevations, grades & capacities of any existing sanitary sewer, storm drain, drainage ditch, stream or watercourse to which the proposed facility shall be connected. When brook or stream channel improvements are proposed or required, the plans shall be approved by the New York State Department of Environmental Conservation and the Planning Board where applicable.	✓		
(I)	**Set Back Lines:** All front, rear & Side Yard Lines shall be shown for all lots.	✓		
(J)	**Deed Restrictions:** A copy of any existing & proposed covenants or deed restrictions applying to the land being developed shall be submitted with the preliminary plans to the Planning Board.	✓		

(K)	**Open Space:** Any open space proposed to be dedicated for public use, playgrounds or other public purposes shall be shown on the plan.			✓
(L)	**Support Capability:** When deemed necessary to determine the suitability of the soil to support new construction, the Planning Board shall require test holes or borings to be made by a New York State Engineer or an approved testing laboratory at the expense of the applicant and under direction of the town.	✓		
(M)	**Parking:** Indicate parking, loading docks, loading & unloading areas with dimensions, traffic patterns, access aisles, curb radii & bumpers.	✓		
(N)	**Solid Waste:** Indicate location & design of existing & proposed methods of solid waste storage & disposal.	✓		
(O)	**Landscaping & Buffering:** Indicate what will remain & what will be planted. Indicate common names of plant species, dimensions & spacing, approximate time of planting & maintenance plans.	✓		
(P)	**Lighting:** Indicate types of standards & fixtures, locations, radii of light & intensities in footcandles.	✓		
(Q)	**Signs:** Indicate location, dimensions & details.	✓		
(R)	**Off Site Improvements:** When the development is contingent upon improvements outside the boundaries of the lot or tract to be developed, certification shall be supplied by the applicant, prior to Planning Board's consideration, that the improvements have been agreed to by the owner of the land on which improvements are to be made.	✓		

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR FINAL SITE PLAN APPLICATIONS

ITEM #	FINAL PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	**Identification:** Date, name & key map of the development, name of owner, scale & graphic scale. The final plan shall be drawn at a scale of not less than 1 inch equals 50ft.	✓		
(B)	**Survey Data:** Tract boundary lines, rights-of-way, lines of streets, easements, land to be reserved or dedicated to public use & all lot lines with accurate dimensions. Where appropriate, the bearings, distances, arc lengths, central angles, tangents & radii of all curves , lot lines & areas of each lot in square feet shall be shown	✓		
(C)	**Public Use:** The purpose of any easement or land reserved or dedicated for public use shall be indicated.			✓
(D)	**Block & Lots:** All section, block & lot numbers shall be fixed by the Town Assessor.	✓		
(E)	**Monuments:** Location & description of all required monuments shall be shown			✓
(F)	**Consent of Owner:** Certification that the applicant is agent or owner of the land or that the owner has given consent to file said plan	✓		
(G)	**Approval:** When approval of a plan is required by any agency, whether municipal, county or state, approval shall be certified on the plat	✓		
(H)	**Agreements:** Agreements providing for ownership of common areas, including the perpetual maintenance and continuance of ownership.		✓	

New York State Department of Environmental Conservation

SEQR Regulations
http://www.dec.ny.gov/regs/4490.html

"The SEQR Handbook"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf

All Forms
http://www.dec.ny.gov/permits/6191.html

"SEQR Cookbook"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/cookbook1.pdf

"Local Official's Guide to SEQR"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrofficials.pdf

"SEQR Flow Chart and Time Frames"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrflow2003.pdf

PB-2024-001

ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality Town of Haverstraw **Date Sent** _____

Board ✓ Planning ✓ ZBA ✓ Town/~~Village~~ **Meeting Date** _____

File Name Garnerville Mini-Storage
Contact Person Annette Hendrie
Address One Rosman Road
Garnerville, New York 10923

Referral Agencies
(Please indicate the agencies that have also received copies of this application)

✓ RC Highway Department
_____ RC Division of Environmental Resources
_____ RC Drainage Agency
✓ RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
_____ RC Sewer District #1
_____ NYS Department of Environmental Conservation
✓ NYS Department of Transportation
_____ NYS Thruway Authority
_____ NY-NJ Trail Conference (Long Path)
_____ Palisades Interstate Park Commission
_____ US Army Corps of Engineers
_____ Cornell Cooperative Extension of Rockland County
✓ Adjacent Municipality West Haverstraw
_____ Other _____

Pursuant to the General Municipal Law Article 12-B, Section
239 (n)
239 (l) & (m): ___ Subdivision ✓ Site Plan ✓ Variance ___ Special Permit ✓ Zone Change/Amendment ___ Other – *Please list* _____

Location of Parcel(s) 3 West Ramapo Road, Garnerville, NY 10923
Acreage of Parcel (s) Approx. 2.3 acres
Existing Sq. Footage 0 SF **Proposed Sq. Footage** 108,600 SF

The Property in Question Lies Within 500 Feet of:

✓ County Road
___ County Stream
___ County Park
___ County or State Facility
✓ State Road, ~~Thruway, or Parkway~~
___ State Park
✓ Village, ~~Town, or County~~ Boundary
___ The Long Path

Map 26.09 **Block** 4 **Lot(s)** 33 **Map Date** March 1, 2023
Map _____ **Block** _____ **Lot(s)** _____ **Current Zoning** R-15

Brief Project Description See attached narrative for details.

Variances Needed (*if applicable*)	**Required**	**Provided**
Maximum Building Height	2 ½ stories - 35 FT.	3 stories - 35 FT.
Number of Parking Spaces	724 spaces	6 spaces
Number of Loading Berths	4.3 or 5 berths	4 berths

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Haverstraw Date 12/14/23

Please check all that apply:

- ✓ Planning Board
- ✓ Zoning Board of Appeals*
  *(*Fill out* **Parts I & II** *of this form)*
- ✓ Town ~~Municipal~~ Board
- ____ Historical Board
- ____ Architectural Board

- ____ Subdivision ____ # of Lots
- ✓ Site Plan
- ____ Special Permit
- ____ Conditional Use
- ____ Zoning Code Amendment
- ✓ Zone Change
- ✓ Variance

- ____ Pre-preliminary/Sketch
- ✓ Preliminary
- ✓ Final

Project Name: Garnerville Mini-Storage

Tax Map Designation:

Section 26.09 Block 4 Lot(s) 33

Section ____ Block ____ Lot(s) ____

Location: On the south side of U.S. Route 202, 0 feet west of County Route 33 in the town/~~village~~ of Haverstraw.

Street Address: 3 West Ramapo Road, Garnerville, NY 10923

Acreage of Parcel Approx. 2.3 acres **Zoning District** R-15

School District North Rockland **Postal District** Garnerville

Fire District Thiells-Roseville **Ambulance District** Haverstraw

Water District Veolia - Haverstraw **Sewer District** JRSB Dist. No. 1

Project Description: *(If additional space required, please attach a narrative summary.)*

See attached narrative for details.

APPLICATION REVIEW FORM

If **subdivision**: NA

1) Is any variance from the subdivision regulations required?_____
2) Is any open space being offered? ____ If so, what amount? _____
3) Is this a standard or average density subdivision?_____

If **site plan**:

1) Existing square footage 0 SF
2) Total square footage 108,600 SF
3) Number of dwelling units 0

If **special permit**, list special permit use and what the property will be used for.

NA

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. 1,180 SF

Are there **streams** on the site? If yes, please provide the names. None

Are there **wetlands** on the site? If yes, please provide the names and type. None

Project History: Has this project ever been reviewed before? Yes

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

Prior application for retail & child care center - no approvals granted

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

None

APPLICATION REVIEW FORM

Contact Information:

Applicant: PrimeSpace Capital LLC - Israel Friedman Phone # 917-831-9836

Address 139 Fulton St, STE 130, New York, NY 10038
Street Name & Number (Post Office) State Zip code

Property Owner: 31 Collins LLC – Eser Roth Phone # 845-641-3585

Address 20 Ronald Dr, Monsey, NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/~~Architect~~/Surveyor: Atzl, Nasher & Zigler Phone # 845-634-4694

Address 234 North Main Street, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Attorney: Ira M. Emanuel, Esq. Phone # 845-634-4141

Address 4 Laurel Road, New City, NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Atzl, Nasher & Zigler - Ryan Nasher Phone # 845-634-4694

Address 234 North Main Street, New City, NY 10956
Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- ✓ State or County Road
- ____ Long Path
- ✓ Municipal Boundary
- ____ State or County Park
- ____ County Stream
- ____ County Facility

List name(s) of facility checked above. US ROUTE 202 (STATE HIGHWAY), COUNTY ROUTE 33 (COUNTY HIGHWAY), VILLAGE OF WEST HAVERSTRAW

Referral Agencies: *(Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)*

- ✓ RC Highway Department
- ____ RC Drainage Agency
- ✓ NYS Dept. of Transportation
- ____ NYS Thruway Authority
- ✓ Adjacent Municipality Vilage of West Haverstraw
- ____ Other
- ____ RC Division of Environmental Resources
- ✓ RC Dept. of Health
- ____ NYS Dept. of Environmental Conservation
- ____ Palisades Interstate Park Comm.

**All applicants must send copies of their applications and plans to:
Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:
Town/Village of _____)

Israel Friedman, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/~~Village~~ of Haverstraw, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/~~Village~~ will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/~~village~~ officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/~~village~~ officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/~~Village~~ of Haverstraw in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

a. Name and address of officer or employee NONE

b. Nature of interest NONE

c. If stockholder, number of shares NONE

d. If officer or partner, nature of office and name of partnership NONE

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/~~village~~ officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. NONE

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/~~Village~~ of Haverstraw.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

4. Reimbursement for Professional Consulting Services. I understand that the Town/~~Village~~ Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/~~village~~ and each such consultant for the cost of such consultant services upon receipt of the bill.

APPLICATION REVIEW FORM

5. **Application Fee(s)**

I, Israel Friedman, have paid to the Town/~~Village~~ Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

***The following paragraph is optional to add if your municipality establishes escrow accounts:*
(I agree to establish an escrow account with the Town/~~Village~~ of Haverstraw from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/~~Village~~. Any additional sums needed to pay the Town's/~~Village~~'s consultants shall be paid prior to final action on the application. The Town/~~Village~~ may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/~~Village~~.)

Applicant's Signature X _____

Print Applicant's Name Israel Friedman

SWORN to before me this
14th day of December, 2023

_____
Notary Public

SAMUEL K. KORNBLAU
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in NEW YORK County
01KO6378262
MY COMMISSION EXPIRES 07/23/2026

I have received from _____ the sum of _____ on this date _____.

_____
Municipal Clerk/Treasurer

Reviewed by the _____ on _____.

Action Taken: _____

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, Eser Roth being duly sworn, hereby depose and say that I ~~reside~~ have an office at: 20 Ronald Dr, Monsey, NY 10952

in the county of Rockland in the state of New York.

I am the (* X _____) owner in fee simple of premises located at:
3 West Ramapo Road, Garnerville, NY 10923

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber 2022 of conveyances, page 14531 or as Instrument ID # [redacted].

Said premises have been in my/its possession since 2022. Said premises are also known and designated on the Town of Haverstraw Tax Map as: section 26.09 block 4 lot(s) 33.

I hereby authorize the within application on my behalf, and that the statements of fact contained in said application are true, and agree to be bound by the determination of the board.

Owner X _____
Mailing Address 20 Ronald Dr
Monsey, NY 10952

SWORN to before this
26 day of Dec, 2023

_____
Notary Public

ISAAC ROSENBERGER
Notary Public State Of New York
NO. 01R06285270
Qualified In Rockland County
Commission Expires 07/01/2025

* *If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.*

Donna G. Silberman, County Clerk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :
MADISON TITLE AGENCY LLC
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701

Return To :
MADISON TITLE AGENCY LLC
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701

Method Returned : ERECORDING

First GRANTOR
ALLISON, EMILY P -EST OF

First GRANTEE
31 COLLINS LLC

Index Type : Land Records

Instr Number : 2022-00014531

Book : **Page :**

Type of Instrument : Deed
Type of Transaction : Deed
Recording Fee: $201.00

Recording Pages : 5

The Property affected by this instrument is situated in Haverstraw, in the County of Rockland, New York

Real Estate Transfer Tax

RETT # :	6664
Deed Amount :	$1,250,000.00
RETT Amount :	$17,500.00
Total Fees :	$17,701.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 04/14/2022

At (Recorded Time) : 10:35:37 AM

Donna G. Silberman
County Clerk

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: NYROCKLANDUSER26 Printed On : 04/14/2022 At : 10:35:40AM

EXECUTOR'S DEED

THIS INDENTURE, made the 5th day of April, 2022 between **Stephen B. Allison**, residing at 1216 Round Pointe Drive, Haverstraw, NY 10927 as Executor of the Estate of Emily P. Allison, deceased, pursuant to Letters Testamentary issued on June 17, 2015, under Index No. 2015-396, Rockland County Surrogate's Court, **party of the first part,**

and

31 Collins, LLC, having an address of 20 Ronald Drive, Monsey, NY 10952, **party of the second part,**

WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said Last Will and Testament of Emily P. Allison dated October 25, 2008, upon which Letters Testamentary were issued to the party of the first part on June 17, 2015 by the Rockland County Surrogate's Court, File #2015-396, and in consideration of One Million Two Hundred Fifty Thousand Dollars ($1,250,000.00), paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part, forever,

ALL, THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the County of Rockland, Town of Haverstraw, State of New York, Section 26.09 Block 4 Lot 33 and having an address of 3 West Ramapo Road, Garnerville, New York 10923 as described on the Schedule A Description annexed hereto and made part hereof.

Being and intended to be the same premises conveyed to Emily Paul Allison by Deed from Kenneth G. Allison recorded on 08/25/1967 in the Rockland County Clerk's Office at Liber 830 Page 994.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said Will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the

cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed as of the day and year first above written.

Grantor:

ESTATE OF EMILY P. ALLISON

By: _____
Stephen B. Allison, Executor

STATE OF NEW YORK)
) ss.,
COUNTY OF ROCKLAND)

On the 5th day of April in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared **Stephen B. Allison** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument.

ZVI E. AUMAN
Notary Public, State of NY
No. 01AU6275370
Qualified in Kings County
Comm. Expires 01/28/2025

_____
Notary Public

County: Rockland
Town: Haverstraw
Section: 26.09
Block 4
Lot 33
Street Address: 3 W. Ramapo Road, Garnerville, NY

File and return to:
Menachem Brickman, Esq.
777 Chestnut Ridge Road Suite 300
Chestnut Ridge, NY 10977

Stewart Title Insurance Company

Title No.: MTANY-134731

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

AMENDED 07/27/2020
All that certain lot, piece or parcel of land, together with the buildings and improvements thereon, situate, lying and being at or near Garnerville in the Town of Haverstraw, County of Rockland, State of New York, and more particularly bounded and described as follows, viz:- On the north by the public highway running from Garnerville to Mt. Ivy, known as Ramapo Road and as U.S. Route 202; on the east by Central Highway and on the south and west by lands heretofore conveyed by Emily Paul Allison to Rose Developing Corp., by deed recorded in the Rockland county Clerk's Office in Liber 604 of Deeds at Page 189.

LESS AND EXCEPTING land appropriated by Appropriation of Property in Liber 998 Page 184 and in Instrument #2019-8280.

NOTE: Being Section 26.09, Block(s) 4, Lot(s) 33, Tax Map of the Town of Haverstraw, County of Rockland.

NOTE: Lot and Block shown for informational purposes only.

Issued by:
Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code: 392289

C2. Date Deed Recorded: 4/14/2022 (Month / Day / Year)

C3. Book: 2022 C4. Page: 14531

New York State Department of **Taxation and Finance**

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 3 (* STREET NUMBER) West Ramapo Road (* STREET NAME)
Garnerville (* CITY OR TOWN) (VILLAGE) 10923 (* ZIP CODE)

2. Buyer Name: 31 Collins, LLC (* LAST NAME/COMPANY) (FIRST NAME)
(LAST NAME/COMPANY) (FIRST NAME)

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) (LAST NAME/COMPANY) (FIRST NAME)
(STREET NUMBER AND NAME) (CITY OR TOWN) (STATE) (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size: (* FRONT FEET) X (* DEPTH) OR 0.00 (* ACRES)

(Only if Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name: Allison (* LAST NAME/COMPANY) Stephen B. Executor (FIRST NAME)
Estate of Emily P. Allison (LAST NAME/COMPANY) (FIRST NAME)

*7. Select the description which most accurately describes the use of the property at the time of sale:
A. One Family Residential

Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date: 07/20/2018

*12. Date of Sale/Transfer: 4/5/2022

*13. Full Sale Price: 1,250,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

14. Indicate the value of personal property included in the sale: .00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY): 22

*17. Total Assessed Value: 351,600

*18. Property Class: 220 - ___

*18. School District Name: North Rockland CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
26.09/4/33

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

SELLER SIGNATURE 4/5/22 DATE

BUYER SIGNATURE

BUYER SIGNATURE 4/5/22 DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC,society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Rokeach (* LAST NAME) Daniel (FIRST NAME)

212 (AREA CODE) 938-1213 (TELEPHONE NUMBER (Ex: 9999999))

3 (* STREET NUMBER) West Ramapo Road (* STREET NAME)

Garnerville (* CITY OR TOWN) NY (* STATE) 10923 (* ZIP CODE)

BUYER'S ATTORNEY

Brickman (LAST NAME) Menachem (FIRST NAME)

(212) (AREA CODE) 938-1213 (TELEPHONE NUMBER (Ex: 9999999))

APPLICATION REVIEW FORM

Owners of Nearby Properties:

That the following are all of the owners of property _____ *(distance)* from the premises as to which this application is being taken.

SECTION/BLOCK/LOT	NAME	ADDRESS
	SEE ATTACHED LIST	

X _____

(Israel Friedman)

(use additional paper if needed)

SWORN to before this

14th day of December, 2023

_____

Notary Public

SAMUEL K. KORNBLAU
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in NEW YORK County
01KO6378262
MY COMMISSION EXPIRES 07/23/2026

Ao List TL 26.09-4-33
Town of Haverstraw

26.09-2-9.1	Rosman Center LLC Milton Shapiro 3 Calvary Drive New City, NY 10956
26.09-2-10	William Werlitz Denise Werlitz 1 Strachan Place Garnerville, NY 10923
26.09-1-21	Xiping Wang 2 W Ramapo Road Garnerville, NY 10923
26.09-3-1	Juan Toro Aixsa Toro 9 Ramapo Road Garnerville, NY 10923
26.09-3-2	Stephanie Lafontant 3 So. Central Hwy Garnerville, NY 10923
26.09-3-3	Laura Grant 5 Central Hwy Garnerville, NY 10923
26.09-4-31	Anne Saint-Fort 5 Elm Street Garnerville, NY 10923
26.09-4-32	William T. Mayer 3 Elm Street Garnerville, NY 10923
26.09-4-34	Leocadio Ramos Claudia Dominquez 1 Elm Street Garnerville, NY 10923
26.09-4-44	Barbara Freeman 9 Oak Street Garnerville, NY 10923

26.09-4-45	James M Bitts Ella M. Bitts 7 Oak Street Garnerville, NY 10923
26.09-4-46	Kimberly A. Mollino Richardo J. Mollino 5 Oak Street Garnerville, NY 10923
26.09-4-47	Melvin H. Mazariegos Montoya Eric A Montoya Chinchilla 3 Oak Street Garnerville, NY 10923
26.09-4-48	Michael Sosser Jr Koryn Cruz 1 Oak Street Garnerville, NY 10923

APPLICATION REVIEW FORM

PART II*

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

( ) Area Variance from the requirement of Section _____;
( ) Use Variance from the requirement of Section _____;
( ) Special permit per the requirements of Section _____;
( ) Review of an administrative decision of the Building Inspector;
( ) An order to issue a Certificate of Occupancy;
( ) An order to issue a Building Permit;
( ) An interpretation of the Zoning Ordinance or Map;
( ) Certification of an existing non-conforming structure or use;
( ) Other (*explain*) _____;

_____

To permit construction, maintenance and use of _____

_____

_____

Previous Appeal:

a. A previous appeal ___has, or ___ has not, been made with respect to this property.
b. Such appeal was in the form of:
___ An AREA Variance; or
___ A USE Variance; or
___ Appeal from decision of Town Official or Officer; or
___ Interpretation of the Zoning Ordinance or Map; or
___Other
c. The previous appeal described above was appeal number _____,
dated_____ and was _____(Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE *(This section to be completed only for an AREA variance. Use additional pages, if needed.)*

This application seeks a variance from the provisions of Article _____,
Section(s) _____. Specifically, the applicant seeks a variance from the requirements from:

Dimension*	Column	Required	Provided

**e.g., front yard, side setback, FAR, etc.*

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury?_____
Describe:_____
_____
_____

2. Is the variance substantial in relation to the zoning code? _____
Explain:_____
_____
_____

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? _____

Explain:_____
_____
_____

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? _____

Explain:_____
_____
_____

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? _____
Explain:_____

_____

_____

6. Will there be any affect on governmental facilities or services if this variance is granted?_____
Describe:_____

_____

_____

7. Other factors I/we wish the Board to consider in this case are

_____

_____

_____

B. USE VARIANCE *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because:

_____

_____

_____

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

_____

_____

_____

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

_____

_____

_____

4. The amount paid for the entire parcel was:_____

5. The date of purchase of the property was:_____

6. The present value of the entire property is:_____

7. The monthly expenses attributed to normal and usual maintenance of the property are:_____

8. The annual taxes on the property are:_____

9. The current income from the property is:_____

10. The amount of mortgages and other encumbrances on the property in question is:

a. Date of mortgage:_____
b. Scheduled maturity (payoff) date:_____
c. Present monthly payment amount:_____
d. Current principal balance:_____
e. Current interest rate:_____

11. Other factors I/we wish the Board to consider in this case are:

_____
_____
_____
_____
_____

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

_____

2. Nature of decision:

_____
_____

3. The decision described above is hereby appealed because:

_____
_____
_____
_____
_____

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:

_____
_____
_____
_____
_____

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Garnerville Mini-Storage		
Project Location (describe, and attach a general location map): 3 West Ramapo Road in the Town of Haverstraw, Rockland County (Parcel ID 26.09-4-33)		
Brief Description of Proposed Action (include purpose or need): The Applicant is seeking site plan approval, and a zone change for the subject property from a R-15 District to the C District. The The Applicant is proposing the development of a three-story mini-storage facility (108,600 SF), also known as a self-storage facility. Refer to attached narrative for details.		
Name of Applicant/Sponsor: PrimeSpace Capital LLC	Telephone: 917-831-9836 E-Mail: israel@primespacecapital.com	
Address: 139 Fulton St, STE 130		
City/PO: New York	State: NY	Zip Code: 10038
Project Contact (if not same as sponsor; give name and title/role): Ryan Nasher, P.E. - Atzl, Nasher & Zigler	Telephone: (845) 634-4694 E-Mail: RNasher@anzny.com	
Address: 234 North Main St.		
City/PO: New City	State: NY	Zip Code: 10956
Property Owner (if not same as sponsor): 31 Collins LLC	Telephone: 845-641-3585 E-Mail: erothrealty@gmail.com	
Address: 20 Ronald Dr		
City/PO: Monsey	State: NY	Zip Code: 10952

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	Town of Haverstraw Town Board - Zone Change Approval	2023
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Town of Haverstraw Planning Board - Site Plan Approval	2023
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Town of Haverstraw ZBA - Variance Approval	2023
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	Rockland County Planning Dept - GML referral	2023
f. Regional agencies ☐Yes☑No		
g. State agencies ☐Yes☑No		
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-15

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? C (Commercial)

C.4. Existing community services.

a. In what school district is the project site located? North Rockland

b. What police or other public protection forces serve the project site?
Haverstraw Town Police Department

c. Which fire protection and emergency medical services serve the project site?
Haverstraw Ambulance Corps, Thiells-Roseville Fire District

d. What parks serve the project site?
South Mountain County Park Trailhead

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 2.3 acres
b. Total acreage to be physically disturbed? 1.85 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.3 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 35' height; 190' width; and 200', 180' length

iii. Approximate extent of building space to be heated or cooled: 108,600 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑Yes ☐No

If Yes,

i. Purpose of the impoundment: to provide water quality and quantity mitigation per NYSDEC code

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: surface water runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.
NA

iv. Approximate size of the proposed impoundment. Volume: 0.0544 million gallons; surface area: 0.046 acres

v. Dimensions of the proposed dam or impounding structure: 5.75' height; 127.7' length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
plastic

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe.

v. What is the total area to be dredged or excavated? acres

vi. What is the maximum area to be worked at any one time? acres

vii. What would be the maximum depth of excavation or dredging? feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: * 1,010 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Veolia - Haverstraw
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☑Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
  125 LF extension of the water main
- Source(s) of supply for the district: Veolia - Haverstraw

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 1,010 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: JRSB
- Name of district: JRSB District No. 1
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

*** According to the 2012, U.S. Energy Information Administration's Commercial Buildings Energy Consumption Survey data, a commercial building for warehouse and storage will have a water consumption (per thousand square feet) of 9.3 gallons per day.**

Calculation: 108,600 sq. ft. (building)/1,000 sq. ft. =108.6
108.6 x 9.3 gallons per day = 1,010

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☑Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: 110 LF extension of the sewer main

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.17 acres (impervious surface)

_____ Square feet or 2.3 acres (parcel size)

ii. Describe types of new point sources. Building and parking lot

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facility/structures

- If to surface waters, identify receiving water bodies or wetlands: NA
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☑No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action:* 1,585,560 kWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Orange & Rockland Utilities

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6am - 6pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 9am - 6pm
- Saturday: 8am - 7pm
- Sunday: 10am - 5pm
- Holidays: Closed

*** According to the 2012 U.S. Energy Information Administration's Commercial Buildings Energy Consumption Survey data, commercial buildings had a electricity consumption of 14.6 kWh per square foot.**

Calculation: 108,600 sq. ft. (building) x 14.6 kWh. = 1,585,560 kWh

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

The operation of construction equipment will increase local daytime ambient noise levels. This will only occur during permitted hours of operation and the noise will cease upon completion of the project.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Refer to the submitted Lighting Plan for details.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.05	1.14	+1.09
• Forested	0.15	0.06	-0.09
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn and Landscaping	2.1	1.1	-1

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑Yes ☐No

If Yes,

i. Identify Facilities:

British Swim School at New York Sports Club

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >1.8 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

WeC - Wethersfield gravelly silt loam	87 %
WuC - Wethersfield-Urban land	13 %
	%

d. What is the average depth to the water table on the project site? Average: 2 feet

e. Drainage status of project site soils:

☑ Well Drained:	100 % of site
☐ Moderately Well Drained:	% of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	47 % of site
☑ 10-15%:	38 % of site
☑ 15% or greater:	15 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☑No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
American Robin, Eastern Chipmonk
Eastern Grey Squirrel
Blue Jay

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Hudson River

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic River

iii. Distance between project and resource: 2.43 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

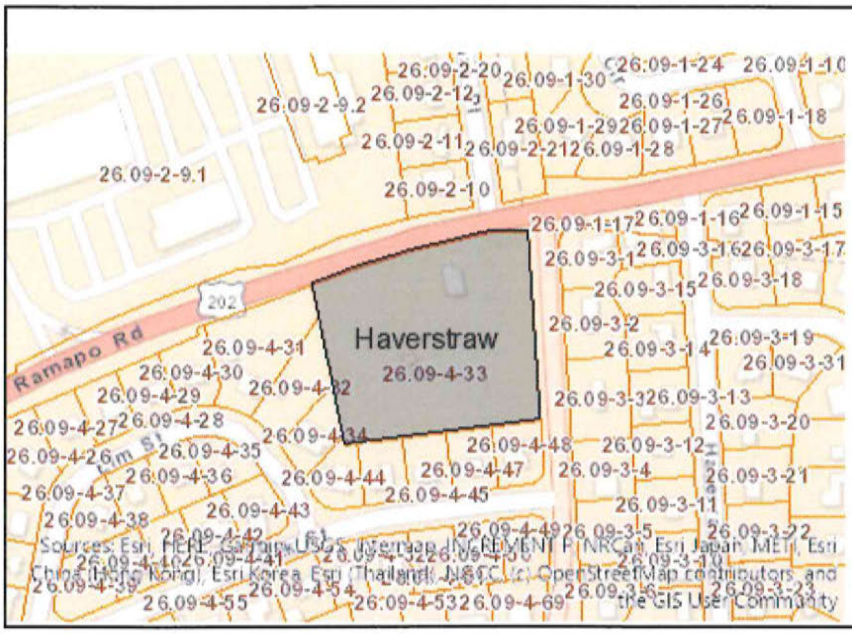
Applicant/Sponsor Name Ryan A. Nasher, P.E. Date 12-14-23

Signature _____ Title Professional Engineer

PRINT FORM

EAF Mapper Summary Report

Wednesday, November 1, 2023 8:54 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No