



Town of Ramapo
Building, Planning and Zoning Department

237 Route 59, Suffern NY 10901
Phone: (845) 357-5100 Fax: (845) 357-5140

COMMUNITY DESIGN REVIEW COMMITTEE

June 04, 2025, Revised July 7, 2025

A Community Design Review Committee was held on June 04, 2025, with Ian Smith, Building Inspector; Hannah Ross, Secretary to Planning; Joel Bianchi, Engineering/Planning Consultant; Dennis Lynch, Engineering Consultant; Abigail Shvartsman, Planning Board Attorney; and Aneisha Samuels, Planning Consultant were present.

2024.008: 1551 Route 202 Site Development Permit
1551 Route 202, Pomona
Tax Lot 33.05-2-9
Zoning: CC zoning district

The following people were present: Frank Toto and Kalman Herskovits

Project Description: The Ramapo Planning Board has received an application from Kalman Herskovits Construction Expediting (applicant) and Chaya Wilhelm member of Trophy 1551 LLC (owners), represented by Dennis Rocks, PE, Brooker Engineering for a Site Development Permit approval at 1551 Route 202, Pomona. The project site encompasses a 12.9-acre parcel located in the CC zoning district. Currently, the site is home to a radio station office on the western side and three antennae throughout the remainder of the property. The applicant plans to convert the existing building into medical and dental offices. Additional improvements will include the construction of new driving aisles and a parking lot with 28 parking spaces, along with the necessary site enhancements that typically accompany such developments. Access to the site will be provided through the existing curb cut on Route 202. The site will also be connected to municipal water and sewer services. This project will require a Site Development Permit. **The project is within the Scenic Road District. Area variances are necessary for parking.**

Applicant Provided Materials:

1. Project Narrative and responses as prepared by Brooker Engineering and dated May 15, 2025
2. Town of Ramapo Floodplain Development Application dated May 15, 2025
3. Plan set entitled, "1551 Route 202", seven sheets in total as prepared by Brooker Engineering
 - a. Layout Plan, Sheet 1 of 7, dated April 10, 2025, as revision 1
 - b. Grading Plan, Sheet 2 of 7, dated April 10, 2025, as revision 1
 - c. Lighting and Landscaping Plan, Sheet 3 of 7, dated April 10, 2025, as revision 1
 - d. Erosion and Sediment Control Plan, Sheet 4 of 7, dated April 10, 2025, as revision 1
 - e. Existing Condition Plan, Sheet 5 of 7, dated April 10, 2025, as revision 1
 - f. Construction Details, Sheet 6 of 7, dated April 10, 2025, as revision 1
 - g. Fire Truck Maneuver Plan, Sheet 7 of 7, dated April 10, 2025, as revision 1
4. Drainage Analysis as prepared by Brooker Engineering and dated May 2025
5. Parking and Trip Generation Evaluation as prepared by Colliers Engineering & Design and dated May 14, 2025
6. Site Plan application dated 2/10/2025 ***previously provided**
7. EAF dated 2/6/25 ***previously provided**

Review Letters:

1. DPW letter dated 6/4/25
2. MJ Engineering letter dated 06/03/25
3. Fire inspector letter dated 05/23/25
4. Building Inspector letter dated 06/02/25
5. Rockland Co Sewer District No. 1 letter dated 05/29/25
6. Rockland Co Drainage letter dated 3/5/25 ***prior letter**
7. Hillcrest Fire Co. letter dated 6/2/25

Application History / Status:

1. **3/5/25-** the application was before the CDRC for project introduction. The applicant was requested to provide Flood Plain analysis and Scenic overlay information for review
2. **3/25/25-** The applicant was before the Planning Board for concept presentation and SEQRA Classification. The Planning Board sent the applicant back to CDRC with comments.

The following was discussed:

1. The applicant provided a project description and project overview. Including comments on the wetlands previously disturbed wetlands and proposed side walk.
2. CDRC Comments:
 - a. **DPW** noted all previous comments have been addressed
 - b. **Fire inspector** notes no additional comments
 - c. **Building Inspector** notes a 9.7% parking reduction is being requested from the planning board.
 - d. **RCSD No.1** notes Five (5) comments including that no additional impact fees are required unless the use or occupancy changes and other comments pertaining to sewerage.
 - e. **MJ notes** the SEQR and GML and further outlines that based on review of the part II of the SEAF some areas of concern include the impacts on land and surface water. The applicant shall provide the Town correspondence from the NYSDEC regarding their jurisdictional determination and associated permitting required under Article 24

CDRC Recommendations / Observations

1. **SEQR:** The application is an “Unlisted” Action. A coordinated review is optional for Unlisted action. It is the CDRC’s recommendation that a coordinated review occurs
2. **GML:** A GML referral is required due to the project site being within 500 feet of a state highway [Route 202], county property [Samual G. Fisher Mount Ivy Environmental Park]. Therefore, the application requires a 239 l, m, or n referral to the Rockland County Planning Board.
3. **Waivers:** none waivers
4. **Variances:** The applicant is requesting the following area variances

	Required	Proposed
Parking	35	25

Next Steps:

1. The CDRC is of the opinion that the applicant is ready for the Planning Board’s review for concept and to classify SEQRA and is tentatively scheduled for July 14, 2025



BROOKER ENGINEERING

a Weston & SampsonSM company

74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845-357-4411

1551 Route 202

Application for Site Development Permit

A) NARRATIVE SUMMARY

B) RESPONSES TO CDRC & AGENCY REVIEW COMMENTS

C) ADDITIONAL REVISIONS NOT RELATED TO REVIEW COMMENTS

Tax Lot 33.05-2-9

1551 Route 202

May 15, 2025

BE #23113

A) NARRATIVE SUMMARY

The subject 12.9-acre property has been developed and served as a radio station for decades. The front part of the site included the radio station offices, and the rear part of the site includes the antennae. The site is located within the CC Zoning District. The proposed use for this site plan is Medical and Dental Offices which are a permitted CC use (CS use 8). The proposed site layout meets the bulk requirements associated with use group "N". It is anticipated that the building will be occupied by as many as four doctors/dentists and that business hours will be typical of the industry with weekday hours and perhaps one evening with hours.

The Applicant initially appeared at CDRC on March 5, 2025 and was referred to the March 25, 2025 Planning Board Meeting for Discussion. The Planning Board considered the parking reduction that was proposed at that time too great. They also requested a sidewalk along the Route 202 property frontage. Accordingly, the site plan has been revised:

- a) to feature 3 additional parking spaces and has evaluated parking on a net lot area basis as directed by the Building Inspector for a 10% reduction
- b) and has proposed a sidewalk.

It is intended that this submission provides the requisite information that will allow the PB to make a SEQR determination. In addition to the 3 more parking spaces (net) and sidewalk in front of the building as requested by the PB other minor revisions made to the site plans are described in the following responses.

B) RESPONSES TO REVIEW COMMENTS

Lorelei Green Tinston, Rockland County Sewer District No. 1 Review Letter of 3/3/25:

1. *COMMENT: The sanitary sewer from this project would connect to the District's sewer system.*
 - a. *Approval of the application for the conversion of an existing 5185 square foot radio station building into medical and dental offices on a 561,454 square foot lot in the former CS District will not result in additional sewer units. If the use or occupancy of the property exceeds three (3) units (e.g., with increased occupancy or additions), the District will require further review and the owner may have to pay an additional impact fee.*
 - b. *We request that the Board notify the District upon approval of the project.*

Response: Comment noted, no action required by Applicant.
2. *COMMENT: Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer-district-1/permits-forms> and approved by this office. The owner must sign the wastewater questionnaire.*

Response: The Wastewater Questionnaire submission requires plumbing plans that are not yet available. The County Planning Certification will not be available until after the Planning Board has approved the Site Plan.

3. **COMMENT:** The details for sanitary sewer construction must comply with the District's construction standards and be shown on the plans.

Response: If new sewer construction is required the details for sanitary sewer construction complying with the District's construction standards will be shown on the plans.

4. **COMMENT:** Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.

5. **Response:** If new sewer construction is required the details for the sanitary sewer connection will be subject to approval by the Town of Ramapo.

COMMENT: Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

Response: If the existing sewer connection is proposed to be abandoned it will be plugged with a permanent watertight plug or cap encased in concrete.

Edward Moran, P.E., Town of Ramapo Department of Public Works Review Letter of 3/11/25:

1. **COMMENT:** The existing sewer connection should be shown.

Response: The existing sewer connection is indicated on the utility plan.

Joel Bianchi, PE, Principal & Traci Sousa, PE, Project Manager- MJ Engineering & Land Surveying PC Review Letter of 3/4/25:

State Environmental Quality Review Act (SEQRA)

1. **COMMENT:** Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. The Ramapo Planning Board would serve as the Lead Agency under SEQRA. The need to undergo a coordinated review is optional for Unlisted actions.

Response: Comment noted, no action required by Applicant.

2. **COMMENT:** Under a coordinated review, involved / interested agencies to be engaged may include, but are not necessarily limited to, the following:

a. Ramapo Zoning Board of Appeals – A review of area variances is being requested.

b. Veolia Water - approval of reserve capacity for potable water.

c. Rockland County Sewer District No. 1 – approval of reserve sewer capacity, plan approval extension of public sewers.

d. Rockland County Planning Dept – GML referral

e. Rockland County Dept of Health – compliance with County Mosquito Code.

f. NYS Dept of Transportation – utility / non-utility work permit for potential activity within the Route 202 right-of-way.

g. NYS Dept of Environmental Conservation – Article 24 Wetland Permit, threatened and endangered species.

h. NYS Office of Parks, Recreation and Historic Preservation – review of existence or absence of cultural, historic or archeological resources.

j. US Army Corps of Engineers – Joint Permit associated with the Article 24 Wetland Permit

Response: Below please find our comments on items a, p part 2 and h; we take no issue with the remaining items.

Item a: The bulk table indicates that no variances are proposed.

We suggest that Items g, part 2 and h do not apply since this is an existing site and proposed disturbances are limited and are proposed at locations previously disturbed.

3. **COMMENT:** The applicant has submitted Part I of the Short Environmental Assessment Form (SEAF) and based upon our review, the following comments are offered.

a. Part I.1: The response indicates the total area of disturbance for the project will be 0.1 acres.

Therefore, the scope of work is not subject to GP-0-25-001 and the NYSDEC Design Manual.

Notwithstanding, the project does propose stormwater system improvements and may alter local drainage patterns. As such, a drainage analysis shall be provided to demonstrate that there will

be no increase in runoff under the proposed developed conditions of the site. The drainage analysis will substantiate a response to Part I.17 of the SEAF.

Response: The site plan has been revised, and the total area of disturbance is now 0.17 acres but the scope of work still remains below the 1-acre threshold that would make the project subject to GP-0-25-001. The project does not propose stormwater system improvements and will not alter local drainage patterns. However, a drainage review has been provided to memorialize these facts.

- b. *Part I.8.a: The response indicates that the proposed action will not result in a substantial increase in traffic above present levels. At a minimum, the applicant shall provide a more detailed description of the anticipated operations and corresponding anticipated peak hour vehicle trips based upon the uses proposed using the ITE Manual. A site-specific traffic impact study may be necessary to fully assess whether the project would result in adverse impacts on the local road network.*

Response: Attached please find a 05/14/2025 Parking and Trip Generation Evaluation prepared by Colliers.

- c. *Part I.10: The response indicates the project will connect to an existing public/private water supply. It is recommended that the applicant provide documentation to the Town that the water purveyor is willing and capable of providing water to the project.*

Response: Water is currently provided to the existing building. A modest increase in usage is expected but no water supply issues are anticipated with Veolia. We will share any documentation received from Veolia.

- c. *Part I.11: The response indicated that the project will connect to an existing wastewater utility. It is recommended that the applicant provide documentation to the Town that the sewer authority is willing and capable of servicing the project.*

- d. **Response:** MJ indicated at CDRC that the of 3/3/25 RCSD#1 review letter serves this purpose.
- e. *Part I.12.b: The response indicates that or portions of it, is located in or adjacent to an area designated as sensitive for archeological sites. The applicant shall obtain a "no effect" letter from the NYS Office of Parks, Recreation and Historic Preservation prior to acting on SEQR.*

Response: Attached please find a no impact letter from NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated 04-15-2025.

4. *COMMENT: Based upon the information submitted to date, Part II of the SEAF has been reviewed with potential impacts identified for the Town's review. The purpose of Part II is to generally identify areas where significant environmental impacts may occur. This allows the Town to request additional information from the applicant to document the extent of the impact. The following items were identified in Part II and additional information may be needed to support the application to avoid, minimize or mitigate potential moderate to large impacts.*

- a. *Impact on Land – The proposed action has the potential to increase erosion for physical land disturbance and the removal of vegetation. To address soil erosion and sedimentation impacts, the applicant shall be required to prepare appropriate erosion and sediment control plans.*

Response: Appropriate erosion and sediment control plans have been submitted.

- b. *Impact on Surface Water – The proposed action may cause soil erosion or otherwise create a source of stormwater discharges that may lead to siltation of other degradation of receiving water bodies. Adherence to the above plans and the development of a project specific drainage plan will substantially show these impacts potentially being mitigated. The project site appears to be almost entirely within Zone A, which is special flood hazard area and subject to the requirements of Chapter 149 of the Ramapo Town Code. There shall be identification of how the development complies with the Ramapo code, identifying any avoidance, minimization or mitigation measures needed.*

Response: A drainage review has been prepared and documents no increase in impervious area (a modest decrease is proposed) and that there is no new point discharge; rather the existing runoff pattern will remain. It appears that most of Chapter 149 is not relevant to this application because either it does not apply to an existing structure or because it relates to interior

construction which would be the subject of a Building Permit Application. Section 149-10 appears to require a floodplain development permit for this Application. This Permit may already be incorporated into the subject Site Plan Application. However, in case it is not incorporated into the Site Plan Application we have prepared a standalone Permit Application.

General Municipal Law

5. *COMMENT: The project site is located within 500-feet of a state highway (NYS Route 202), county property (Samual G. Fisher Mount Ivy Environmental Park). Therefore, the application requires a 239 l, m, or n referral to the Rockland County Planning Board.*

Response: Comment noted, no action required by Applicant.

Zoning Compliance

6. *COMMENT: The project site is located in the CC Zoning District. Further, the project site is located in the Scenic Road District. The proposal is for the existing building to be converted into a Dental and Medical office. Based upon a review of Section 376, Attachment 4 of the Town's Zoning, the proposal is defined as use group(s) N. The dental and medical offices require approval for a Site Development Permit.*

Response: Comment noted, this Narrative is provided in support of the subject site development permit application.

7. *COMMENT: Based upon our review of the development proposal and the bulk lot requirements of the underlying zoning district, the following area variances appear necessary, which shall be confirmed by the Town's Chief Zoning Official:*

a. *Parking: 35 Required; 25 Provided.*

Response: Proposed parking has been revised, and the Application now requires 9.7% reduction by the Planning Board. No variances are anticipated.

8. *COMMENT: The project site is located within the Town's Scenic Overlay District and is subject to the requirements of Chapter 215 of the Town Code. The applicant shall provide a narrative discussion of how the development proposal complies with Section 215-4(A)(3) and (A)(4) of the Town Code for review by the Planning Board.*

Response: Section 215-4(A)(3) states that "In order to grant approval, the Building Inspector or Planning Board, whichever is applicable, must find that the important scenic and natural features of the site will be substantially preserved". The project will not remove any scenic or natural features and will maintain the existing conditions; therefore, the project will comply with Chapter 215 of the Town Code.

9. *COMMENT: The narrative needs to be expanded to be more descriptive of the development proposal. Provide the total number of patients and staff and the days and hours of operation. As presented, there is insufficient information to assess the project's scope.*

Response: The Narrative above has been expanded as requested.

10. *COMMENT: The Planning Board Letter notes that an NYS DEC wetland has been delineated in the project area and that impacts are anticipated within the buffer. The applicant should provide the Town correspondence from the NYSDEC regarding their willingness to permit the activity within a potential adjacent area as early as possible in the Town's review.*

Response: Comment noted, correspondence received from the NYSDEC will be shared with Town Planning.

Site Plans

Layout Plan – Sheet 1 of 7

11. *COMMENT: Provide the XBA number for the requested variances if and when approved.*

Response: No variances are anticipated.

12. *COMMENT: Standard Site Development Plan notes 14-20 pursuant to Section R376-605.C of the SDPRR.*

Response: The requested notes have been provided.

13. *COMMENT: The applicant is requesting a 28% reduction from the required minimum number of parking*

spaces. Pursuant to Section 376-70 of the Ramapo Town Zoning, the Planning Board may not exceed 25% of the normally required amount of parking spaces. A variance from the ZBA will be necessary. The narrative mentions a parking study that was conducted to support the reduced parking, but none was provided with the submission.

Response: As noted above, proposed parking has been revised, and the Application now requires 9.7% reduction by the Planning Board. No variances are anticipated. A 5/14/2025 parking study prepared by Colliers is attached.

14. *COMMENT: The proposed parking spaces appear to be within the side yard setbacks, which is not permitted per Section 376-50 of the Town Code.*

Response: No parking is proposed in the side yard.

15. *COMMENT: The development proposed work within the NYSDEC wetland 100-foot adjacent area. The applicant shall provide the Town with a copy of the Article 24 Permit which shall be done prior to check print approval.*

Response: Comment noted, no action required by Applicant at this time.

16. *COMMENT: Provided the time frame and individual who performed the wetland delineation.*

Response: The plans are labeled with the name of the wetland scientist and the date of the delineation.

17. *COMMENT: The plans provide a 16-foot parking stall with a 3-foot overhang. The plans should be revised to provide the full 19-foot parking stalls. The rationale is that recent observations have shown that the diminished length of parking that utilizes this approach has become insufficient during the winter months and obstructed width due to snowfall.*

Response: As discussed at CDRC, the parking stall configuration meets the site plan regulations and has been found to be acceptable for this project by the Building Inspector.

18. *COMMENT: It is uncertain how the three parking spaces on the west side of the site, designated as permeable pavement, will be accessed. Cars parked in the spaces to the south would block access these spaces. Furthermore, the plans indicate a concrete curb separating the parking spaces. Parking stalls shall be fully accessible from a drive aisle and not obstructed by other parking spaces.*

Response: The 3 subject spaces are "tandem" spaces to be used by employees who work at the facility. This arrangement has been found to be acceptable by the Building Inspector at the last CDRC meeting.

19. *COMMENT: Subsequent plans shall provide further detail, ensuring accessible routes are compliant with ADA Guidelines.*

Response: ADA compliant grading is indicated on the grading plan.

20. *COMMENT: The current layout obstructs the gravel driveway used for antenna access. The applicant should provide additional details regarding future access to the antennas or whether the antennas will be removed as part of this application.*

Response: It is understood that the subject gravel driveway may be obstructed by a parked car. Access to the gravel driveway will be scheduled by appointment and the owner will provide unobstructed access at that time. No antenna is proposed to be removed.

21. *COMMENT: The following comments are relative to the site plan and its conformance to the International Fire Code (IFC). The Town Fire Official shall have final authority on the applicability of these comments to the proposed site layout:*

- a. *Show or note the location of any required Knox Box associated with the buildings.*
- b. *Show or note the location of any required fire department connection associated with the buildings.*
- c. *Should the on-site drive aisles be designated as fire apparatus access roads, it shall be confirmed that the pavement section meets the loading criteria of Section Appendix D, Section S102.1 of the IFC.*
- d. *Due to the proposed building use, it is assumed that the building will have automatic sprinklers. If this is correct, identify the location and size of any required hot boxes.*

Responses: No knox box is proposed. The fire department connection location is indicated. It is proposed that the driveway be field tested for loading by the fire department apparatus as a condition

for a Certificate of Occupancy. Interior sprinklers are proposed and Veolia has indicated that backflow prevention may be installed inside the building

Grading Plan – Sheet 2 of 7

22. *COMMENT: Identify all existing utilities servicing the parcel that are planned for continued use. A utility analysis must be conducted for both water and sanitary services, as the flows for both will significantly increase due to the proposed changes associated with the application.*

Response: The project MEP will review the adequacy of existing utility services. It is true that utility demands are anticipated to increase, however they will remain relatively low for this small building for this proposed use.

Lighting and Landscape Plan – Sheet 3 of 7

23. *COMMENT: Indicate locations for snow storage. If snow needs to be removed from the site, include a note regarding that requirement and specify the maximum time frame for removal.*

Response: Snow storage location is indicated.

24. *COMMENT: Confirm that all above-ground structures, specifically mechanical or electrical equipment, if proposed, are shown pursuant to the Town's Site Development Plan Rules and Regulations (SDPRR)*

Response: A placeholder location is indicated for future mechanical or electrical equipment needs which are unknown at this time.

25. *COMMENT: Per R376-605 B. 3. d. The planting list must show both the height and caliper of proposed plantings. The plant schedule shows only the height or the caliper.*

Response: Planting Plan convention is to specify deciduous plants by caliper and evergreen by height.

26. *COMMENT: Update planting detail to show the 4-inch minimum depth of either sugar cane or licorice root mulch so as not to conflict with the Town's standard notes.*

Response:

27. *COMMENT: The "Deciduous Tree Detail" calls out, "remove an upper third of wrapping wire..."; the callout should say remove "upper two-thirds of wrapping wire, bottom third to remain."*

Response: The tree detail callout has been revised as requested.

28. *COMMENT: The "Shrub Planting Detail" Note 2 should say, "Remove all burlap."*

Response: The shrub planting note has been revised as requested.

29. *COMMENT: Provided Landscaping notes pursuant to Section R376-605.B.3.e of the SDPRR*

Response: The subject landscaping notes have been provided.

30. *COMMENT: Pursuant to Section R376-607.B of the SDPRR, parking lots shall have an average of 1.0 foot-candles. The isometrics shown seem well above 1.0 foot-candles in much of the parking area. Subsequent submissions shall update the proposed lighting layout to ensure the minimum and maximum foot-candle values are being provided pursuant to Section R376-607.B of the SDPRR.*

Response: The lighting plan has been revised and provides an average of 1.32 footcandles that provides thoughtful and appropriate illumination at key locations and meets the spirit of the SDPRR.

31. *COMMENT: Provided a light pole detail.*

Response: A light pole detail has been provided.

Erosion and Sediment Control Plan – Sheet 4 of 7

32. *COMMENT: Erosion and sediment control measures and construction details, including but not limited to silt fences, construction entrances, inlet protection, stockpile management, and concrete washouts, must be included in all future submissions.*

Response: Details have been provided for silt fence and for a construction entrance. No inlets are proposed, no stockpiles are anticipated and a concrete washout location is not needed (and there is no room for one).

33. *COMMENT: Provide a protective barrier between the limits of disturbance and regulated wetlands such as orange construction fence.*

Response: Construction fence has been indicated as requested.

34. *COMMENT: Provide erosion and sediment control notes pursuant to Section R376-605.B.2.g of the SDPRR.*

Response: The requested notes have been provided.

Existing Conditions Plans – Sheet 5 of 7

35. *COMMENT: No comment*

Response: No action required by Applicant.

Construction Details – Sheet 6 of 7

36. *COMMENT: No comment*

Response: No action required by Applicant.

Fire Truck Maneuver Plan – Sheet 7 of 7

37. *COMMENT: Show and additional turning movement with the vehicle arriving from the east on NYS Route 202.*

Response: The requested turning movement has been added as requested.

D) ADDITIONAL REVISIONS NOT RELATED TO REVIEW COMMENTS

- 1) The front parking aisle features a fire truck turnaround configuration that complies with the "Acceptable Alternative TO 120' hammerhead from fire code figure D103.1
- 2) The net lot area review on the layout plan was expanded.



Town of Ramapo
Department of Public Works
16 Pioneer Avenue
P.O. Box 446
Tallman, New York 10982
(845) 357-0591
Fax: (845) 357-0895

MICHAEL SPECHT
Supervisor

MICHAEL J. SADOWSKI
Superintendent of Public Works

June 4, 2025

To: Hannah Ross
From: Paul Gdanski, P.E.

Re: 1551 Route 202
Section 33.05 Block 2 Lot 9

We are in receipt of and have reviewed the items listed below for the above referenced project.

Items received on December 14, 2021

- Site Plan prepared by Leonard Jackson Associates, containing 4 sheets, last revised on November 18, 2021

Items received on February 25, 2025

- Site Plan prepared by Brooker Engineering, containing 7 sheets, last revised on October 31, 2024

Items received on February 25, 2025

- Site Plan prepared by Brooker Engineering, containing 7 sheets, last revised on April 10, 2025

Our sanitary sewer comments are as follows:

- 1) All our previous comments have been addressed.

File: 1551 Route 202



June 3, 2025

To: Ian Smith, Building Inspector
Hannah Ross, Planning Department
Abigail Shvartsman, Consulting Attorney to the Planning Board
Ed Moran, PE Town Dept of Public Works
Kalman Herskovits, Construction Expediting
Dennis Rocks, PE, Brooker Engineering

From: Joel Bianchi, PE, Principal / Senior Vice President of Civil Engineering
Dennis Lynch PE, Civil Engineering Group Manager
MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

Re: 1551 Route 202 Site Development Permit
1551 Route 202, Pomona
Tax Lot 33.05-2-9
Ramapo File: 2025.008
MJ File: 1074.01.380

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying (MJ) has reviewed the submission for the above-referenced application within the Town of Ramapo. Documents received for our review included the following:

- Project Narrative as prepared by Brooker Engineering and dated May 15, 2025
- Town of Ramapo Floodplain Development Application dated May 15, 2025
- Plan set entitled, "1551 Route 202", seven sheets in total as prepared by Brooker Engineering
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The project site encompasses a 12.9-acre parcel located in the CC zoning district. Currently, the site is home to a radio station office on the western side and three antennae throughout the remainder of the property. The applicant plans to convert the existing building into medical and dental offices.

Additional improvements will include the construction of new drive aisles and a parking lot with 28 parking spaces, along with the necessary site enhancements that typically accompany such developments. Access to the site will be provided through the existing curb cut on Route 202. The site will also be connected to municipal water and sewer services. This project will require Site Development Permit.

Based upon our review of the above documents, we offer the following comments for consideration.



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



Fishkill, NY
Levittown, NY
Picatinny, NJ
Melbourne, FL



State Environmental Quality Review Act (SEQRA)

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. The Ramapo Planning Board would serve as the Lead Agency under SEQRA. The need to undergo a coordinated review is optional for Unlisted actions.
2. Under a coordinated review, involved / interested agencies to be engaged may include, but are not necessarily limited to, the following:
 - a. Veolia Water - approval of reserve capacity for potable water.
 - b. Rockland County Sewer District No. 1 - approval of reserve sewer capacity, plan approval extension of public sewers.
 - c. Rockland County Planning Dept - GML referral
 - d. Rockland County Dept of Health - compliance with County Mosquito Code. Rockland County Drainage Agency - work within the jurisdictional boundaries of a county regulated waterbody.
 - e. NYS Dept of Transportation - utility / non-utility work permit for potential activity within the Route 202 right-of-way.
 - f. NYS Dept of Environmental Conservation - Article 24 Wetland Permit, threatened and endangered species.
 - g. NYS Office of Parks, Recreation and Historic Preservation - review of existence or absence of cultural, historic or archeological resources.
 - h. US Army Corps of Engineers - Joint Permit associated with the Article 24 Wetland Permit.
3. The applicant has submitted Part I of the Short Environmental Assessment Form (SEAF) and based upon our review, the following comments are offered.
 - a. Part I.1: The response indicates the total area of disturbance for the project will be 0.17 acres. Therefore, the scope of work is not subject to GP-0-25-001 and the NYSDEC Design Manual. Notwithstanding, the project does propose stormwater system improvements and may alter local drainage patterns. As such, a drainage analysis shall be provided to demonstrate that there will be no increase in runoff under the proposed developed conditions of the site. The drainage analysis will substantiate a response to Part I.17 of the SEAF.
 - b. Part I.10: The response indicates the project will connect to an existing public/private water supply. It is recommended that the applicant provide documentation to the Town that the water purveyor is willing and capable of providing water to the project.
 - c. Part I.11: The response indicated that the project will connect to an existing wastewater utility. It is recommended that the applicant provide documentation to the Town that the sewer authority is willing and capable of servicing the project.
 - d. Part I.12.b: The response indicates that or portions of it, is located in or adjacent to an area designated as sensitive for archeological sites. The applicant has obtained a "no effect" letter from the NYS Office of Parks, Recreation and Historic Preservation.
4. Based upon the information submitted to date, Part II of the SEAF has been reviewed with potential impacts identified for the Town's review. The purpose of Part II is to generally identify areas where significant environmental impacts may occur. This allows the Town to request additional information from the applicant to document the extent of the impact. The following



items were identified in Part II and additional information may be needed to support the application to avoid, minimize or mitigate potential moderate to large impacts.

- a. Impact on Land – The proposed action has the potential to increase erosion for physical land disturbance and the removal of vegetation. To address soil erosion and sedimentation impacts, the applicant shall be required to prepare appropriate erosion and sediment control plans.
- b. Impact on Surface Water – The proposed action may cause soil erosion or otherwise create a source of stormwater discharges that may lead to siltation of other degradation of receiving water bodies. Adherence to the above plans and the development of a project specific drainage plan will substantially show these impacts potentially being mitigated. The project site appears to be almost entirely within Zone A, which is special flood hazard area and subject to the requirements of Chapter 149 of the Ramapo Town Code. There shall be identification of how the development complies with the Ramapo code, identifying any avoidance, minimization or mitigation measures needed.

General Municipal Law

5. The project site is located within 500-feet of a state highway (NYS Route 202), county property (Samual G. Fisher Mount Ivy Environmental Park). Therefore, the application requires a 239 l, m, or n referral to the Rockland County Planning Board.

Zoning Compliance

6. The project site is located in the CC Zoning District. Further, the project site is located in the Scenic Road District. The proposal is for the existing building to be converted into a dental and medical office. Based upon a review of Section 376, Attachment 4 of the Town's Zoning, the proposal is defined as use group(s) N. The dental and medical offices require approval for a Site Development Permit.
7. Based upon our review of the development proposal and the bulk lot requirements of the underlying zoning district, the following waiver appears necessary, which shall be confirmed by the Town's Chief Zoning Official:
 - a. Parking: 35 Required; 28 Provided.
8. The applicant has provided a narrative discussion of the project and how it meets the requirements of Section 376-120 of the Town's Zoning with respect to the Special Use Permit being applied for. The Planning Board shall review the applicant's submission to determine whether the special use criteria has been satisfied.

Narrative

9. The Planning Board Letter notes that an NYSDEC wetland has been delineated in the project area and that impacts are anticipated within the buffer. The applicant shall provide the Town correspondence from the NYSDEC regarding their jurisdictional determination and associated permitting required under Article 24.



Site Plans

Layout Plan – Sheet 1 of 7

10. Within the title block of all plan sheets, provide the following information “Ramapo Planning No. 2025.008.”
11. The development proposed work within the NYSDEC wetland 100-foot adjacent area. The applicant shall provide the Town with a copy of the Article 24 Permit, which shall be done prior to check print approval.

Grading Plan – Sheet 2 of 7

12. As noted in Comment 21 of our March 4, 2025 review, identify all existing utilities servicing the parcel that are planned for continued use. A utility analysis must be conducted for both water and sanitary services, as the flows for both will significantly increase due to the proposed changes associated with the application.

Lighting and Landscaping Plan – Sheet 3 of 7

13. No comment

Erosion and Sediment Control Plan – Sheet 4 of 7

14. No comment

Existing Condition Plans – Sheet 5 of 7

15. No comment

Construction Details – Sheet 6 of 7

16. No comment

Fire Truck Maneuver Plan – Sheet 7 of 7

17. MJ takes no exception to the analysis completed. However, the technical analysis remains subject to the review and approval of the Town Fire Official.

Parking and Trip Generation Evaluation

18. The values stated from the ITE Parking Generation Manual for both the Average Parking Demand and 85% Parking Demand are accurate.
19. The values stated from the ITE Trip Generation Manual for both the AM and PM peak hours are accurate



2025.08: 1551 Route 202

June 3, 2025

Page 5 of 5

The applicant shall provide written responses to comments received from Town staff, consultants, and external agencies as part of their next submission. Should there be any questions regarding the above comments, please do not hesitate to contact this office at (518) 371-0799.



Town of Ramapo
237 Route 59
Suffern, New York 10901
(845) 357-5100 Fax: (845) 357-5140

Ian Smith, Building Inspector
Building, Planning & Zoning

Adam Peltz
Fire Inspector

Date: May 23, 2025

REF: 1551 Route 202- Project 2025.008

I have reviewed the plans and have no additional comments at this time

HILLCREST FIRE COMPANY NO. 1

Staffed by Professional Volunteers Since 1915

LINE OFFICERS

CHIEF
CHRIS BOWERS
1st ASSISTANT CHIEF
ORIN BEN-JACOB
2nd ASSISTANT CHIEF
COREY MARTIN
CAPTAIN
MATT BONEY



ADMINISTRATIVE OFFICERS

PRESIDENT
ERIC BLACK
VICE PRESIDENT
PETE GESSNER
TREASURER
JEFF POTISHCMAN
SECRETARY
JOHN MILHARD

6/2/25
Town of Ramapo
237 Rt. 59
Suffern NY, 10901

Re: 1551 Rt. 202

The Hillcrest Fire Company has reviewed the plans prepared by Brooker Engineering dated 4/10/25 Rev 1.

1. Page 7 shows 6-Tower with an overall length of 38' with the turning radius & maneuverability. **6-Tower is a 2002 Pierce Dash Mid Mount tower ladder - 46' in overall length.** Please re submit for the proper sizing of our largest apparatus. The exact specifications can be obtained by the Chiefs office, or the Town of Ramapo might have it on file as well.

Thank You

Chief Chris Bowers

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

May 29, 2025

Ms. Hannah Ross
Planning Department
Town of Ramapo
237 Route 59
Suffern, NY 10901

Re: 1551 Route 202, Pomona
Tax Lot 89/33.05-2-9 (formerly 4./13/D2A1B)

Dear Ms. Ross:

Our office has downloaded and reviewed a site plan that was last revised on April 10, 2025, which Brooker Engineering prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewer from this project would connect to the District's sewer system.
 - a. Approval of the application for the conversion of an existing 5185 square foot radio station building into medical and dental offices on a 561,454 square foot lot in the former CS District will not result in additional sewer units. **If the use or occupancy of the property exceeds three (3) units (e.g., with increased occupancy or additions), the District will require further review and the owner may have to pay an additional impact fee.**
 - b. We request that the Board notify the District upon approval of the project.
2. Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer-district-1/permits-forms> and approved by this office. **The owner must sign the wastewater questionnaire.**
3. The details for sanitary sewer construction must comply with the District's construction standards and be shown on the plans.
4. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.

5. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

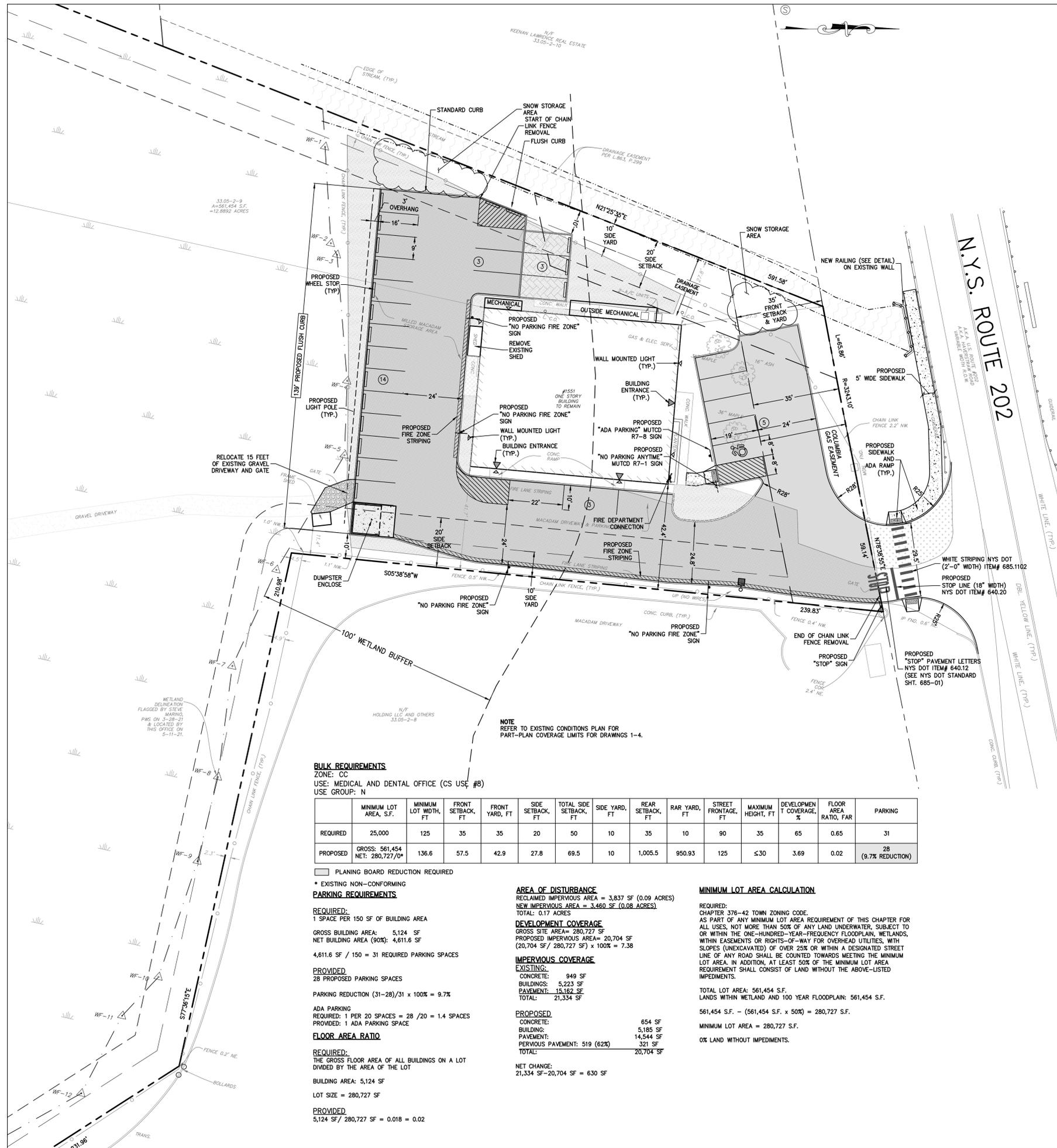
Very truly yours,



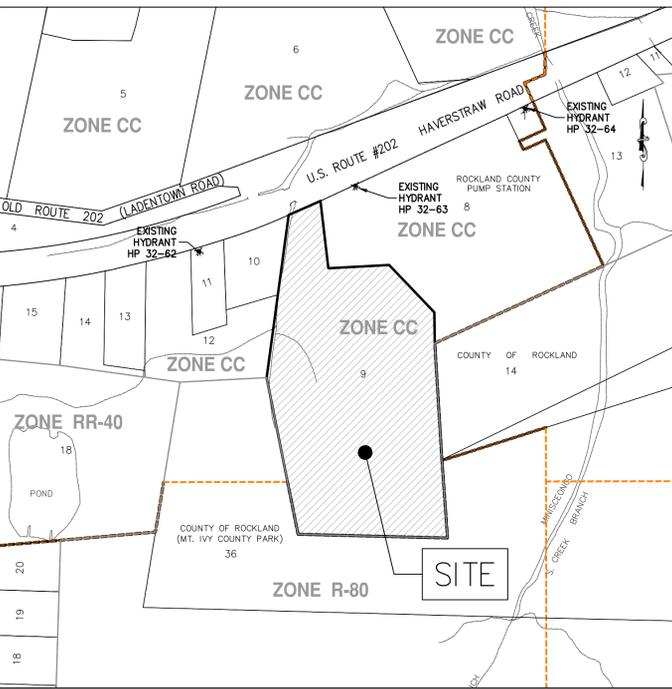
Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Dolphin D. Gregory J. Roth
Michael Sadowski, P.E. – Town of Ramapo DPW
Dennis Rocks, P.E. – Brooker Engineering – 74 Lafayette Avenue, Suite 501, Suffern, NY
10901
Chaya Willhelm – 1551 Trophy LLC – 16 Dyke Drive, Monsey, NY 10952

File: TOR 33.05-2-9 – 1551 Route 202
Reader



- DRAWING LIST:**
1. LAYOUT PART PLAN
 2. EXISTING CONDITION PLAN
 3. GRADING PART PLAN
 4. LIGHTING AND LANDSCAPE PART PLAN
 5. EROSION AND SEDIMENT CONTROLS PART PLAN
 6. CONSTRUCTION DETAIL
 - FT. FIRE TRUCK MANEUVER PART PLAN



VICINITY MAP
SCALE: 1" = 300'

LEGEND

[Pattern]	ON-SITE EXISTING PAVEMENT AND SIDEWALK TO BE REMOVED
[Pattern]	ON-SITE EXISTING PAVEMENT
[Pattern]	ON-SITE PROPOSED PAVEMENT
[Pattern]	OFF-SITE PROPOSED PAVEMENT
[Pattern]	OFF-SITE EXISTING PAVEMENT
[Pattern]	POROUS PAVERS
[Pattern]	PROPOSED CONCRETE

- SITE PLAN STANDARD NOTES:**
1. THIS IS SECTION 33.05 BLOCK 2 LOT 9, AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
 2. AREA OF TRACT: 561,454 SF, 12.8892 AC.
 3. ZONE: CC
 4. PROPOSED USE: MEDICAL AND DENTAL OFFICE
 5. RECORD OWNER & APPLICANT: TROPHY 1551 LLC, 18 DIKE DRIVE, MONSEY, NY 10952
 6. FIRE DISTRICT: MOLESTON FD001
 7. SCHOOL DISTRICT: E. RAMAPO CENTRAL 392602
 8. WATER DISTRICT: NR 1, W0001; NR 2, W0002
 9. WATER SUPPLY BY: VEOLIA NORTH AMERICA
 10. SEWER DISTRICT: RC, SD130
 11. DATUM: NAVD 88. HORIZONTAL: DEED BEARING SYSTEM
 12. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO (2) INCH DIAMETER.
 13. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP-TO DATE TITLE SEARCH.
 14. NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
 15. THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

BULK REQUIREMENTS
ZONE: CC
USE: MEDICAL AND DENTAL OFFICE (CS USE #8)
USE GROUP: N

	MINIMUM LOT AREA, S.F.	MINIMUM LOT WIDTH, FT	FRONT SETBACK, FT	FRONT YARD, FT	SIDE SETBACK, FT	TOTAL SIDE SETBACK, FT	SIDE YARD, FT	REAR SETBACK, FT	RAR YARD, FT	STREET FRONTAGE, FT	MAXIMUM HEIGHT, FT	DEVELOPMENT COVERAGE, %	FLOOR AREA RATIO, FAR	PARKING
REQUIRED	25,000	125	35	35	20	50	10	35	10	90	35	65	0.65	31
PROPOSED	GROSS: 561,454 NET: 280,727/0%	136.6	57.5	42.9	27.8	69.5	10	1,005.5	950.93	125	≤30	3.69	0.02	28 (9.7% REDUCTION)

PLANNING BOARD REDUCTION REQUIRED

* EXISTING NON-CONFORMING

PARKING REQUIREMENTS

REQUIRED:
1 SPACE PER 150 SF OF BUILDING AREA
GROSS BUILDING AREA: 5,124 SF
NET BUILDING AREA (90%): 4,611.6 SF
4,611.6 SF / 150 = 31 REQUIRED PARKING SPACES

PROVIDED:
28 PROPOSED PARKING SPACES
PARKING REDUCTION (31-28)/31 x 100% = 9.7%

ADA PARKING
REQUIRED: 1 PER 20 SPACES = 28 / 20 = 1.4 SPACES
PROVIDED: 1 ADA PARKING SPACE

FLOOR AREA RATIO

REQUIRED:
THE GROSS FLOOR AREA OF ALL BUILDINGS ON A LOT DIVIDED BY THE AREA OF THE LOT

BUILDING AREA: 5,124 SF
LOT SIZE = 280,727 SF

PROVIDED:
5,124 SF / 280,727 SF = 0.018 = 0.02

AREA OF DISTURBANCE
RECLAIMED IMPERVIOUS AREA = 3,837 SF (0.09 ACRES)
NEW IMPERVIOUS AREA = 3,460 SF (0.08 ACRES)
TOTAL: 0.17 ACRES

DEVELOPMENT COVERAGE
GROSS SITE AREA = 280,727 SF
PROPOSED IMPERVIOUS AREA = 20,704 SF
(20,704 SF / 280,727 SF) x 100% = 7.38

IMPERVIOUS COVERAGE
EXISTING:
CONCRETE: 949 SF
BUILDINGS: 5,223 SF
PAVEMENT: 15,162 SF
TOTAL: 21,334 SF

PROPOSED:
CONCRETE: 654 SF
BUILDING: 5,185 SF
PAVEMENT: 14,544 SF
PERVIOUS PAVEMENT: 519 (62%)
TOTAL: 20,704 SF

NET CHANGE:
21,334 SF - 20,704 SF = 630 SF

MINIMUM LOT AREA CALCULATION

REQUIRED:
CHAPTER 376-42 TOWN ZONING CODE.
AS PART OF ANY MINIMUM LOT AREA REQUIREMENT OF THIS CHAPTER FOR ALL USES, NOT MORE THAN 50% OF ANY LAND UNDERWATER, SUBJECT TO OR WITHIN THE ONE-HUNDRED-YEAR-FREQUENCY FLOODPLAIN, WETLANDS, WITHIN EASEMENTS OR RIGHTS-OF-WAY FOR OVERHEAD UTILITIES, WITH SLOPES (UNEXCAVATED) OF OVER 25% OR WITHIN A DESIGNATED STREET LINE OF ANY ROAD SHALL BE COUNTED TOWARDS MEETING THE MINIMUM LOT AREA. IN ADDITION, AT LEAST 50% OF THE MINIMUM LOT AREA REQUIREMENT SHALL CONSIST OF LAND WITHOUT THE ABOVE-LISTED IMPEDIMENTS.

TOTAL LOT AREA: 561,454 S.F.
LANDS WITHIN WETLAND AND 100 YEAR FLOODPLAIN: 561,454 S.F.

561,454 S.F. - (561,454 S.F. x 50%) = 280,727 S.F.

MINIMUM LOT AREA = 280,727 S.F.
0% LAND WITHOUT IMPEDIMENTS.

REV	DESCRIPTION	BY	DATE
1	PB SEQR SUBMISSION	AP	4/10/25

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

BROOKER ENGINEERING
a division of Weston & Sampson
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(845) 357-4411
WESTONANDSAMPSON.COM

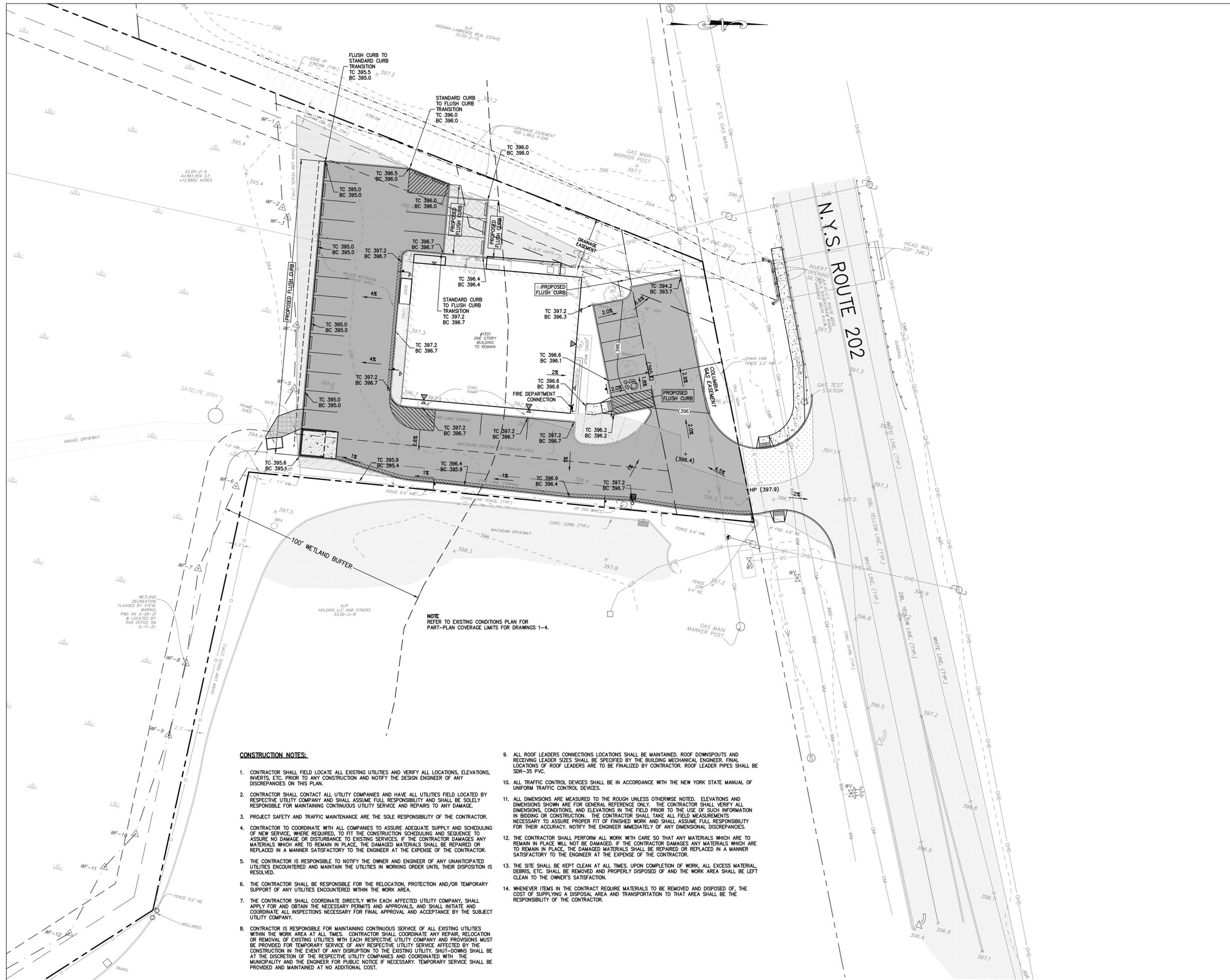
PROJECT: **1551 ROUTE 202**
TOWN OF RAMAPO
ROCKLAND COUNTY
NEW YORK

LAYOUT PART PLAN

PROJECT NO: 23113 DRAWN: XC CHECKED: DR
SCALE: 1"=20'
GRAPHIC SCALE: 0 20' 40'
DATE: 10/31/2024 DRAWING NO: 1

DENNIS J. ROCKS
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 066208

APPROVAL BOX



WETLAND DELINEATION FLAGGED BY STEVE MARINO, PWS ON 3-28-21 & LOCATED BY THIS OFFICE ON 5-11-21.

NOTE REFER TO EXISTING CONDITIONS PLAN FOR PART-PLAN COVERAGE LIMITS FOR DRAWINGS 1-4.

CONSTRUCTION NOTES:

- CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AND VERIFY ALL LOCATIONS, ELEVATIONS, INVERTS, ETC. PRIOR TO ANY CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO EXISTING SERVICES. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE OWNER AND ENGINEER OF ANY UNANTICIPATED UTILITIES ENCOUNTERED AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION, PROTECTION AND/OR TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED WITHIN THE WORK AREA.
- THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH EACH AFFECTED UTILITY COMPANY, SHALL APPLY FOR AND OBTAIN THE NECESSARY PERMITS AND APPROVALS, AND SHALL INITIATE AND COORDINATE ALL INSPECTIONS NECESSARY FOR FINAL APPROVAL AND ACCEPTANCE BY THE SUBJECT UTILITY COMPANY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS SERVICE OF ALL EXISTING UTILITIES WITHIN THE WORK AREA AT ALL TIMES. CONTRACTOR SHALL COORDINATE ANY REPAIR, RELOCATION OR REMOVAL OF EXISTING UTILITIES WITH EACH RESPECTIVE UTILITY COMPANY AND PROVISIONS MUST BE PROVIDED FOR TEMPORARY SERVICE OF ANY RESPECTIVE UTILITY SERVICE AFFECTED BY THE CONSTRUCTION IN THE EVENT OF ANY DISRUPTION TO THE EXISTING UTILITY. SHUT-DOWNS SHALL BE AT THE DISCRETION OF THE RESPECTIVE UTILITY COMPANIES AND COORDINATED WITH THE MUNICIPALITY AND THE ENGINEER FOR PUBLIC NOTICE IF NECESSARY. TEMPORARY SERVICE SHALL BE PROVIDED AND MAINTAINED AT NO ADDITIONAL COST.
- ALL ROOF LEADERS CONNECTIONS LOCATIONS SHALL BE MAINTAINED. ROOF DOWNSPOUTS AND RECEIVING LEADER SIZES SHALL BE SPECIFIED BY THE BUILDING MECHANICAL ENGINEER. FINAL LOCATIONS OF ROOF LEADERS ARE TO BE FINALIZED BY CONTRACTOR. ROOF LEADER PIPES SHALL BE SDR-35 PVC.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL DIMENSIONS ARE MEASURED TO THE ROUGH UNLESS OTHERWISE NOTED. ELEVATIONS AND DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS IN THE FIELD PRIOR TO THE USE OF SUCH INFORMATION IN BIDDING OR CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO ASSURE PROPER FIT OF FINISHED WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR ACCURACY. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
- THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE SO THAT ANY MATERIALS WHICH ARE TO REMAIN IN PLACE WILL NOT BE DAMAGED. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
- THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND PROPERLY DISPOSED OF AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
- WHENEVER ITEMS IN THE CONTRACT REQUIRE MATERIALS TO BE REMOVED AND DISPOSED OF, THE COST OF SUPPLYING A DISPOSAL AREA AND TRANSPORTATION TO THAT AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

1	PB SEQR SUBMISSION	AP	4/10/25
REV	DESCRIPTION	BY	DATE

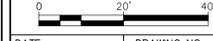
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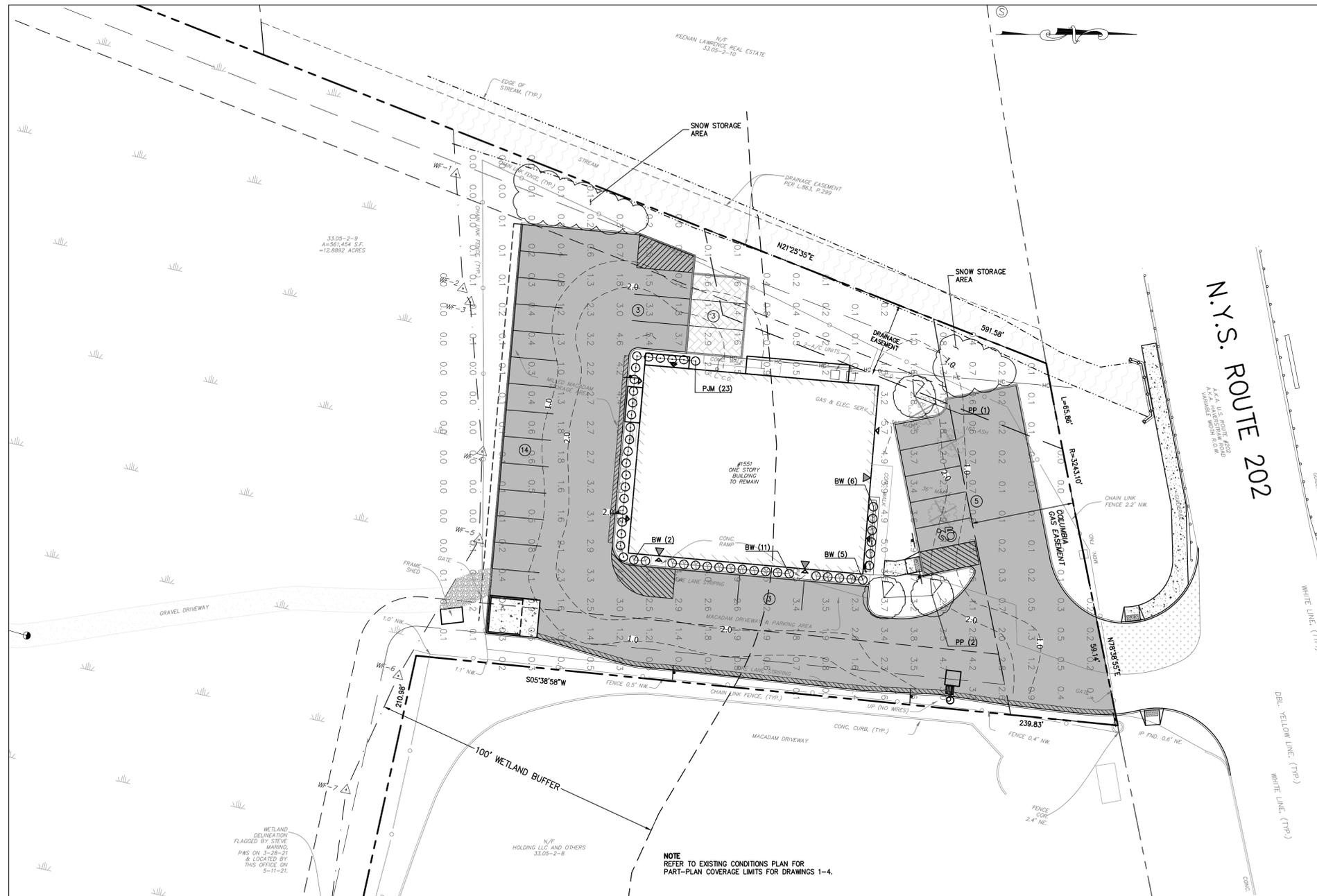
PROJECT: **1551 ROUTE 202**
 TOWN OF RAMAPO
 ROCKLAND COUNTY
 NEW YORK

TITLE: **GRADING PART PLAN**

PROJECT NO:	23113	DRAWN:	XC	CHECKED:	DR
SCALE:	1"=20'				
GRAPHIC SCALE:					
DATE:	10/31/2024	DRAWING NO.:	3		



DENNIS J. ROCKS
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 066208



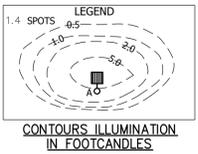
PLANTING TABLE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
BW	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	2-2 1/2' HEIGHT	24
PP	PRUNUS CERASIFERA "NEWPORT"	PURPLE-LEAF PLUM	2-2 1/2' CAL	3
P.M	RHODODENDRON "PJM"	"PJM" RHODODENDRON	2-2 1/2' HEIGHT	23

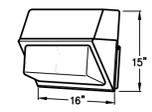
LEGEND



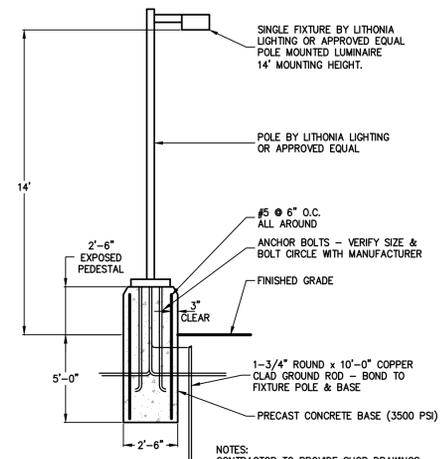
LUMINAIRE SCHEDULE								
SYMBOL	TAG	QUANTITY	LABEL	DESCRIPTION	ARRANGEMENT	MANUFACTURER	COLOR TEMP.	MOUNTED HEIGHT (FEET)
☐	A	1	D-SERIES SIZE 1 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 3 EXTREME BACKLIGHT CONTROL EXTERNAL GLARE SHIELD	DSX1 LED P1 30K 70CRI BLC3 EGS	POLE	LITHONIA LIGHTING	3000K	14
◁	B	7	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 530mA DRIVER, 3000K LED, TYPE 3 MEDIUM OPTIC	DSXW2 LED 30C 530 30K T3M MVOLT	WALL MOUNTED	LITHONIA LIGHTING	3000K	12



GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES AT PARKING AREA AND DRIVEWAYS	1.32



WALL MOUNTED FIXTURE
N.T.S.



LUMINAIRE DETAIL
N.T.S.

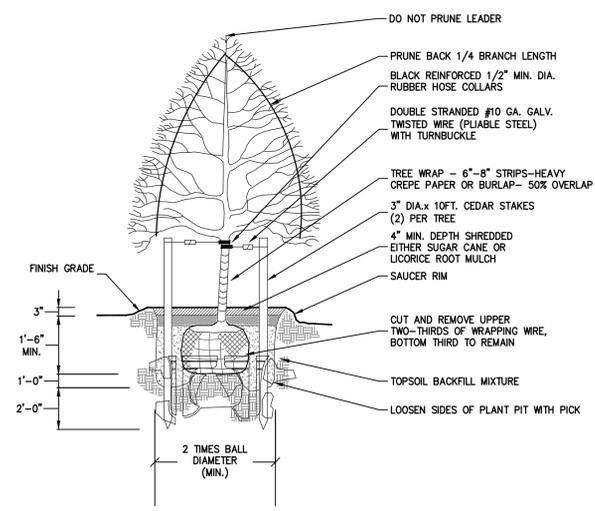
STANDARD LANDSCAPE NOTES:

- MULCH ALL PLANT BEDS AND TREES WITH A 4" DEPTH OF SUGAR CANE OR LICORICE ROOT MULCH.
- STAKE ALL TREES WITH 2 CEDAR STAKES, RUBBER HOSE AROUND TREE (6'-0" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
- PLANT PITS SHALL BE 12" WIDE AND 6" DEEPER THAN THE ROOT BALL. REMOVE ALL EXISTING SOIL AND BACKFILL WITH A MIXTURE OF ONE PART PEAT-HUMUS TO 4 PARTS TOPSOIL. ADD 3 YEAR EASY GROW FERTILIZER PACKETS (OR EQUAL) - 1 INCH OF TREE CALIPER OR PER 12" HEIGHT OF SHRUB.
- GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
- ALL PLANTING SHALL BE PLACED UNDER DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
- PROVIDE THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN'S STANDARDS.

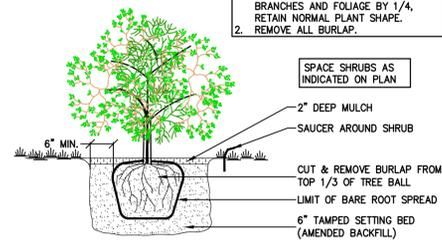
SUPPLEMENTAL LANDSCAPE NOTES:

- PLACE 4" OF TOPSOIL ON ALL DISTURBED LAWN AREAS AND ALL AREA NOT PAVED OR BUILT UPON.
- PLANT PITS SHALL BE 36" WIDER FOR TREES (MINIMUM OF TWO TIMES ROOT BALL DIAMETER) AND 24" WIDER FOR SHRUBS AND 6" DEEPER THAN THE ROOT BALL. SET PLANTS AT SAME LEVEL AS ORIGINALLY GROWN ON BASE OF UNDISTURBED SOIL. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED AT THE TIME OF FINAL INSPECTION. REMOVE ALL EXISTING SOIL FROM PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS, ONE PART DEHYDRATED COW MANURE, AND FOUR PART TOPSOIL. FERTILIZE ALL PLANTS WITH 2 TO 3 OZ. PER FOOT OF SHRUB HEIGHT AND 2 TO 3 LBS. PER INCH OF TREE TRUNK OF 5-10-5 FERTILIZER. FOR EVERGREEN PLANTING, ADD 1 LB. PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE.
- FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
- MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDDED PINE, OAK BARK OR OTHER SHREDDED BARK. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED WITH NO MULCH AGAINST TRUNK. DO NOT CREATE MOUND OF MULCH AROUND TREE. FINISH GRADE TO BE SAME AS ORIGINALLY GROWN.
- FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS. LAWN AREAS SHALL BE SEEDDED AT 5 LBS. PER 1000 SF. WITH THE FOLLOWING SEED MIX: 40% JAMESTOWN CHEWINGS FESCUE, 40% BARON KENTUCKY BLUEGRASS, AND 20 % YORKTOWN PERENNIAL RYE OR APPROVED EQUIVALENT. MULCH NEWLY SEEDDED LAWN AT 90 LBS. PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH.
- ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4 FOOT HIGH SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK.
- THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. CHANGES TO THE SITE PLAN FROM THAT SHOWN ON THE PLANTING PLAN THAT CAUSE DIFFERENT SITE AREAS AVAILABLE FOR PLANTING SHALL HAVE PLANTING ADJUSTED ON SITE BY THE LANDSCAPE ARCHITECT. THE QUANTITIES OF PLANTS SHOWN ON THE PLANT LIST ARE NOT GUARANTEED. THE QUANTITIES OF PLANTINGS SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.

NOTE: REFER TO EXISTING CONDITIONS PLAN FOR PART-PLAN COVERAGE LIMITS FOR DRAWINGS 1-4.



DECIDUOUS TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.

REV	DESCRIPTION	BY	DATE
1	PB SEQR SUBMISSION	AP	4/10/25

DISCLAIMER:
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74 Lafayette Avenue, Suite 501, Suffern, NY 10901
(845) 357-4411
WESTONANDSAMPSON.COM

PROJECT: **1551 ROUTE 202**
TOWN OF RAMAPO
ROCKLAND COUNTY
NEW YORK

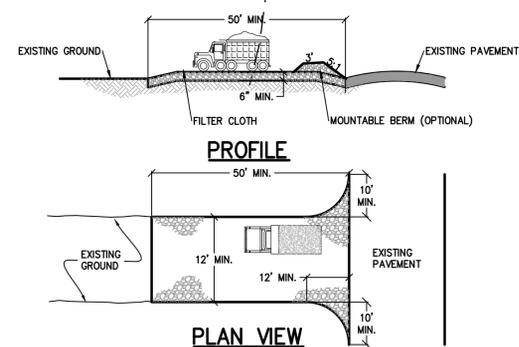
TITLE: **LIGHTING AND LANDSCAPE PART PLAN**

PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 066208

PROJECT NO: 23113
SCALE: 1"=20'
GRAPHIC SCALE: 0 20' 40'
DATE: 10/31/2024
DRAWING NO: 4

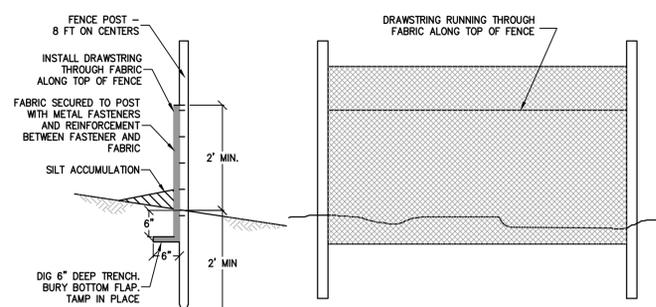


NOTE: REFER TO EXISTING CONDITIONS PLAN FOR PART-PLAN COVERAGE LIMITS FOR DRAWINGS 1-4.



- NOTES:**
1. STONE SIZE - USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY (20) FEET IF SINGLE ENTRANCE SITE.
 5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

STANDARD EROSION CONTROL NOTES:

1. ALL EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SORE AND SHALL INCLUDE ONE OF MORE OF THE FOLLOWING, AS APPLICABLE:
 - a. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CANALIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
 - b. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDING WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAY SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLATION OF THE BASE COURSE.
 - c. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 - d. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.

1	PB SEQR SUBMISSION	AP	4/10/25
REV	DESCRIPTION	BY	DATE

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PROJECT: **1551 ROUTE 202**
TOWN OF RAMAPO
ROCKLAND COUNTY
NEW YORK

TITLE: **EROSION AND SEDIMENT CONTROL PART PLAN**

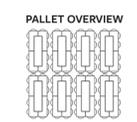
PROJECT NO:	23113	DRAWN:	XC	CHECKED:	DR
SCALE:	1"=20'				
GRAPHIC SCALE:					
DATE:	10/31/2024	DRAWING NO.:	5		


DENNIS J. ROCKS
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 066208



AQUASTORM
DESCRIPTION: Paver TEXTURE: Smooth

Specifications per pallet	Imperial	Metric
Cubing	78.39 ft ³	7.28 m ³
Approx. Weight	2 245 lbs	1 018 kg
Number of rows	7	
Coverage per row	11.20 ft ²	1.04 m ²
Linear coverage per row	13.39 lin. ft	4.08 lin. m
	Length 6.69 lin. ft	2.04 lin. m

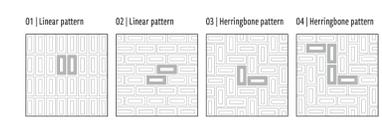


Aqua Storm paver meet and exceeds the requirements of ASTM C1319 for Concrete Grid Paving Units.

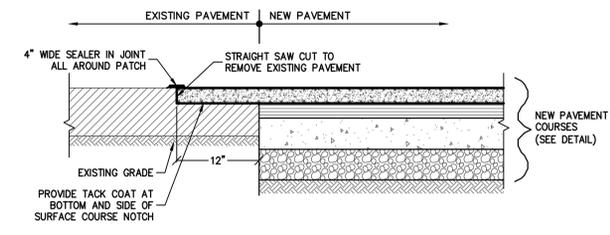
NOTES
See page 62 to 64 for more technical information. When used in a permeable pavement application, see page 33 and 101 for more technical information.
See page 30 for more information about applications.

JOINT WIDTH: 1/8" (41 mm)
% OF SURFACE OPENING: 38%
INFILTRATION RATE: 2.395 in./hr (60.842 mm/hr)

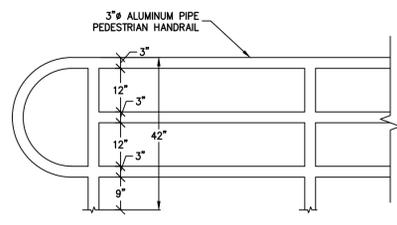
WINTER CONDITIONS
De-icing salts should never be used on grass as salt will damage it. The snowblower blade should be set to leave a 1/2 to 1 1/2 in. (2 to 4 cm) tamped snow cover to protect the grass from extreme cold and prevent it from being torn off during snow removal.



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

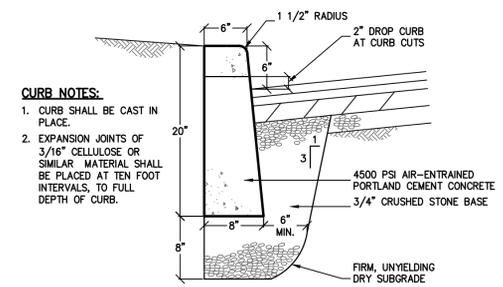


PAVEMENT BUTTING DETAIL
N.T.S.

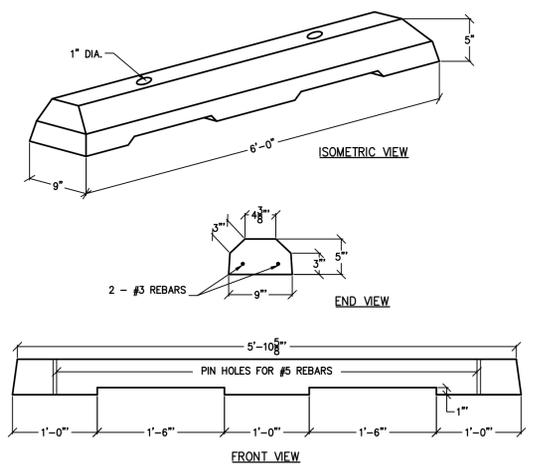


NOTES:
1. HANDRAIL TO BE EMBEDDED 25" INTO EXISTING CONCRETE HEADWALL

PEDESTRIAN HANDRAIL DETAIL
N.T.S.

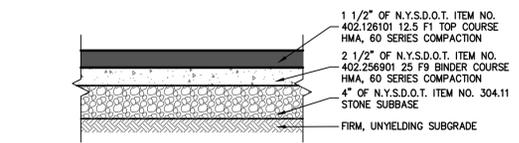


CONCRETE CURB DETAIL
N.T.S.

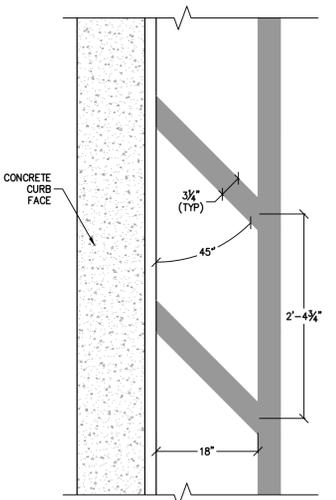


NOTE:
1. CONCRETE TO TEST 4000 PSI AT 28 DAYS
2. STEEL REINFORCEMENT 2 - #3 REBARS
3. WHEEL STOP EMBEDDED 12" DEEP WITH TWO #5 REBAR

CONCRETE WHEEL STOP DETAIL
N.T.S.

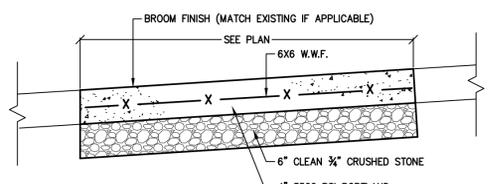


PARKING LOT PAVEMENT SECTION
N.T.S.



NOTE:
PAINT STRIPES WITH BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

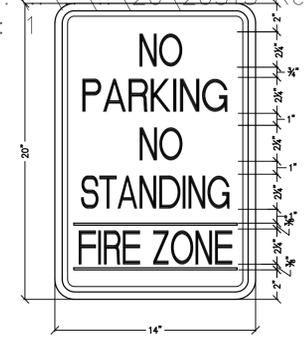
FIRE ZONE STRIPING
N.T.S.



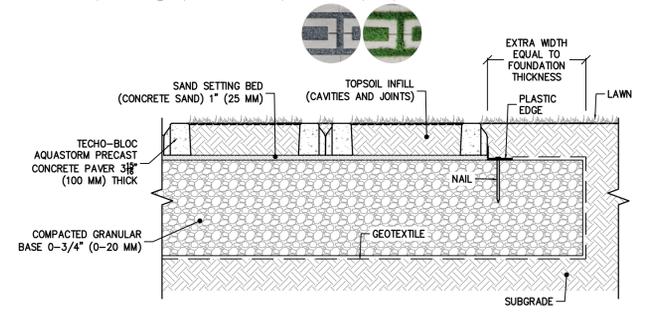
CONCRETE SIDEWALK NOTES
1. FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 18-20 FEET.
2. CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY 5 FEET.
3. ALL EDGES SHALL BE FINISHED WITH AN EDGING TOOL WITH A RADIUS OF 1/4 INCH.
4. A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT ALL JOINTS BETWEEN SIDEWALK, CURB, PAVEMENT, BUILDING, ETC.
5. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH FINISH AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE.
6. A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
7. ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.

CONCRETE SIDEWALK DETAIL
(FOR SIDEWALK REPLACEMENT AS NEEDED)
N.T.S.

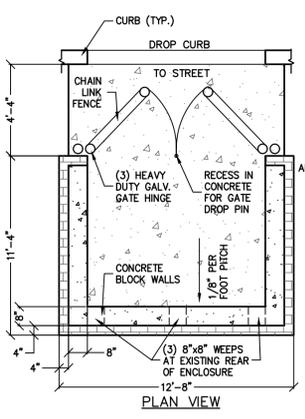
Missing or invalid reference
File: ... \20\20313 Rella Blvd_Dwg\REV 7\XREF\Aquastorm Maintenance Spec.pdf
Sheet: 1



LETTERING AND BORDER - RED
BACKGROUND - WHITE
NO PARKING / NO STANDING SIGN
N.T.S.

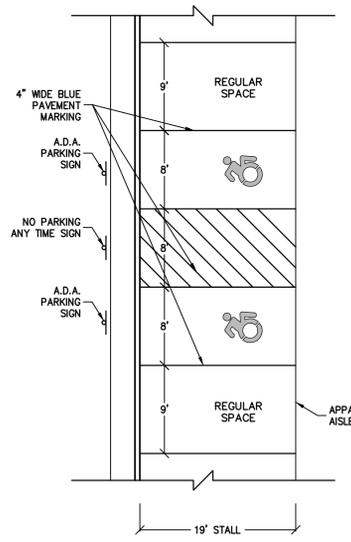
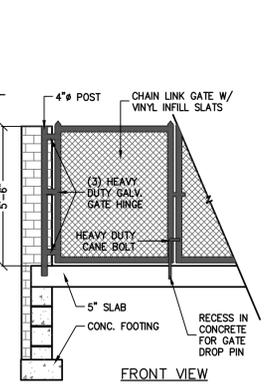
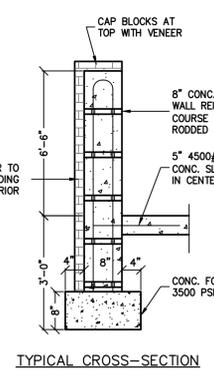


CONCRETE GRID PAVER-AQUASTORM (GRASS INFILL)
N.T.S.

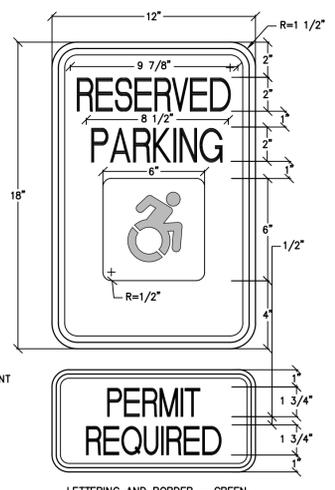


NOTES:
1. ALL FASTENINGS SHALL BE GALVANIZED STEEL.
2. SPLIT-FACE DECORATIVE BLOCK MAY BE USED IN LIEU OF BRICK-BLOCK COMBINATION. ARCHITECT SHALL APPROVE SAMPLE OF SPLIT-FACE BLOCK

REFUSE CONTAINMENT STRUCTURE DETAILS
N.T.S.



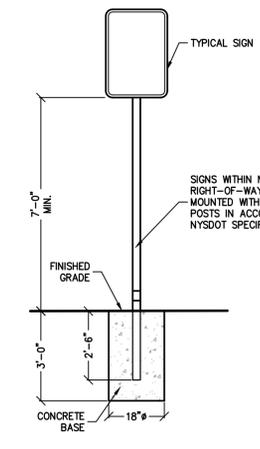
A.D.A. PARKING SPACE DESIGN STANDARDS
N.T.S.



LETTERING AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE
SIGN FOR A.D.A. PARKING SPACE
N.T.S.



LETTERING AND BORDER - RED
BACKGROUND - WHITE
SIGN "NO PARKING ANY TIME"
N.T.S.



TYPICAL SIGN MOUNTING DETAIL
N.T.S.

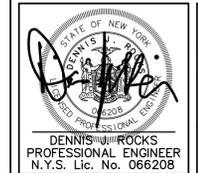
REV	DESCRIPTION	BY	DATE
1	PB SEQR SUBMISSION	AP	4/10/25

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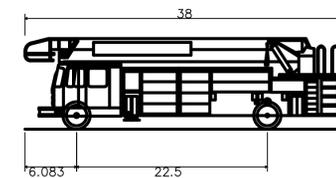
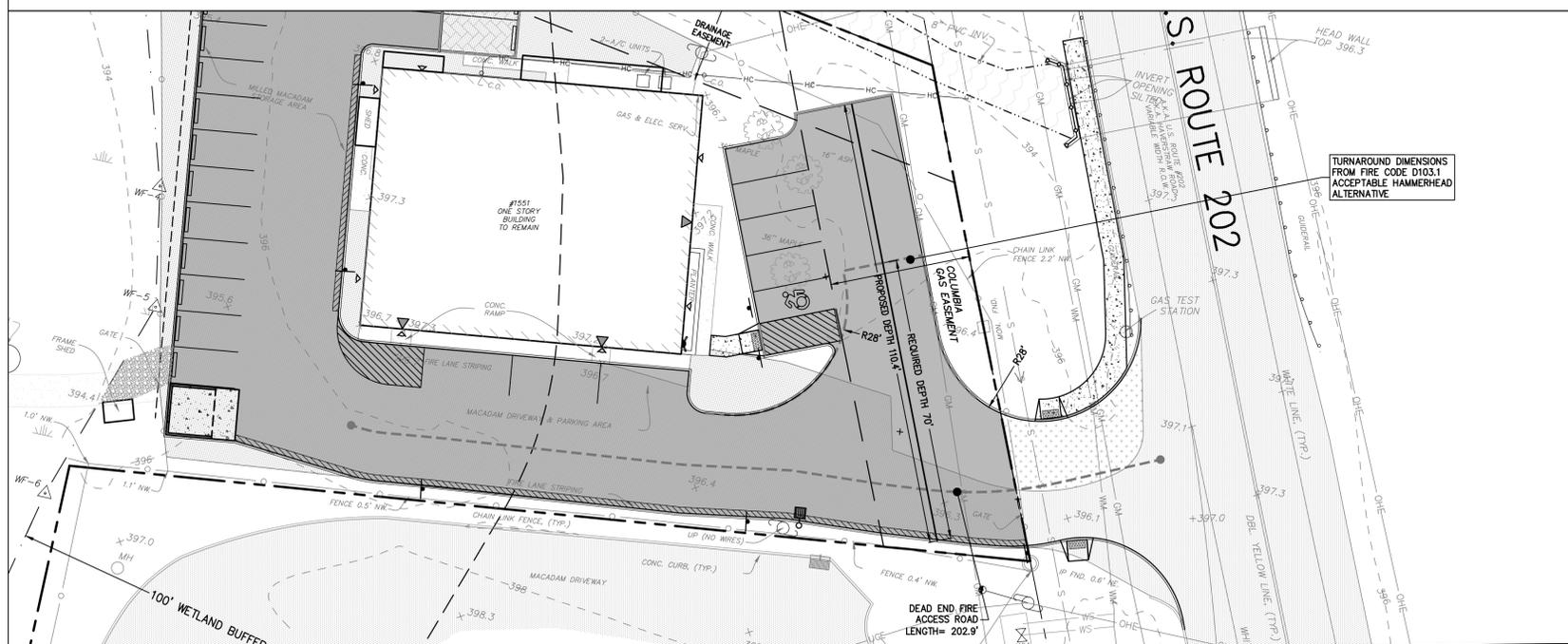
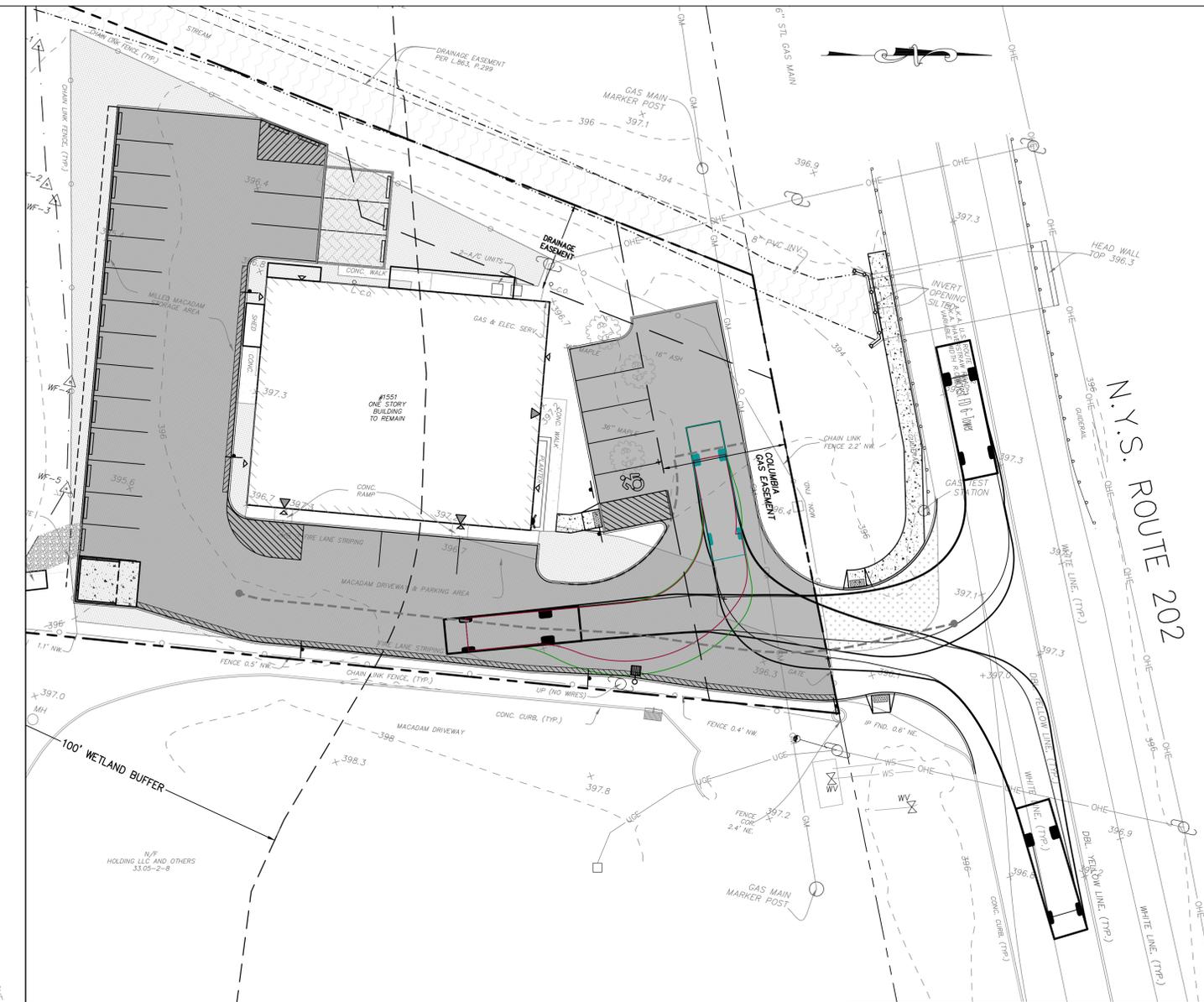
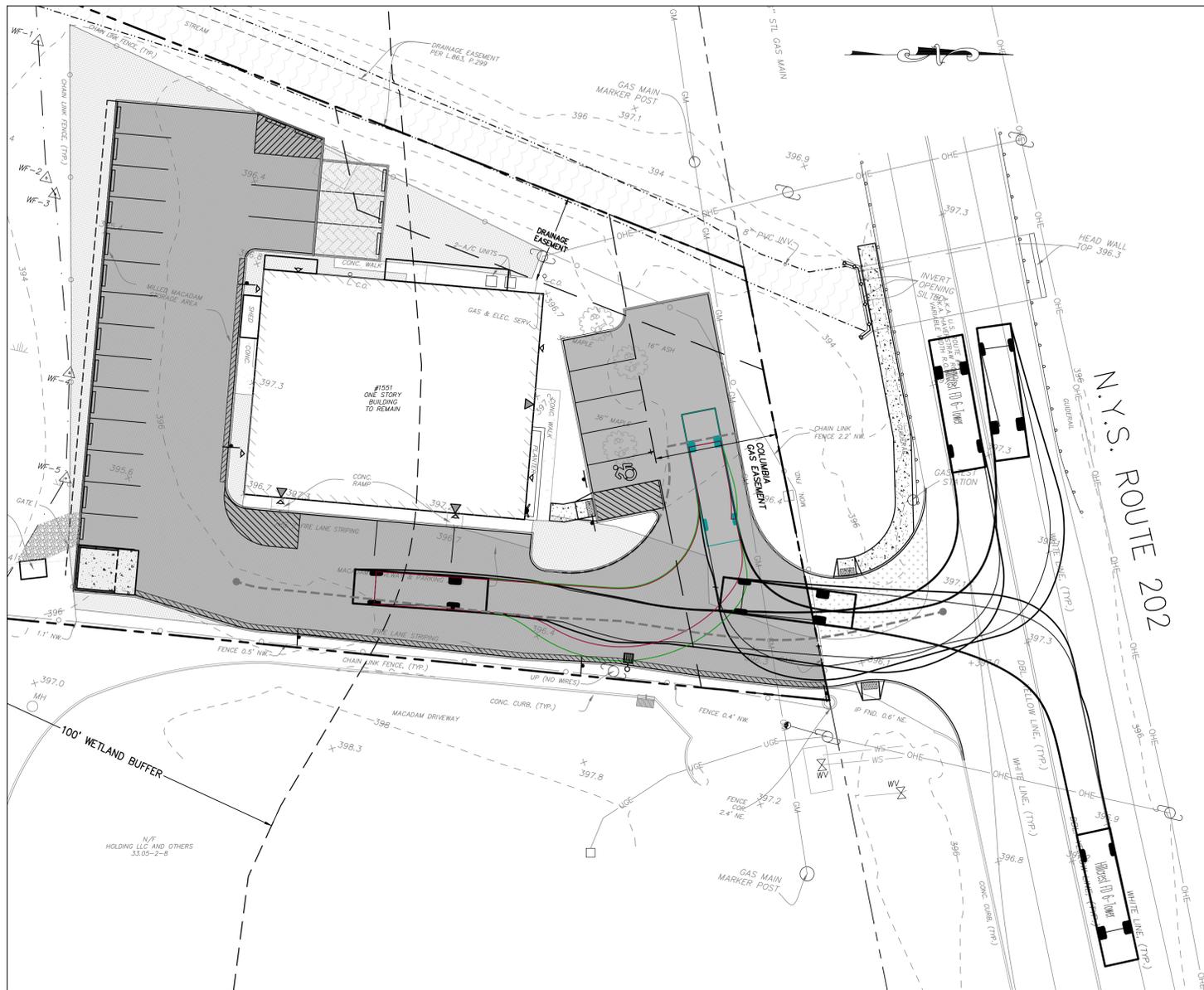
PROJECT: **1551 ROUTE 202**
TOWN OF RAMAPO
ROCKLAND COUNTY
NEW YORK

CONSTRUCTION DETAILS

PROJECT NO:	23113	DRAWN:	XC	CHECKED:	DR
SCALE:	AS SHOWN				
GRAPHIC SCALE:					
DATE:	10/31/2024	DRAWING NO.:	6		



DENNIS J. ROCKS
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 066208



Hillcrest FD 6-Tower
 Overall Length 38.000ft
 Overall Width 6.083ft
 Overall Body Height 22.5ft
 Min Body Ground Clearance 1.066ft
 Track Width 9.165ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°

FIRE TRUCK TURNAROUND EXHIBIT

REV	DESCRIPTION	AP	DATE
1	PB SEQR SUBMISSION	AP	4/10/25

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PROJECT: **1551 ROUTE 202**
 TOWN OF RAMAPO
 ROCKLAND COUNTY
 NEW YORK

TITLE: **FIRE TRUCK MANEUVER PART PLAN**

PROJECT NO: 23113 DRAWN: XC CHECKED: DR
 SCALE: 1"=20'
 GRAPHIC SCALE: 0 20' 40'
 DATE: 10/31/2024 DRAWING NO: FT

DENNIS J. ROCKS
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 066208

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

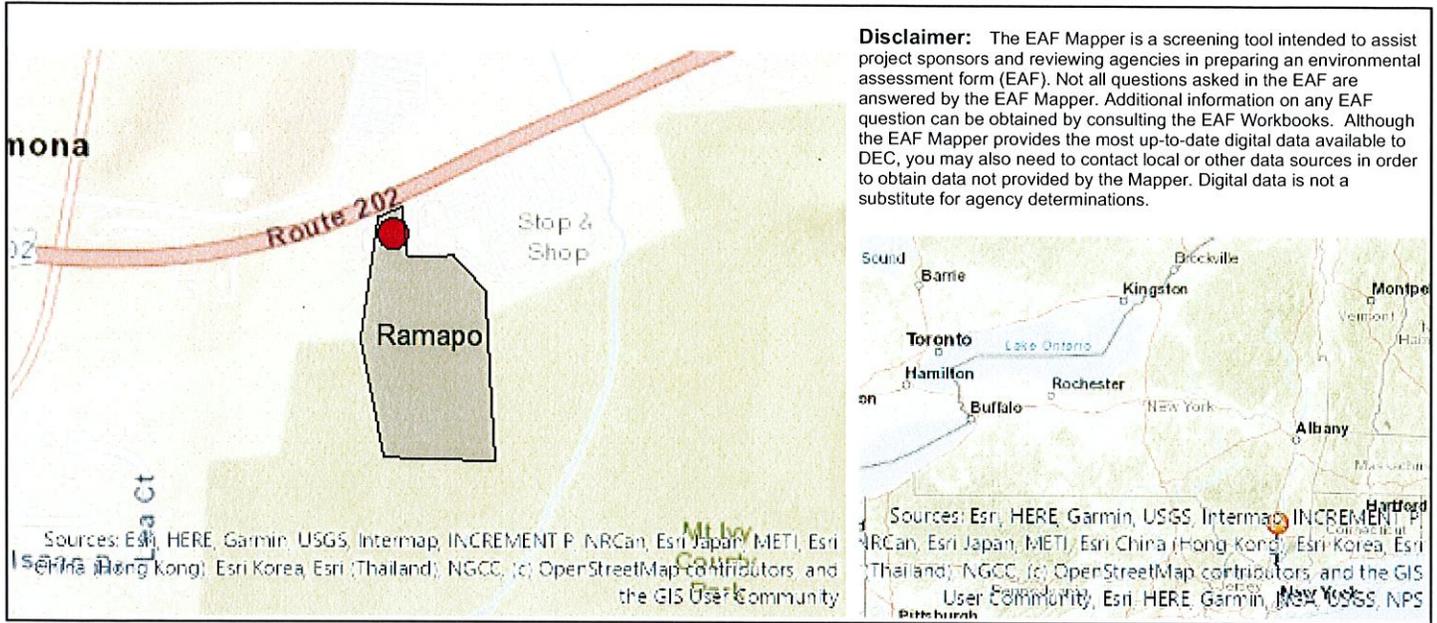
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 1551 Route 202			
Project Location (describe, and attach a location map): 1551 Route 202, Pomona, NY			
Brief Description of Proposed Action: Site plan approval for the conversion from an existing 5,124 square foot radio station to a medical and dental office space along with a 28-car parking lot and one access drive off N.Y.S Route 202. There will be an overall decrease in impervious area, with some of the existing pavement either being replaced with porous pavers or removed entirely.			
Name of Applicant or Sponsor: Joshua Herbst		Telephone: 845-659-2677 E-Mail: j Joshuaherbst@gmail.com	
Address: 16 Dyke Drive			
City/PO: Monsey		State: NY	Zip Code: 10952
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		12.9 acres	
b. Total acreage to be physically disturbed? _____		0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		12.9 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Wetland			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. 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? b. 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Touch of Class Cleaners (344086) 1581 Route 202. Contaminants: Chlorinated VOC's. Subsurface soil was tested in 2020, found exceeding values of cis-1,2-dichloroethene, PCE and TCE's. Classified as both Class P site (potential Registry) and Class A (active)		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Thomas DeBlasio</u>		Date: <u>2/6/2025</u>
Signature: _____	<small>Thomas DeBlasio</small> <small>Digitally signed by Thomas DeBlasio</small> <small>Date: 2025.03.17 13:59:04-04'00'</small>	Title: <u>Engineer for Applicant</u>

PRINT FORM



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.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

Memorandum

To: Town of Ramapo - CDRC

CC: Joshua Herbst
Dennis Rocks, PE, CFM

From: Ronald P. Rieman, Senior Project Manager
A. Peter Russillo, P.E., PTOE

Date: May 14, 2025

Subject: Parking and Trip Generation Evaluation
1551 Route 202 , Town of Ramapo, Rockland County, NY

Project No.: 24006941A

The following information has been provided to identify future parking needs for the proposed redevelopment of the 1551 Route 202 property. The following sections provides a description of the proposed Project and tasks undertaken in completing the parking evaluation and includes a comparison of the Town parking rates with current industry standards. In addition, the anticipated trip generation is also provided.

1. Project Description

The property at 1551 Route 202 currently consists of an existing building (formerly Polskie Radio - WRKL) consisting of approximately 5,124 s.f. The re-occupied structure is proposed for medical office use with 28 parking spaces provided.

2. Required Parking based on Town Code (as shown on the Site Plan)

As shown on the Site Plan, with a 10% reduction in building area (due to mechanical space), the proposed medical office building would require 31 parking spaces (1 space per 150 s.f. which would equate to 6.67 spaces per 1,000 s.f.) based on Town Code. This would require a 9.7% reduction in parking.

It should be noted that the Town parking requirements are relatively high when compared to current industry standards. See Section 3, below.

3. Current Industry Standards (ITE Parking Generation)

As noted above, the Town parking requirements are relatively high when compared to industry standards. Based on studies contained in the Institute of Transportation Engineers (ITE) latest Parking Generation Manual, 6th Edition, the following parking would be needed.

In order to provide a conservative evaluation, Colliers Engineering & Design calculated the Parking Demand based on the total building area (5,124 s.f.).

Based on the ITE Average Parking Demand for similar uses, 13 spaces would be required (at 2.63 spaces per 1,000 s.f.) **and would be satisfied by the 28 spaces provided.**

Based on the ITE 85th Percentile Parking Demand, 22 spaces would be required (at 4.28 spaces per 1,000 s.f.) **and would also be satisfied by the 28 spaces provided.**

A copy of the ITE Peak Parking Demand is contained is Attachment A.

In addition to the above, it should be noted, that the Site is currently serviced by the Transport of Rockland (TOR 95 Bus) which could further reduce the need for parking.

4. Anticipated Trip Generation (ITE Trip Generation)

Based on information contained in the latest Institute of Transportation Engineers (ITE) "Trip Generation Manual", 11th Edition for ITE Land Use 720, the proposed medical office building (5,124 s.f.) is anticipated to generate a total of 17 trips (13 entering trips and 4 exiting trips) during the Weekday Peak AM Hour and a total of 18 trips (5 entering trips and 13 exiting trips) during the Weekday Peak PM Hour.

It should be noted that the anticipated trip generation, is below the 100 peak hour vehicles trip criteria by the NYSDOT where generally adverse impacts may occur.

A copy of the ITE Trip Generation is contained is Attachment B.

Parking Attachment A

ITE Peak Parking Demand

DATA STATISTICS

Land Use:

Medical-Dental Office Building - Standalone (720) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday (Monday - Friday)

Setting/Location:

General Urban/Suburban

Number of Studies:

41

Avg. 1000 Sq. Ft. GFA:

27

Average Rate:

2.63

Range of Rates:

1.02 - 5.97

33rd / 85th Percentile:

2.38 / 4.28

95% Confidence Interval:

2.28 - 2.98

Standard Deviation:

1.15

Coefficient of Variation:

44%

Fitted Curve Equation:

$\ln(P) = 0.82 \ln(X) + 1.51$

R²:

0.88

Calculated Parking Demand:

Weighted Average: 13

Fitted Curve: 17

85th Percentile: 22

Traffic Attachment B

ITE Trip Generation

DATA STATISTICS

Land Use:

Medical-Dental Office Building - Stand-Alone (720) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

24

Avg. 1000 Sq. Ft. GFA:

25

Average Rate:

3.10

Range of Rates:

0.87 - 14.30

Standard Deviation:

1.49

Fitted Curve Equation:

$\ln(T) = 0.90 \ln(X) + 1.34$

R²:

0.80

Directional Distribution:

79% entering, 21% exiting

Calculated Trip Ends:

Average Rate: 16 (Total), 13 (Entry), 3 (Exit)

Fitted Curve: 17 (Total), 13 (Entry), 4 (Exit)

DATA STATISTICS

Land Use:

Medical-Dental Office Building - Stand-Alone (720) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

30

Avg. 1000 Sq. Ft. GFA:

23

Average Rate:

3.93

Range of Rates:

0.62 - 8.86

Standard Deviation:

1.86

Fitted Curve Equation:

$T = 4.07(X) - 3.17$

R²:

0.77

Directional Distribution:

30% entering, 70% exiting

Calculated Trip Ends:

Average Rate: 20 (Total), 6 (Entry), 14 (Exit)

Fitted Curve: 18 (Total), 5 (Entry), 13 (Exit)



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

April 15, 2025

Dennis Rocks
Principal Engineer
Brooker Engineering, Ddivision of Weston & Sampson
74 Lafayette Ave
Suite 501
Suffern, NY 10901

Re: SEQRA
1551 Route 202
1551 Route 202, Pomona, NY 10970
25PR03321
Ramapo Project Number 2025.008

Dear Dennis Rocks:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Bradley Russell at the following email address:

Bradley.Russell@parks.ny.gov

Sincerely,

A handwritten signature in black ink that reads "R. Daniel Mackay".

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Michael B. Specht
Supervisor

Ian Smith
Building Inspector

Town of Ramapo

237 Route 59
Suffern New York 10901

845 357-5100 x 280 PHONE 845-357-5140 FAX

FLOODPLAIN DEVELOPMENT APPLICATION

According to Town of Ramapo Town Code, Chapter 149 Flood Damage Prevention, all construction and other development in areas of special flood hazard as defined by the Federal Emergency Management Agency must be accompanied by a floodplain development permit which ensures that certain design criteria are complied with which will minimize damage in the event of a flood. To determine whether your project is in a floodplain and the base flood elevation, please click <http://msc.fema.gov/portal/search>. Contact the Building Department for the application fee.

SECTION 1: GENERAL INFORMATION (to be completed by APPLICANT)

- Name of Project 1551 Route 202
- Address of Project 1551 Route 202, Town of Ramapo, NY
- Location: On the South side of N.Y.S. Route 202 / Haverstraw Road
(Street Name)
190 Feet Northwest of Ladentown Road/Old Route 202
(Direction) (Street Name of Intersection)
- Tax Map Designation (Section, Block & Lot): 33.05-2-9
- If this application is also part of other applications, identify application numbers issued by the Town.
 - Building Permit Application No: _____
 - Planning Board Application No: 2025.008
 - Zoning Board of Appeals Case No: _____

SECTION 2: PROJECT INFORMATION (to be completed by APPLICANT)

- Project Description: The subject 12.9-acre property has been developed and served as a radio station for decades. The proposed use for this site plan is Medical and Dental Offices. The rear part of the site is almost entirely NYSDEC Freshwater Wetlands. The building exterior footprint will remain as-is, and the parking area will be reconfigured. A net reduction in impervious area is proposed.
- Structural Development and Other Activities: (check all that apply)

- | Activity | Structure Type |
|--|--|
| <input type="checkbox"/> New Structure | <input type="checkbox"/> Residential (1-4 family) |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Residential (More than 4 family) |
| <input checked="" type="checkbox"/> Alteration | <input checked="" type="checkbox"/> Non-Residential (floodproofing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No) |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Combined Use (Residential & Commercial) |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Manufactured Home |
| <input type="checkbox"/> Replacement | <input type="checkbox"/> Pool or Hot Tub |
| <input type="checkbox"/> Elevation | |
| <input type="checkbox"/> As-built | |

Other Development Activities

- Fill Mining Drilling Grading
 Excavation (except for Structural Development check above)
 Watercourse Alterations (including Dredging and Channel Modifications)
 Drainage Improvements (Including Culvert Work)
 Road, Street, or Bridge Construction
 Subdivision (New or Expansion)
 Individual Water or Sewer System
 Other (Please Specify) _____

3. Floodplain Zone: A Base Flood Elevation: Zone A, N/A
To determine what floodplain zone your project is in and the base flood elevation (BFE) please check <http://msc.fema.gov/portal/search>
4. Proposed elevation of the lowest floor (including basement or cellar): 397.2
The elevation provided must be in relation to the means sea level. Upon completion of the lowest floor, the applicant must provide the Building Dept. with an as-built elevation by a surveyor licensed to practice in New York State.
5. If non-residential, the proposed elevation to which the building will be flood-proofed: N/A Existing Buliding
6. Will any watercourse be altered or relocated as a result of this development? No Yes
 If yes, please describe this alteration or relocation: _____

7. Market value of the property: _____
8. Is this project improving an "historic structure"? No Yes
 If so, will the project result in the "historic structure" losing its historic status? No Yes
9. Is this project the minimum investment needed to correct a cited legal violation? No Yes

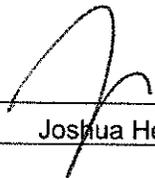
SECTION 3: APPLICANT/OWNER/DESIGN PROFESSIONAL INFORMATION (to be completed by APPLICANT)

1. Applicant Information:
 Name Trophy 1551 LLC
 Address 16 Dike Drive Monsey NY 10952
(Street Name and No.) (Town/City) (State) (Zip Code)
 Phone No. 845-659-2677 Email joshuaherbst@gmail.com
2. Design Professional Information Preparing Plan:
 Name Brooker Engineering a division of Weston and Sampson
 Address 74 Lafayette Ave. Suite 501 Suffern NY 10901
(Street Name and No.) (Town/City) (State) (Zip Code)
 Phone No. 929-833-1869 Email stahl.briana@wseinc.com

SECTION 4: GENERAL PROVISIONS AND CERTIFICATION (APPLICANT to read and sign)

- No work of any kind may start until a permit is issued.
- The permit may be revoked if any false statements are made herein.
- If revoked, all work must cease until a permit is re-issued.
- Development shall not be used or occupied until a Certificate of Compliance is issued.
- The permit will expire if no work is commenced within 12 months of issuance.
- The applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and it is the applicant's sole responsibility to apply for and obtain said permits.
- The applicant hereby gives consent to the Local Administrator or their representatives to make reasonable inspections required to verify compliance.

I hereby certify that I have examined this application and know the information contained therein to be correct. I understand that the granting of a permit does not grant authority to violate or ignore any law, and that this permit authorizes only the work described herein.

Applicant Signature:  Date: 5/15/2025
 Applicant Printed Name: Joshua Herbst

SECTION 5: FLOODPLAIN DETERMINATION (to be completed by LOCAL ADMINISTRATOR)

The proposed development is located on FIRM Panel No. _____ Dates: _____

The proposed development:

- Is **NOT** located in a special Flood Hazard Area (Notify the applicant that the application review is complete and **NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED**)
- Is located in a Special Flood Hazard Area
FIRM zone designation is: _____
100-Year flood elevation at the site is: _____ FT. NGVD (MSL)
- The proposed development is located in a floodway.

SECTION 6: PERMIT DETERMINATION (to be completed by LOCAL ADMINISTRATOR)

- PERMIT APPROVED** - Proposed development is in compliance with applicable floodplain management standards of the Town of Ramapo. As-built required: Yes No
- Additional information required prior to determination is made:
 1. _____
 2. _____
 3. _____
- PERMIT DENIED** – Proposed development is no in compliance with applicable floodplain management standards of the Town of Ramapo. Reasons for denial:

- Applicant advised that proposed development requires approval from other local, State and/or Federal agencies.

BY: _____ DATE: _____
Local Administrator

SECTION 7: AS-BUILT ELEVATION (to be completed by APPLICANT)

The certified "as-built" elevation of the lowest floor (including basement) of the structure is _____ ft NAVD 1988 (MSL)

An as-built survey of the proposed development that has been prepared by a surveyor licensed to practice in the State of New York shall be submitted to confirm the stated elevation above.

SECTION 8: CERTIFICATE OF COMPLIANCE (to be completed by LOCAL ADMINISTRATOR)

Certificate of Compliance issued:

BY: _____ DATE: _____
Local Administrator



BROOKER ENGINEERING

a division of Weston & SampsonSM

74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845.357.4411

DRAINAGE ANALYSIS

Prepared for:

1551 Route 202

Town of Ramapo
Rockland County, New York

May 2025



Dennis J. Rocks, P.E.

N.Y. Lic. No. 066208

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METHODOLOGY

The subject 12.9-acre property has been developed and served as a radio station for decades. The front part of the site included the radio station offices, and the rear part of the site included the antennae. The existing building exterior footprint will remain as-is, and the parking area will be reconfigured to provide more organized vehicle circulation and improved fire department access.

A net reduction in the impervious area is proposed. The proposed area of disturbance is 0.17 acres and is not subject to the SPDES Stormwater Construction Permit. Pervious pavers are proposed at selected low traffic areas to reduce impervious areas. Surface drainage will continue to flow in an overland sheet flow pattern toward the wetland and toward the Creek that flows along the west site boundary; no new point discharges are proposed, and no drainage infrastructure is required.

The runoff from the impervious area in drainage area A flows to the Wetland onsite. The onsite wetland in turn contributes to the tributary of the South Branch of the Minisceongo Creek. The runoff from the impervious area in drainage area B flows to the tributary of the South Br Minisceongo Creek. This is the same in both existing and proposed conditions. This project should not significantly impact the runoff.

Decrease In Impervious area

Total Existing Impervious Coverage:

Concrete: 949 SF
Buildings: 5,223 SF
Pavement: 15,162 SF
Total: 21,334 SF

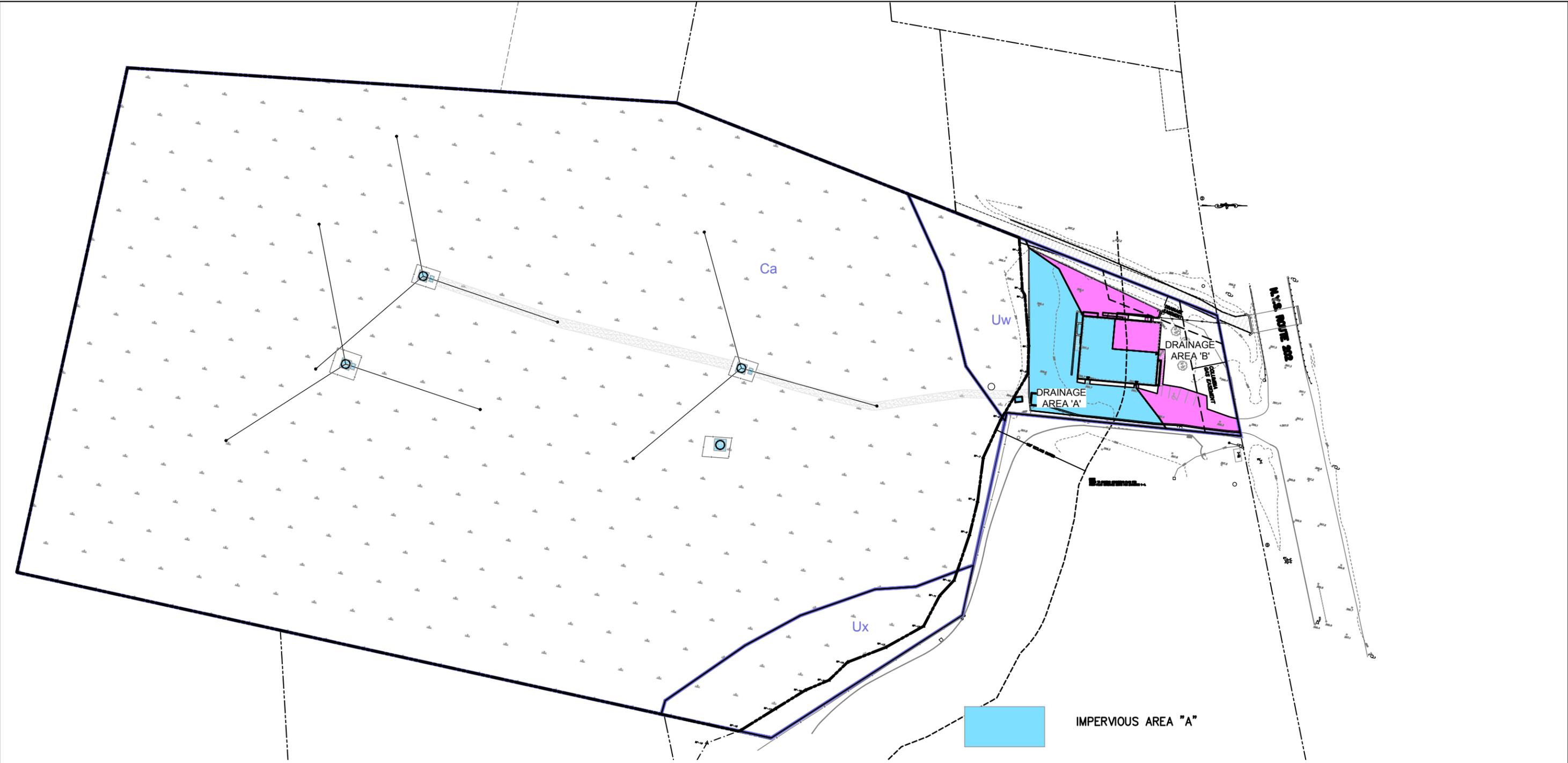
Total Proposed Impervious Coverage:

Concrete: 654 SF
Buildings: 5,185 SF
Pavement: 14,544 SF
Pervious Pavement: 519 SF (62%) = 321 SF
Total: 20,704 SF

Net Change: 21,334 SF-20,704 SF = -630 SF

CONCLUSIONS

The project does not propose stormwater system improvements and will not alter local drainage patterns because of the net decrease in the impervious area. There will be no significant change in where the runoff flows from existing conditions to proposed conditions. There also will be no new points of discharge, nor new concentrated flows.



DRAINAGE AREA 'A'

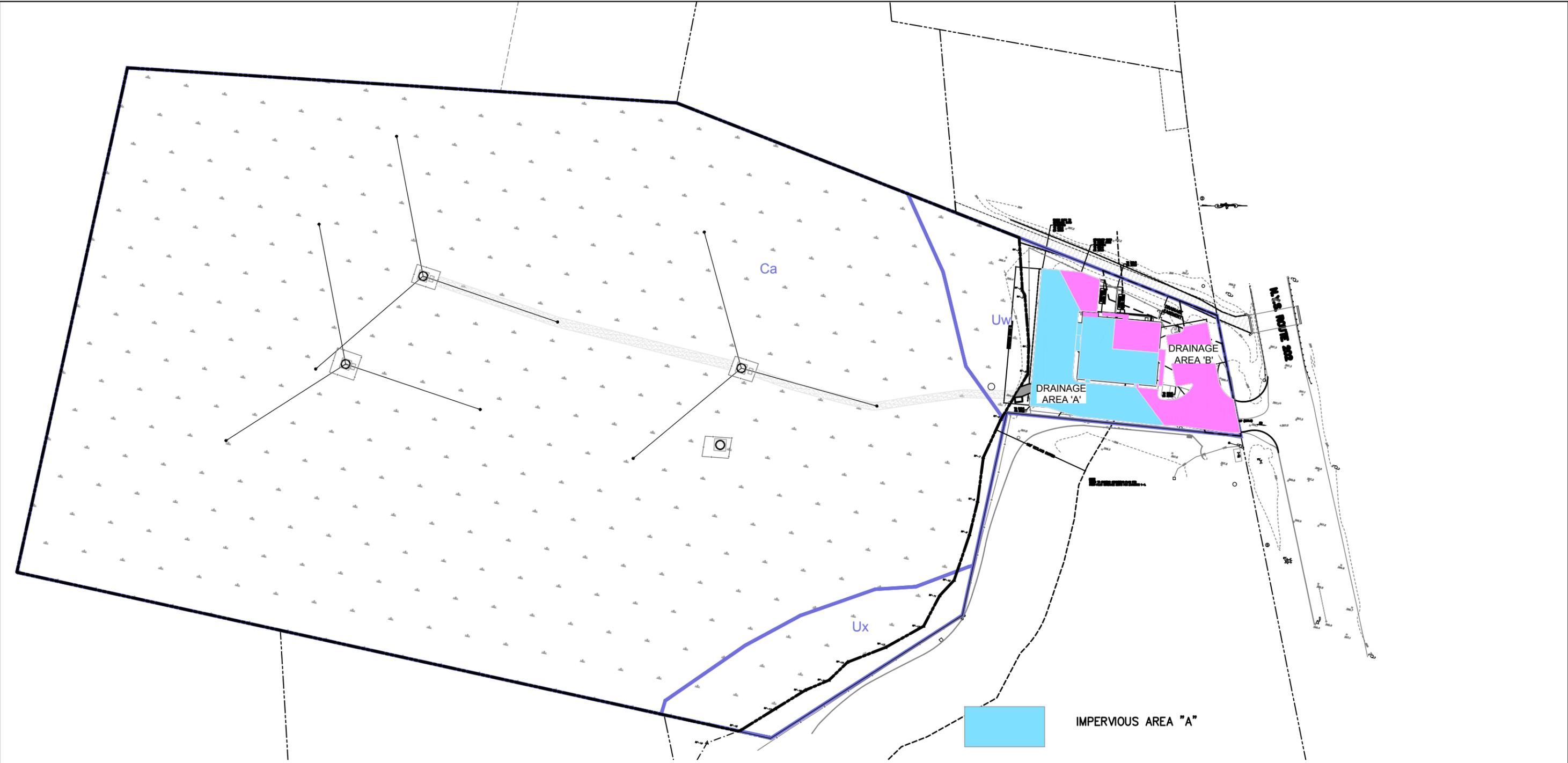
HYDROLOGIC SOIL GROUP	SOIL TYPE	TOTAL AREA, SF	STREAM, WETLANDS AREA, SF	LAWN, SF	IMPERVIOUS AREA, SF
A	Uw	29,426	13,826	1,984	13,616
B/D	Ca	493,608	491,425	1,667	516
UNRANKED	Ux	40,626	N/A	N/A	N/A
	TOTAL	563,660	505,251	3,651	14,132

DRAINAGE AREA 'B'

HYDROLOGIC SOIL GROUP	SOIL TYPE	TOTAL AREA, SF	LAWN, SF	IMPERVIOUS AREA, SF
A	Uw	15,440	8,426	7,014
	TOTAL	15,440	8,426	7,014

- IMPERVIOUS AREA "A"
- IMPERVIOUS AREA "B"
- SOIL TYPE BOUNDARY
- Uw SOIL TYPE

**EXISTING CONDITIONS
DRAINAGE AREA MAP**



DRAINAGE AREA 'A'

HYDROLOGIC SOIL GROUP	SOIL TYPE	TOTAL AREA, SF	STREAM, WETLANDS AREA, SF	LAWN, SF	IMPERVIOUS AREA, SF
A	Uw	29,426	13,826	3,505	12,095
B/D	Ca	493,608	491,425	1,667	516
UNRANKED	Ux	40,626	N/A	N/A	N/A
	TOTAL	563,660	505,251	5,172	12,611

DRAINAGE AREA 'B'

HYDROLOGIC SOIL GROUP	SOIL TYPE	TOTAL AREA, SF	LAWN, SF	IMPERVIOUS AREA, SF
A	Uw	15,440	6,831	8,609
	TOTAL	15,440	6,831	8,609

- IMPERVIOUS AREA "A"
- IMPERVIOUS AREA "B"
- SOIL TYPE BOUNDARY
- Uw SOIL TYPE

**PROPOSED CONDITIONS
DRAINAGE AREA MAP**



**Town of Ramapo
Planning Department**

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

**SITE DEVELOPMENT PERMIT APPLICATION
REVIEW SUBMITTAL CHECKLIST**

[This Form MUST be Submitted with Application]

This application is for a Site Development Permit. In order to be placed on a CDRC agenda for consideration of a Site Development Permit, the following must be submitted to the Town Planning Department no later than two (2) weeks prior to the CDRC meeting.

- _____ Site Development Permit application
- _____ Site Development Permit application fee payable to the Town of Ramapo.
- _____ Payment of required escrows for reviews by Town consulting planners/engineers.
- _____ Affidavit of Ownership
- _____ Owner's Consent Affidavit
- _____ 809 GML Affidavit
- _____ Billing Contact
- _____ List of Neighbors within 500 feet of project address (list obtained at Assessor's office)
- _____ Narrative that described the proposed project. The Narrative should include but is not limited to the parcel size, the zoning district, existing and planned use of the property, project program utilities services, parking and access provided and any potential waivers or variances that may be requested.
- _____ Response to CDRC/agency comments, as applicable
- _____ Site Plans
- _____ Technical Reports (Drainage, Sewer, Water, Traffic, etc)
- _____ Short of Full Environmental Assessment Form

***Provide eight (8) hard copies and an electronic copy of all documents. A submission is not complete unless both hard copies and electronic copies are received on or before the submission deadline.**

***Additional copies may be requested by the Town for GML and/or SEQR coordination.**

For Official Use only	
<input type="checkbox"/> Complete application - placed on the CDRC agenda for review.	Application No.
<input type="checkbox"/> Incomplete application - applicant notified.	_____ - _____



Town of Ramapo
Planning Department
237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

SITE DEVELOPMENT PERMIT APPLICATION

Date: 02/10/2025

1. Name of Project 1551 Route 202

2. Address of Project Pomona, NY10984

3. Location: On the South side of Route 202
(Street Name)

1,540 Feet East of Camp Hill Road
(Direction) (Street Name of Intersection)

4. Total Acreage 12.8892 Zoning District CC

5. Tax Map Designation (Section, Block & Lot): 33.05-2-9

6. Current Parcel(s) Use: Commercial Proposed Parcel(s) Use: Office Building

7. Has the Zoning Board of Appeals granted any variances or special permit concerning this property?
If so, list case no. and name _____

8. List all contiguous holdings in the same ownership (as defined in the Ramapo Zoning Ordinance).
Tax Map Designation (Section, Block & Lot): _____

9. Applicant Information:

Name Chaya Wilhelm member of Trophy 1551 LLC

Address 16 Dike Dr, Monsey NY 10952
(Street Name and No.) (Town/City) (State) (Zip Code)

Phone No. _____ Email _____

10. Owner of Record Information (if different than applicant):

Name _____

Address _____
(Street Name and No.) (Town/City) (State) (Zip Code)

Phone No. _____ Email _____

11. Design Professional Information Preparing Plan:

Name Brooker Engineering

Address 74 Lafayette Avenue, suite 501, Suffern, NY 10901
(Street Name and No.) (Town/City) (State) (Zip Code)

Phone No. 845-357-4411 Email _____

12. Legal Counsel Information

Name _____

Address _____
(Street Name and No.) (Town/City) (State) (Zip Code)

Phone No. _____ Email _____

13. Project Contact Information (all project notifications will be sent to this individual)

Name Construction Expediting

Address 134 Route 59 Suite 201
(Street Name and No.) (Town/City) (State) (Zip Code)

Phone No. 845-426-7272 Email kelman@constructionexp.com/Gitty@constructionexp.com

Attached hereto is a narrative summary prepared by the applicant's design professional stating the nature of the use; compliance with the Zoning Law compliance with Site Development Rules and Regulations; any requested waivers or modifications.

At the time of any additional submissions, a similar narrative summary shall be submitted indicating how the revised submission has been modified to comply with the Planning Board resolution and/or Community Design Review Committee Report, or the rationale for deviation from compliance.

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded into the Rockland County clerk's office. This affidavit shall indicate the legal owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.: TOWN
TOWN OF RAMAPO

Chaya Willhelm member of 1551 Trophy LLC, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

→ 

Mailing Address _____
16 Dike Drive, Monsey NY 10952

Affirmed to before me this

11 day of February, 2018

Notary Public

JACOB JOSHUA HERBST
Notary Public - State of New York
No. 02HE6280909
Qualified in Rockland County
Commission Expires Mar 13, 2021

JACOB JOSHUA HERBST
Notary Public - State of New York
No. 02HE6280909
Qualified in Rockland County
Commission Expires Mar 13, 2021



Town of Ramapo
Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:
TOWN OF RAMAPO)

I, Chaya Willhelm member of 1551 Trophy LLC, being duly sworn, hereby depose and say that I reside at:

16 Dike Drive Monsey NY
Street Address City/Town State

I am the (See note 1 & 2) Member owner

in fee simple of premises located at:

1551 Route 202 Pomona NY
Street Address City/Town State

Described in a certain deed of said premises recorded in the Rockland County Clerk's Office in:

Liber of conveyances Page

Said premises have been in my/its possession since. Said premises are also known and designated on the Town of Ramapo tax map as:

Table with 3 columns: Section, Block, Lot. Row 1: 33.05, 2, 9.

Sworn to before me this 11 day of February, 2005

Signature of Notary Public

JACOB JOSHUA HERBST
Notary Public- State of New York
No. 02HE8280009
Qualified in Rockland County
Commission Expires May 13, 2025

Notary Public signature

Notes:

- 1. If owner is a corporation, fill in the office held by deponent and name of corporation and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock.
2. If corporate officer indicate position.



Town of Ramapo
Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

OWNER'S CONSENT AFFIDAVIT

Project Name: 1551 Route 202

Project Address: 1551 Route 202 Pomona NY 10984
Street Address City/Town State Zip Code

Name of Fee Owner: 1551 Trophy LLC

Phone No.:

Email:

Address: Street Address City/Town State Zip Code

Name of Applicant: (if different than owner)

Phone No.:

Email:

Address: Street Address City/Town State Zip Code

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:
TOWN OF RAMAPO)

Chaya Wilhelm member of 1551 Trophy LLC being duly sworn, deposed and say that he/she resides at

Owner Name

16 Dike Drive, Monsey NY 10952 in the County of Rockland
Street Address County

In the State of NY that he/she is the owner in fee of all that certain lot, piece of land
situated, lying and being in the Town of Ramapo aforesaid and designated as

JACOB JOSHUA HERBST
Notary Public- State of New York
No. 02HE6280909
Qualified in Rockland County
Commission Expires May 13, 2025

Sworn to before me this 11 day of February, 2025

Notary Public
County of Rockland

Owner [Signature]

Mailing Address:
16 Dike Drive, Monsey NY 10952

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

Town of Ramapo
Ramapo Town Hall
237 Route 59
Suffern, New York 10901
(914) 357-5100

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:
TOWN OF RAMAPO)

I, Chaya Wilhelm member of 1551 Trophy LLC, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interest set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and Post Office Address:

Chaya Wilhelm member of 1551 Trophy LLC

16 Dike Drive, Monsey NY 10952

certifies that he/she is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and it not the owner that he/she has been duly and properly authorized to make in connection with this application for the relief below set forth:

2. To the Planning of the Town of Ramapo:
(Board, Commission or Agency)

Application, petition or request is hereby submitted for:

Variance or modification from the requirements of Section _____

Special Permit per the requirements of Section _____

Review and approval of proposed subdivision plat

Exemption from a plat or official map

An order to issue a Certificate, Permit or License

An amendment to the Zoning Ordinance or Maps or change thereof

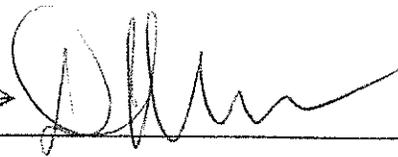
Other (explain): _____

to permit the construction, maintenance and use of (explain) Office Building

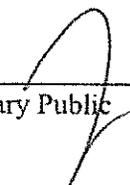
3. Premises affected are in the cc Zoning District and from the Ramapo Tax Map, the property is known as Section 33.05, Block 2 Lot 9

4. There is no state officer, Rockland County Officer or employee or Town of Ramapo officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives 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 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 services rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.
5. That to the extent that the same is known to your applicant, and 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 of Ramapo is 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 NA
 - 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 of Ramapo officers or employee, state name and address of such relatives and nature of relationship to officer and employee and nature and extent of office, interest or participation in the ownership or any person, partnership or association having in interest in such ownership or in any business entity sharing in such ownership.
 - f. IN THE EVENT OF CORPORATION OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five (5) percent of any class of stock, 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 of Ramapo.

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.

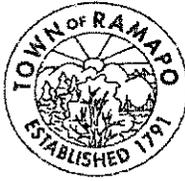
→ 

Sworn to before me this
11 day of February, 2015



 Notary Public

JACOB JOSHUA HERBST
 Notary Public- State of New York
 No. 02HE6280909
 Qualified in Rockland County
 Commission Expires May 13, 2021



Town of Ramapo Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

To: Applicants and Consultants

From: Town of Ramapo Planning Department

Re: **6 NYCRR Part 617 of the State Environmental Quality Review Act (SEQR)**

The webpage below will provide helpful guidance information to applicants and their design professionals on completing an environmental assessment form (EAF) for both short and full forms:

<https://www.dec.ny.gov/permits/357.html>

The Town encourages the use of the EAF Mapper Application which is an Internet-based Geographic Information System (GIS) specifically designed to facilitate the NY State Environmental Quality Review (SEQR) process by answering geographic or place-based questions on the Short and Full Environmental Assessment Forms (EAFs). The EAF Mapper will provide its results by directly filling out many place-based questions in Part I of an electronically fillable SEAF or FEAF form and returning the partially completed form to the applicant or sponsor to finish. It may be found at the following web address and then clicking on "EAF Mapper Application."

<https://www.dec.ny.gov/permits/6191.html>

The type of action will dictate whether a short or full environmental assessment form is to be submitted. All Type I Actions under SEQR must complete Part I Full EAF.