

**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)
FINAL SCOPING DOCUMENT**

Name of Project:

Town of Ramapo

Comprehensive Plan Amendment for the Monsey, Hillcrest, and Western Ramapo Area

Project Location:

Town of Ramapo, Rockland County, NY

Project Sponsor:

Town of Ramapo Town Board

Michael Specht, Supervisor

Town Hall, 237 Route 59

Suffern, NY 10901

Lead Agency:

Town of Ramapo Town Board

Town Hall, 237 Route 59

Suffern, NY 10901

Project Sponsor Contact:

Michael Specht, Supervisor, Town of Ramapo

Ramapo Town Hall – 237 Route 59

Suffern, NY 10901

(845) 357-5100

Spechtm@ramapo-ny.gov

Lead Agency Contact:

Michael Specht, Supervisor, Town of Ramapo

Ramapo Town Hall – 237 Route 59

Suffern, NY 10901

(845) 357-5100

Spechtm@ramapo-ny.gov

January 2026

TABLE OF CONTENTS

1.0	OVERVIEW AND PURPOSE.....	1
2.0	DESCRIPTION OF THE PROPOSED ACTION.....	1
3.0	FORMAT/CONTENTS OF DGEIS	2
4.0	SEQRA PROCESS/FRAMEWORK	4
5.0	INPUT OBTAINED & CONSIDERED IN PREPARING THIS SCOPE	4
6.0	EXISTING CONIDITONS, POTENTIAL IMPACTS & MITIGATION.....	4
6.1	Natural resources.....	4
6.1.1	Geology, Soils & Topography.....	4
6.1.2	Water Resources.....	5
6.1.3	Ecological Resources – Habitats, Flora & Fauna	5
6.2	Parks, Recreation & Open Space	6
6.3	Historic & Archaeological Resources	6
6.4	Community Services.....	6
6.4.1	Socio-Demographic, Housing, & Economic Considerations.....	6
6.4.2	Schools (Public & Private)	7
6.4.3	Police.....	7
6.4.4	Firefighting/Fire Emergency Response	7
6.4.5	Ambulance/EMS	7
6.5	Utilities.....	8
6.5.1	Sanitary Sewers.....	8
6.5.2	Water Utilities.....	8
6.5.3	Energy Distribution & Consumption	8
6.6	Transportation	9
6.7	Zoning & devleopment.....	9
6.8	Community character & community plans	10
6.9	Climate change.....	10
6.10	Fiscal Impacts.....	10
6.11	Disadvantaged Communities.....	11
7.0	ALTERNATIVES	11

8.0	SUMMARY OF IMPACTS & MITIGATION.....	11
8.1	Growth inducing impacts	11
8.2	Cumulative impacts.....	12
8.3	Irreversible & irretrievable commitment of Resources.....	12
8.4	Identified Unavoidable adverse impacts	12
8.5	Summary of impacts and mitigation.....	12
9.0	FUTURE ACTION STRATEGY/PROGRAM IMPLEMENTATION	12
10.0	DGEIS APPENDICES.....	12

APPENDICES

Appendix A: Name

Appendix B: Name

Appendix C: Name

Appendix D: Name

Appendix E: Name

Appendix F: Name

1.0 OVERVIEW AND PURPOSE

The Proposed Scoping Document outlines how the project sponsor and designated Lead Agency, the Ramapo Town Board, will prepare a Draft Generic Environmental Impact Statement (DGEIS) in order to evaluate amendments to the Town of Ramapo's 2004 Comprehensive Plan and associated policies with respect to the unincorporated Monsey, Hillcrest, and Western Ramapo areas. The SEQR action includes a Comprehensive Plan Amendment and Code Amendments for the Monsey, Hillcrest, and Western Ramapo areas of unincorporated Ramapo. This is a Type 1 SEQR action.

Pursuant to the New York State Environmental Quality Review (SEQR) Act and Regulations in accordance with §617.8(e) of the SEQR Regulations, the proposed scope of study identifies subject matters which will be analyzed with the DGEIS. These subjects cover aspects of the environment that possess potential to experience significant adverse effects/impacts caused by the proposed Action. The DGEIS will examine types, characteristics, and magnitude of potential impacts. It will identify and evaluate appropriate mitigation which can be applied as part of the Action and in conjunction with future land developments. This will aid program implementation by helping to eliminate, reduce, moderate, or temper potential undesirable impacts.

The following required components, in accordance with §617.8(e) of the Regulations, will be included in the DGEIS:

1. A brief description of the proposed action;
2. The potentially significant adverse impacts identified both in Part 3 of the environmental assessment form and as a result of consultation with the other Involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
3. The extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
4. An initial identification of mitigation measures;
5. The reasonable alternatives to be considered;
6. An identification of the information or data that should be included in an appendix rather than the body of the draft EIS; and
7. A brief description of the prominent issues that were considered in the review of the environmental assessment form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.

The Scoping Document outlines the format and organization of the DGEIS. It delineates how subjects will be presented and analyzed in the DGEIS. It includes the identification of a set of alternatives that will be analyzed within the DGEIS. The DGEIS will be reviewed against the final adopted scope to confirm that the DGEIS contains requisite information and it is consistent with the methodology and level of review described within the final approved scope of work.

2.0 DESCRIPTION OF THE PROPOSED ACTION

The DGEIS for the unincorporated Monsey, Hillcrest, and Western Ramapo Comprehensive Plan update will present and assess a plan with strategies for future land use, investments, and management of growth in the unincorporated Monsey, Hillcrest, and Western Ramapo areas. This planning effort (the "Action") will;

1. Present the Monsey, Hillcrest, and Western Ramapo Comprehensive Plan update consisting of proposed development programs for this unincorporated part of Town and the related environmental impact analysis of these programs;

2. Develop Town Code amendments to implement the Monsey, Hillcrest, and Western Ramapo Comprehensive Plan update.

The focus of the Monsey, Hillcrest, and Western Ramapo Comprehensive Plan update is the Monsey and Hillcrest area, and the Western Ramapo area located within the Town of Ramapo, as shown on the Overview Map in Figure 1. Overall, the Monsey, Hillcrest, and Western Ramapo Comprehensive Plan update will propose a vision with goals and comprehensive planning strategies for this area. The Plan will propose and assess land use regulations that facilitate development within the Monsey/Hillcrest and Western Ramapo areas within the Town.

The Monsey/Hillcrest area is situated in the central part of unincorporated Ramapo and is approximately 6.9 square miles. Monsey surrounds the Village of Kaser and is a major hamlet in the area. The Hillcrest area, another major hamlet, is located east of Spring Valley and slightly south of New Square. Western Ramapo is located on the western edge of Ramapo and surrounds the Village of Sloatsburg. The Western Ramapo area encompasses 21.4 square miles and is predominantly park and conservation land. The DGEIS will address potential impacts as appropriate, but is generally focused on the areas within unincorporated Monsey, Hillcrest, and Western Ramapo.

3.0 FORMAT/CONTENTS OF DGEIS

The DGEIS will contain all requisite content. The provisions of §617.8 through 617.10 of the SEQR Regulations guide formulation of the DGEIS. The DGEIS will assemble identified relevant and material facts and will be analytic but not encyclopedic.

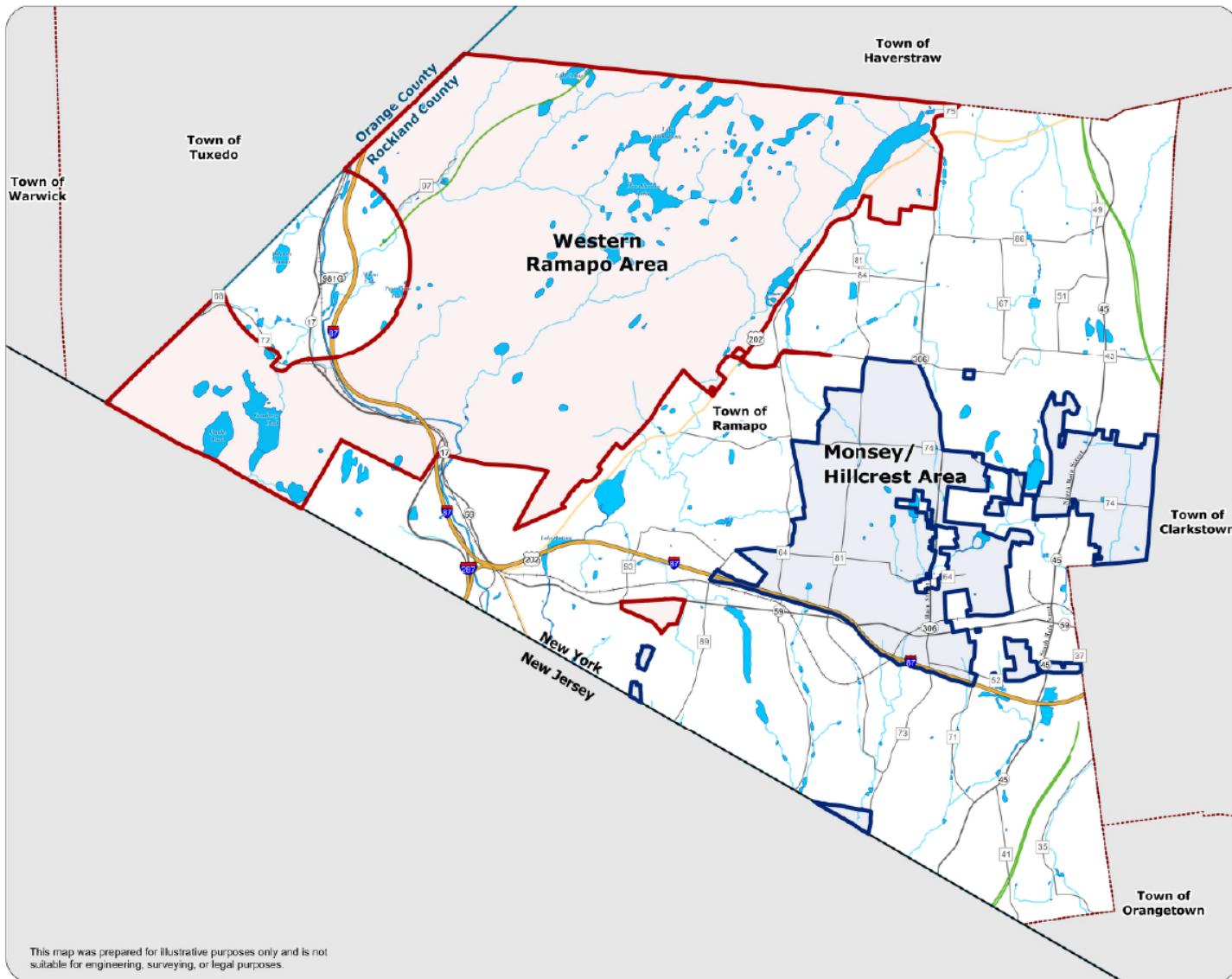
The DGEIS will contain a required cover sheet; a table of contents; and an executive summary. There will be a concise description of the Action; its purpose, public need and benefits, and the Interested agencies; required permits and approvals; and review frameworks. It will also present alternatives with sufficient detail to enable generic comparative assessments.

The DGEIS will analyze the potential for significant adverse impacts. Proposed mitigation will be introduced and described in terms of possible effects within the subject-level narratives. The DGEIS will also document public engagement and input used in forming and evaluating the DGEIS. Sources of information will be clearly identified.

The DGEIS will include the Inventory Report as an Appendix. The Inventory Report will present corresponding maps. The baseline features (or elements) of the community will include: Town overview; demographic profile, land use; zoning; housing; transportation; and water and sewer infrastructure. Descriptions in the Inventory Report will be references in the evaluations of how proposed development could generically influence the unincorporated Monsey, Hillcrest, and Western Ramapo environment. The inventory Report will utilize known available and reasonably current secondary source information in order to generate basic existing conditions descriptions at the Town-wide level.

A generic Buildout Analysis for unincorporated Monsey, Hillcrest, and Western Ramapo will be studied within the DGEIS. It will analyze the potential effects of future growth permitted under the alternative proposals presented for unincorporated Monsey, Hillcrest, and Western Ramapo, as well as by current zoning.

Alternative development proposals for unincorporated Monsey, Hillcrest, and Western Ramapo will be summarized in Section 7. Each Alternative is not mutually exclusive of others. In other words, one or more of the Alternatives, or variations thereof, could be implemented after completing the SEQR and Comprehensive Plan update.



**UNINCORPORATED RAMAPO:
MONSEY AREA / WESTERN
RAMAPO COMPREHENSIVE
PLAN UPDATE AND GENERIC
ENVIRONMENTAL IMPACT
STATEMENT (GEIS)**

Town of Ramapo

February 2025

LEGEND

Legend for the map:

- Monsey/ Hillcrest
- Western Ramapo
- State Boundary
- County Boundary
- Town Boundary
- Waterbody
- River / Stream
- Roads
 - Interstates
 - US Routes
 - Parkway
 - State Routes
 - County Routes
- Railroad



Sources:
Town of Ramapo,
Rockland County,
USGS, Esri, NYS ITS

0 0.5 1 Miles



Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

Figure 1. Overview Map

4.0 SEQRA PROCESS/FRAMEWORK

In accordance with 6 NYCRR Part 617.4(b) of the SEQR Regulations, the Town Board as the sole Involved Agency ("Lead Agency"), classified this Action as Type 1. The Board will solicit input from the public and other interested agencies and parties as appropriate.

Based on the Final GEIS and Findings Statement, it is probable that the Lead Agency and/or other land use permitting and approval entities, could use the SEQRA documentation for the purposes of subsequent SEQRA administration which may involve individual land development applications which meet Type I or Unlisted Action thresholds or Town Code change(s) which are determined to be consistent with an adopted unincorporated Monsey, Hillcrest, and Western Ramapo Plan and Land Use Map.

5.0 INPUT OBTAINED & CONSIDERED IN PREPARING THIS SCOPE

A goal of scoping is to focus the DGEIS on potentially significant adverse impacts and to eliminate from consideration those impacts that are irrelevant or not significant. Comments received at the public scoping session and information obtained through prior public outreach initiatives will be considered in development of the Final Scoping Document.

6.0 EXISTING CONDITIONS, POTENTIAL IMPACTS & MITIGATION

For each subject identified and addressed in the DGEIS, there will be reasonably detailed description of existing (baseline) environmental conditions. This will enable presentation of depictions of the current state of the environment along with identification of associated environmental variables and the setting. Based on the proposed development strategies, there will be examination of the potential types of impacts that may arise. Finally, for each subject, there will be identification of mitigation measures that have been initially identified which could be used to reduce or eliminate the potential for adverse environmental effects from future development.

Under each subject below, there is identification of data which will be used and the conditions that will be analyzed. Sources will be presented for data, maps, and reports.

6.1 NATURAL RESOURCES

This section will identify features of the land surface, ground, water, flora and fauna through discussion of how aspects of these environments may be affected by future development. Mitigation measures will examine practicable ways to manage development so as to reduce undesirable effects on resources.

6.1.1 Geology, Soils & Topography

The DGEIS will portray generalized soils classes, topography, including areas of steep slopes (25% and over), and potential for erosivity, as derived from 2025 data on the U.S. Dept. of Agriculture's Natural Resources Conservation Service Web Soil Survey/Soil Survey of Rockland County, NY.

Possible restrictions imposed by existing soils, geology, and topographic conditions, will be analyzed, including limitations of and suitability for construction. The DGEIS generally will not involve site-specific soil or geo-technical evaluations.

There will be a discussion of erosion and sedimentation control consistent with local policy, the New York State Pollution Discharge Elimination System (SPDES) General Permit GP- 0-20-001, and the current edition of NYS Standards & Specifications for Erosion & Sedimentation Control. It is noted that Section 6.1.2 'Water Resources' will also address onsite and area stormwater management, while the Water Utilities subsection (6.5.2) will address ground water management.

6.1.2 Water Resources

The Inventory Report will describe hydrology. Its baseline will generically describe watershed geography; known NYSDEC-Wetlands and associated buffers in accordance with current NYS wetland regulations; the US National Wetland Inventory (NWI) Wetlands; 100-year Floodplain; NYSDEC Streams (Article 15); and County-regulated streams. The baseline will identify stream/waterbody classifications per NYSDEC standards. Information will be derived from NYSDEC's Environmental Resource Mapper, the NYS GIS Clearinghouse, Rockland County, USGS and FEMA sources, including the Flood Insurance Study for Rockland County, March 3, 2014. A map will depict listed wetlands, streams and floodplain. Also in the Inventory Report, include a discussion of aquifers and a map, including the extent of Sole "Source Aquifers" defined per NYSDEC-spatial data, "Primary Water Supply Aquifer" as defined by NYSDEC, and "Principal Aquifers" that yield between 10 to 100 gallons or more per minute as identified by 'Aquifer & Well Head Protection Zone' map, May 2004, by FP Clark Associates.

This subsection will summarize existing local and regional resource management laws, including a U.S. Environmental Protection Agency (EPA)-defined Environmentally Sensitive Areas (ESAs) standard. Generally, analysis will rely on generic information about the potential presence of the water resource features analyzed. Wetland delineations will not be conducted for the DGEIS.

The analysis for Monsey, Hillcrest and Western Ramapo will address how a potential buildout under proposed regulations compares with a buildout under existing zoning, and could potentially impact: wetlands/wetland buffers, regulated streams, and floodplains. There will be a basic assessment of how stormwater drainage patterns could change from existing conditions, using the most recent impervious surface cover existing per planimetric data of Rockland County.

There will be presentation of proposed stormwater management strategies, including for new streets. The DGEIS will examine measures proposed for managing the Municipal Separate Storm Sewer System (MS4) in Monsey, Hillcrest and Western Ramapo and promoting water quality and managed storm flows. This will include a discussion of management practices, including green infrastructure deployment consistent with local policy, SPDES General Permit GP-0-15-002, and the latest edition of New York State Stormwater Design Manual. A focus will be on measures to ensure that post-development runoff peaks will be at or below pre-development peaks along with methods for maximizing onsite recharge.

6.1.3 Ecological Resources – Habitats, Flora & Fauna

Using NYSDEC Biodiversity in NYS Parks Systems - Part II; and NYSDEC Ecological Communities of NYS, 2nd Edition, along with EPA data, the Inventory Report will describe eco-regions overlaying the Town, its ecology and general wildlife habitats. Based on 2018 consultations with NYSDEC/ NYS Natural Heritage Program and US Fish & Wildlife Service, known significant plant and animal species and communities/ habitats identified as present in the Town will be described, including the assigned conservation status. For Monsey, Hillcrest and Western Ramapo, the DGEIS will identify the associated habitats, known factors and threats that influence conservation and management and describe management practices available for aiding the potential conservation and management of these habitats and species.

A buildout under proposed regulations may result in changes to flora and fauna, including general levels of tree/ forest cover within Monsey, Hillcrest and Western Ramapo. Landscaping standards will be considered which regulate onsite planting and landscaping for streets. The DGEIS will address requirements to provide a minimum amount of landscaping and specifications for

vegetation/ greenspace as a way to ensure adequate natural surfaces on sites or in sub-areas. Site- or area-specific tree inventories or habitat studies will not be conducted for the DGEIS.

6.2 PARKS, RECREATION & OPEN SPACE

The Inventory Report will list dedicated Town parks. Descriptions will include acreage of sites and identification of features available (e.g. playgrounds, ball courts, and playing fields), which will be derived using web search engines. A listing of other municipal parks will be included, since villages, Rockland County, and NY State also own recreation lands in Monsey, Hillcrest and Western Ramapo. A Parks, Recreation & Open Space map will display these plus conserved open spaces. Desktop research will also be used to present a general inventory of non-profit and privately owned lands used as recreation outlets.

The Town subdivision law prescribing recreation space objectives will be described. A hierarchy of existing public recreation lands will present categories of: Neighborhood-, Community-, Regional and Special Facilities. A recreation level of service analysis will describe the distribution of recreation assets, define a current population recreation standard, and use it to estimate recreation facility needs that are expected to arise in and near Monsey, Hillcrest and Western Ramapo under residential population growth per a buildout under current zoning and proposed zoning based on the Alternatives.

The DGEIS will examine ways to achieve a desired mix of future recreation and open spaces to service population growth in Monsey, Hillcrest and Western Ramapo. There will be identification of proposed recreation standards and strategies to achieve desired levels of recreation and open space land set asides. This will include potential for structuring recreation and open spaces within the Monsey, Hillcrest and Western Ramapo that will help forge walkable connections to link core areas and recreation assets. There will also be presentations of strategies to address other identified needs and leverage facility improvements and enhance parks levels of services.

6.3 HISTORIC & ARCHAEOLOGICAL RESOURCES

This section will list will list and describe historic resources such as sites, districts, or structures in the Town, and will focus on the unincorporated Monsey, Hillcrest, and Western Ramapo study area, including any identified archeologically sensitive resources. There will be discussions of resource stewardship, as well as ways to identify and protect historic and cultural resources.

There will not be a Phase 1A archaeological background and sensitivity assessment (literature search) performed for the whole Monsey, Hillcrest, and Western Ramapo study area. The proposed buildout scenario will be evaluated for its potential to adversely affect potential resources. This will include an examination of resources identified and their proximity to areas to be governed by the proposed zoning. Using descriptions of settings, there will be evaluation of potential for proposed generic development to affect the integrity of resources, including by influencing the appearance of locations. The DGEIS will discuss methods of resource stewardship, examine historic interpretation and refinements to policies of the Town, including scenic road standards. The DGEIS will also include suggestions for performing screenings and resource investigations per SHPO standards.

6.4 COMMUNITY SERVICES

6.4.1 Socio-Demographic, Housing, & Economic Considerations

Information on local and regional population, housing, and the economic base will describe the social and economic setting. These snapshots will document forces influencing population growth,

such as high natural growth rates, as well as other factors affecting housing needs, affordability, and market conditions.

The DGEIS will rely on US Census Bureau and American Community Survey (ACS) data to describe features of population in the Town, unincorporated areas, and Rockland County. The same sources will be used to define age-group distributions, rates of household formation, household sizes and distributions, and household incomes and ranges. Additional descriptions of existing or projected school-age population will be presented and addressed within the Community Facilities section of the DGEIS.

A housing assessment, using US Census Bureau and ACS data, accompanied by key points derived from the Rockland County Housing Assessment, will be contained in the DGEIS. The assessment will break out vacant, owner- and renter- occupied units and documented changes from 2000 for the unincorporated area, whole Town, and Rockland County. ACS data will also be relied on for describing change in the distribution of housing by number of units in a building. The relative age of housing stock in these areas will be presented.

The DGEIS will identify demand for housing, school services, recreation facilities, jobs, and community and civic services through 2045 in Monsey, Hillcrest, and Western Ramapo. It will not be possible to precisely predict or quantitatively analyze how income profiles, or the housing cost burden could change over 20 years. The DGEIS will, however, discuss ways to counteract housing shortfalls, alter the distribution of housing in terms of the types of residential units, the mix of ownership and rental options, the affordability of housing, as well as promote commercial and industrial development to bolster workforce capacity to help achieve community housing and economic development goals.

6.4.2 Schools (Public & Private)

The DGEIS will examine the school-age population that could reside in Monsey, Hillcrest and Western Ramapo under the proposed buildout. It will extrapolate possible future land use demand by public and private schools. As part of considering options to facilitate and manage development of schools in Monsey, Hillcrest and Western Ramapo, there will be examination of possible changes to zoning to determine appropriate locations for schools.

6.4.3 Police

The Inventory Report will describe Town police services and other local and regional police agencies as derived from personal interviews, the Town's website, Town data and other previously completed planning documents.

6.4.4 Firefighting/Fire Emergency Response

The Inventory Report will describe fire entities operating in-Town. The DGEIS will examine the population and land use change that could be caused by zoning amendments. The potential for a change in the level of service based on population and traffic growth, and the water system will be analyzed.

6.4.5 Ambulance/EMS

The Emergency Medical Service and ambulance service providers operating in the Town will be identified. The DGEIS will define entities servicing unincorporated Monsey, Hillcrest, and Western Ramapo, respective service areas, and services provided.

6.5 UTILITIES

6.5.1 Sanitary Sewers

An existing conditions overview will describe policies for access, use, and maintenance of sewer facilities and services of the Town and RCSD#1, including Rockland County's Sewer Use Law (2010). An examination of local and regional policies will also consider the requirements for new development to connect to sewer systems. This will include RCSD#1's requirement for properties situated in US EPA-defined Environmentally Sensitive Areas (ESA) to submit waivers.

Using the Buildout Analysis for Monsey, Hillcrest, and Western Ramapo, sanitary wastewater generation in Northeast Ramapo will be estimated. Projected wastewater flows will be analyzed in relation to the capacity of the local and regional sewer systems. Hydraulic loadings will be generically ascribed to different land uses and mixes to evaluate potential impacts, in accordance with the 'Town of Ramapo Requirements for Sanitary Sewer Studies', 4pp, undated.

Potential mitigation techniques to be considered include upgrading Town Sewer District facilities, such as pump stations, or force mains based on the Monsey, Hillcrest, and Western Ramapo buildout. Management practices for conserving sewer facilities flow will be examined, including to prevent potential Inflow and Infiltration (I&I) within Town sewers serving Monsey, Hillcrest, and Western Ramapo. Consistent with the 'Water Utilities' subsection, there may also be prescriptions for water conservation planning in order to promote low flows in conveyance systems. It is not contemplated that field surveys of existing infrastructure conditions will be performed for the Plan / DGEIS.

6.5.2 Water Utilities

The NYS Public Utility Commission regulated water/ drinking supplier covering major parts of Ramapo, Veolia NY, will be described in terms of regional water system capacity and operations, covering the number and distribution of users, peak distribution capacity, and its supply sources, treatment, water storage, and distribution facilities.

The Buildout Analysis will be used to define generic water demand that would accompany potential growth. Demand will be derived using the same flows that are projected to accompany Sewer uses. Future demand will be discussed in relation to Veolia's Average and Maximum Day Demand Forecasts. No new source information will be generated for this generic-level analysis.

Potential mitigation measures will address how growth under the build-out alternatives can be planned to achieve water service and requisite flow ranges for fire-fighting. There will also be discussion of recommendations to conserve water, including based on recommendations in the County's July 2019 Draft Comprehensive Water Conservation & Implementation Plan and ways to manage and protect groundwater.

6.5.3 Energy Distribution & Consumption

This section will describe natural gas and electrical distribution systems, service areas, and regional utility plans that may influence service in the Monsey, Hillcrest, and Western Ramapo areas, including distributed generation upgrades, energy efficiency, or smart meter/ usage initiatives, using information from Orange & Rockland Utilities. An evaluation of applicable policies with respect to new land development near natural gas transmission lines will also be included.

Energy consumption will be addressed by presenting estimated total amount of energy used by the transportation, residential, commercial, and industrial sectors within Rockland County using the most recent data available from the New York State Energy Research and Development Authority (NYSERDA).

Discussion of potential mitigation will address strategies available to reduce energy demand/consumption, such as through high efficiency construction, using EnergyStar ratings and/or USGBC LEED standards and criteria.

6.6 TRANSPORTATION

The 2023 Town of Ramapo Town Wide Traffic Study will be an Appendix to the DGEIS. A summary of the Traffic Study's analytical methods, findings, and alternative mitigation options will be presented in the DGEIS.

The DGEIS will assess a mix of potential future residential units plus square feet of non-residential buildings distributed across retail, office, light industrial, and institutional types which can occur in Monsey, Hillcrest and Western Ramapo under proposed alternatives. Trip generation for the proposed alternatives will be estimated using data and techniques of the Institute of Transportation Engineers Trip Generation Manual, latest edition. Potential distributions of multi-use trips, pedestrian, bicycling, and bus trips will be considered in trip generation estimates in order to assess estimated traffic impacts.

Mitigation measures will be identified which can offset traffic impacts resulting from potential growth. Potential mitigation may include a mix of capacity modifications, such as additional turn lanes, traffic signal changes, plus measures for facilitating other modes of travel through sidewalk, bike lane, and transit accommodations. There will be discussion on the potential for applying Transportation Demand Management (TDM) practices¹. Mitigation may also include suggestions to remediate non-recurring congestion associated with special events. Graphical representation of recommended mitigation will be provided with order of magnitude cost estimates. Potential safety benefits of the mitigation measures will be described as appropriate.

6.7 ZONING & DEVELOPMENT

The DGEIS will describe existing zoning and land development regulations, including the 'Table of Bulk Requirements' and current Zoning Map. The DGEIS will assess current development potential in the Monsey, Hillcrest and Western Ramapo areas under existing zoning.

An analysis of future land development based on the proposed build out scenarios will address allowed uses and it will generically characterize aggregate future land use in the Monsey, Hillcrest, and Western Ramapo areas. The Buildout Analysis for Monsey, Hillcrest, and Western Ramapo will assess potential impacts in terms of land use categories, number of residential units, and the mix of housing types, and non-residential space, over 20 years. The proposed zoning will also be assessed in a qualitative manner. The DGEIS will include descriptions of the proposed development framework and design standards. It will address options to foster integrated land uses, as well as methods to encourage mixed-use, walkability, intermodalism, and place-making.

¹ According to Mobility Lab, TDM is the flip side of infrastructure. It focuses on understanding how people make their transportation decisions and *helping people use* the infrastructure in place for transit, ridesharing, walking, biking, and telework (<https://mobilitylab.org/about-us/what-is-tdm/>).

6.8 COMMUNITY CHARACTER & COMMUNITY PLANS

Town historical and existing land use, settlement patterns will be summarized in the DGEIS to describe the existing character and the appearance of parts of the Town. The DGEIS will address areas adjacent to Town boundaries. This section will also describe the community character and appearance of Monsey, Hillcrest and Western Ramapo, including notable individual uses.

Findings on community preferences for community appearance/ design will be summarized from a public opinion survey administered by the Town of Ramapo in 2025, and an overview of comments from relevant public meetings in 2025, will help identify features of the community that residents want to conserve.

The Buildout Analysis will be used to assess potential impacts on community character from the changes in development density, the scale, and the appearance of buildings. The DGEIS will also address existing residential zones and the edges of natural areas, such as streams, wetlands, or dedicated parkland.

Potential measures to mitigate/ manage community appearance and character will be described, such as design standards. The discussion of mitigation will address stepped-density and buffering of higher density from existing neighborhoods, as well as landscaping, street, and building design standards.

6.9 CLIMATE CHANGE

Using information from available regional greenhouse gas inventories and sustainability plans, the DGEIS will identify regional per capita Green House Gas (GHG) emissions in Million Tons of CO2 equivalent used (and will identify relative emissions across sources). This analysis will reasonably present how various mitigation could influence emissions.

6.10 FISCAL IMPACTS

A Fiscal Impact Analysis will be prepared to examine the Buildout Analysis scenarios for Monsey, Hillcrest, and Western Ramapo and will be an Appendix to the DGEIS. The Fiscal Impact Analysis will examine the linkage between local government revenue generated by planned new development in Monsey, Hillcrest, and Western Ramapo associated with the 20 year buildout and its resultant municipal service costs (e.g., police, fire, etc.). For the development occurring per the DGEIS, the analysis will produce an estimate of the community service costs in relation to the projected revenues, with an indication if this "cost-revenue ratio," will be positive (a revenue surplus), negative (a revenue shortfall), or neutral (break-even).

The projected fiscal impacts will be evaluated utilizing current fiscal metrics to assess the buildout scenarios for Monsey, Hillcrest and Western Ramapo by development type (residential only; mixed-use residential; commercial and light industrial). The fiscal impact analysis will be developed utilizing the two fiscal impact methodologies most often employed by land-use practitioners: Case Study Method and the Per Capita Method.

1. Case Study Method: Utilizing the case study approach, interviews will be conducted with key local officials in order to understand current and projected service delivery and building capacities, and how new development might impact those capacities.
2. Per Capita Method: A review of projected revenue and expenditure by both the Town of Ramapo and East Ramapo Central School District (ERCSD) will be completed. This will allow for discussion of their relationship to existing land-use, employment, and population factors. Residential and school district multipliers will be based on a combination of historic metrics and current observations.

These two models will be used to evaluate the fiscal impacts and public facility needs associated with the Buildout scenarios. The following prospective Buildout outcomes will be examined:

- Estimate of development-generated capital needs/costs.
- Estimate of development-generated municipal service costs/revenues (20-year projection with assumptions).
- Estimate of development-generated public school district costs/revenues (20-year projection with assumptions).
- Estimate of development-generated public school-age children (based on current trends).

6.11 DISADVANTAGED COMMUNITIES

The DGEIS will identify disadvantaged communities, as defined in the proposed amendment to the SEQR Regulations, using available New York State data. The DGEIS will evaluate whether the Comprehensive Plan Amendment and potential future actions associated with the Comprehensive Plan Amendment may cause or increase disproportionate adverse environmental impacts, including a disproportionate pollution burden, on disadvantaged communities, consistent with New York State guidance, including Environmental Justice policy and proposed amendments to the SEQR Regulations, and present reasonable mitigation measures to avoid, minimize, or mitigate potential adverse effects and burden.

7.0 ALTERNATIVES

The DGEIS will describe and evaluate alternative land use and community development strategies to be implemented as apart of the Comprehensive Plan Amendment and/or the Town Code amendments for unincorporated Monsey, Hillcrest, and Western Ramapo. Each alternative would likely cause different impacts; therefore, each Alternative will be reviewed in terms of the potential significant adverse environmental impacts and corresponding mitigation. The description and evaluation of each Alternative will be at a level of detail sufficient to enable comparisons and contrasts among the Alternatives. Adoption of these Alternative scenarios is not mutually exclusive. In other words, any number of Alternatives, or variations thereof, could be implemented after completing the SEQR and Comprehensive Plan review processes.

Since the development of Alternatives is dependent upon the data and analysis that will be included in the DGEIS, no Alternatives, other than the No Action Alternative, can be included in this scoping document.

1. **No Action** – This approach will analyze a scenario wherein land use laws and development policies remain unchanged from the current existing arrangement (status-quo).

8.0 SUMMARY OF IMPACTS & MITIGATION

8.1 GROWTH INDUCING IMPACTS

The DGEIS will assess potential growth inducing impacts within Monsey, Hillcrest, and Western Ramapo (based on the Buildout), other parts of Town, and the adjacent area. These represent physical, economic, or other changes in the environment, which directly or indirectly may occur as a result of land development prescribed under this Action. The Summary of Impacts & Mitigation in the DGEIS will review the possibility of growth inducing impacts occurrence and the potential severity.

8.2 CUMULATIVE IMPACTS

This section will consider cumulative impacts that could reasonably be foreseen and experienced under the Alternatives due to additive or synergistic effects. It will examine how regional background growth, programs of land use and public services in the Town, villages, and region may, in combination, cause significant adverse effects. It will discuss ways to minimize or avoid any such impacts.

8.3 IRREVERSIBLE & IRRETRIEVABLE COMMITMENT OF RESOURCES

This section will address resource commitments which will occur as a result of the Action that cannot be avoided.

8.4 IDENTIFIED UNAVOIDABLE ADVERSE IMPACTS

This section will address any identified unavoidable impacts. It will discuss the magnitude of these impacts in association with implementation of the Action.

8.5 SUMMARY OF IMPACTS AND MITIGATION

This part of the DGEIS will summarize potentially significant impacts that may arise under Monsey, Hillcrest, and Western Ramapo development Alternatives. This section will also summarize methods to mitigate potential significant impacts.

9.0 FUTURE ACTION STRATEGY/PROGRAM IMPLEMENTATION

A DGEIS facilitates weighing of environmental, social, and economic factors in planning and policy-making. This DGEIS will be used to assemble relevant criteria upon which the Town Board's decisions will be made. The DGEIS will analyze the potential significant environmental impacts identified during the scoping process. The GEIS may assess specific impacts to the extent details are available, but analysis within the GEIS will primarily be based on conceptual information since, for example, actual changes in future land use will occur after the generic studies, analysis, and planning that will be provided in the DGEIS.

10.0 DGEIS APPENDICES

This section identifies information that is planned for inclusion in an Appendix rather than in the main body of the DGEIS. The DGEIS appendices will contain data and information used in preparing the DGEIS. The key findings arising from such data and information will be distilled in the main body of the DGEIS.

Documents anticipated for inclusion in the Appendix are:

- Revised Town-wide Existing Conditions Analysis Memorandum
- Build-out Analysis
- Fiscal Impact Analysis
- Public Input Materials and Summaries