



BLUE RILL SENIOR ESTATES

444 Saddle River Road

Village of Airmont, Rockland County

FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

DEIS Submitted: January 2025

Date of Update: April 24, 2025

MJ Project #1587.01

PREPARED FOR:

Blue Rill Estates LLC
Rockland County, NY

PREPARED BY:



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

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1.0 RESPONSES TO SUBSTANTIVE PUBLIC COMMENT

In accordance with 6 NYCRR Part 617.9(b)(8), the FEIS must respond to substantive comments received. The following table identifies substantive comments received during the public comment period specific to environmental impacts associated with the State Environmental Quality Review (SEQR) process. Comments received during the public comment period that are not relevant to the evaluation and identification of environmental impacts, the development of appropriate mitigation measures or comments that concur with or object to the proposed action without elaboration are not included in this table. However, such comments are considered by the Lead Agency and are incorporated into the public record. To avoid unnecessary repetition, several broad categories or topic areas have been created based on the topic areas evaluated in the DEIS so that related comments could be grouped appropriately. Many comments could fall under more than one topic, but to avoid repetition have been addressed within a single topic area or category. Also, several commentors provided comments on multiple topic areas and those comments are reflected in **Table 1**.

The SEQRA process for the proposed Project has or will include the following actions:

- Issuance of a Positive Declaration by the Lead Agency on August 22, 2024
- Preparation of a Draft Scoping Document and acceptance of written public comments on the Draft Scoping Document from August 6 to August 22, 2024
- Approval of the lead agency of the Final Scoping Document on August 22, 2024
- Submission of the DEIS to the Lead Agency on October 30, 2024
- Review of this DEIS by the Lead Agency beginning on October 31, 2024.
- Notice of completion of DEIS and notice of public hearing and comment period on January 22, 2025.
- A public hearing was held on January 23, 2025.
- A public hearing was held on February 27, 2025.
- Public comments were accepted January 22, 2025 through March 10, 2025.
- Preparation of FEIS, which will include revision of the DEIS as necessary to address substantive/relevant comments received.
- File notice of completion of FEIS.
- 10-day consideration period.
- Issuance of Findings Statement.

**Table 1.
Response to Substantive Public Comments**

Commentor	Comment Type	Date Received	Overview of Comment	Response to Substantive Comment
Joanne Patrick	Public Hearing	1/23/2025	Availability of a land survey	DEIS Appendix H includes site plans for the proposed project. Sheet C-100 describes the survey that was conducted June 2023.
			What is Village Noise Ordinance?	DEIS p. 61 Section 3.9.2.1 Construction "Construction phase activities will be conducted in compliance with the criteria established in the Village of Airmont Noise Ordinance, Chapter 132. Specifically, any construction, demolition, excavation, use of tools and/or construction equipment will occur between the hours of 8:00 a.m. and 7:00 p.m. on weekdays, and not any time on any Saturday, Sunday, or legal holiday. "
Danielle Meehan	Public Hearing	1/23/2025	Why are the buildings being referred to as multi-family but appear to be single-family patio homes?	The houses were designed to look and feel like semi-attached single-family homes but are in reality a multifamily building with many units attached to each other. This design enhances privacy and comfort for the senior residents while still maintaining a community-like setting. Renderings of the buildings are in FEIS Appendix E.
			Clarify what area variances are required for the proposed project.	DEIS Table 6 has been replaced by FEIS Table 2 to reflect all required permits and variances required.
			How was the net lot area determined?	When calculating the minimum lot area, the floodplain, wetlands, and steep slopes are calculated at 50%. (Section 210-29 Special bulk requirements). The net area for the project is 16.18 acres. The calculations are shown on the site plan drawings in DEIS Appendix H.
			What rules apply to wetlands?	DEIS p. 35-39, Section 3.2 describes the location and wetland types on the proposed project site, as well as potential impacts and proposed mitigation measures. The proposed project will comply with Airmont Code Chapter 206 Wetlands Permit, Section 404 of the Clean Water Act, and NYSDEC Freshwater Wetlands Regulations (6 NYCRR Part 664).

			Are the regulatory flood zones consistent and can the Building Inspector confirm?	The floodplain is based on the FEMA FIRM (No. 36087C00154G). The Building Inspector to confirm.
Steven Klein	Public Hearing	1/23/2025	Traffic Impacts	DEIS p. 52 Section 3.8 describes traffic conditions, including traffic volumes, crash history, trip generation estimates, and level of service.
			Pedestrian safety concerns	DEIS p. 52 Section 3.8 describes current roadway conditions and notes that Saddle River Road lacks a sidewalk at the proposed project site. Section 3.8.2.2.1 notes that the proposed project includes the construction of a five-foot wide sidewalk on the west side of Saddle River Road from the northeast corner of the Project Site to the southeast corner, including curb ramps and ADA-compliant design.
			Speed limit	As noted in the DEIS, p. 53 Section 3.8.1.1, the posted speed limit on Saddle River Road is 30 mph.
			Groundwater impacts	DEIS p. 35 Section 3.2 describes water resources related to the proposed project site, including the presence of the Ridgewood SSA Primary Aquifer.
			Water quality impacts	DEIS Table 1 notes the potential loss of pervious surfaces as a result of the proposed project and is further described in additional detail on p. 29 Section 3.1.2. Construction of the project will comply with applicable NYSDEC SWPPP and NYSDEC SPDES General Permit for Construction Activity to protect water quality and reduce stormwater runoff.
Joanne Patrick	Public Hearing	2/27/2025	Is there state funding being used for this project and will there be affordable housing?	There is no state funding being used for the project. Inclusion of affordable housing has not yet been decided. Affordable housing is not required for this project by any code or regulation.

			Can there be trees on S Monsey Road property border like they're getting on Long Meadow Rd?	An updated visual impact assessment from the western viewpoint of the proposed project site has been included in the FEIS Appendix D. The assessment determined that residences on S Monsey Road are not visible from the project site. The project sponsor will include additional landscape screening to create a visual buffer between the project site and surrounding residences.
Kristin Robello	Public Hearing	2/27/2025	Too many housing units	DEIS p.70 Section 3.12 notes there is a documented need for senior housing within the Village of Airmont and Rockland County identified in the 2018 Village Comprehensive Plan and 2024 Rockland County Housing Needs Assessment.
			Concerns about existing sewer capacity given recent overflows in area	DEIS p. 77 Section 3.13.2.1.2 notes that consultation with the Rockland County Sewer District No. 1 indicates that there is capacity to serve the project and existing sewer lines serve the proposed site. No new pump station is required.
			Erosion and flooding issues	DEIS p. 29 Section 3.1.2. notes that construction of the project will comply with applicable NYSDEC standards and regulations to protect water quality and reduce stormwater runoff.
			Light pollution impacts on nearby homes and wildlife	Light pollution impacting nearby homes and wildlife is an existing condition which will be altered and likely reduced after construction of the proposed project. A lighting plan will be prepared as part of the Site Development approval process. That process will include prohibitions against light spillage across property lines.
			Is there enough water?	DEIS p.72-78, Section 3.13 describes the proposed water facilities and estimated water use. The proposed project would require less than 0.024% of current water use produced by the Veolia Water District.
			Concerns about making a left from S Monsey Rd to Saddle River Rd	DEIS p. 52 Section 3.8 summarizes the Traffic Impact Study, potential impacts, and proposed mitigation to reduce any traffic impacts created from the proposed project. S Monsey Road is included in the Study. The study analyzed current traffic conditions and projected

				future impacts based on the proposed development. All intersections evaluated, including S. Monsey Road at Saddle River Road, are expected to continue operating at acceptable levels of service during peak hours. The proposed development will generate only a minimal increase in vehicle trips, which will not significantly impact intersection performance or exceed capacity thresholds.
Mollie Muenzen and Kaarlo Hentila	Written Public Comment	3/4/2025	Loss of trees and wildlife	DEIS p. 42 Section 3.4 describes existing flora and wildlife, potential impacts, and proposed mitigation. The Project Site predominantly contains various common lawn cover and typical suburban landscaping. There are very few existing trees on the portion of the project site proposed for construction. The Project Sponsor will implement strategies to mitigate potential impacts to both.
			Compliance with zoning code	DEIS Table 4 compares the criteria for applying the Residential Specialized Housing (RSH) District to the R-35 and RR-50 Districts. The RSH zone is intended as a floating zone to accommodate senior housing and both districts meet the Village's eligibility criteria, as does the project site itself.
			Change in character of area	DEIS p.70 Section 3.12 notes there is a documented need for senior housing within the Village of Airmont and Rockland County identified in the 2018 Village Comprehensive Plan and 2024 Rockland County Housing Needs Assessment.
Steven Klein	Written Public Comment	3/10/2025	Has zoning been approved for the project and is the zoning decision part of the SEQRA action?	DEIS p. 5 describes the regulatory process and how it applies to the proposed project. The project requires application of the RSH overlay zone to the site, Site Development Permit approval from the Planning Board and variances from the Village Zoning Board of Appeals. All three approvals are part of the SEQRA review.
			Are the need for variances considered to be part of the SEQRA action.	Yes.

Clarify what area variances are required for the proposed project.	DEIS Table 6 has been updated in FEIS to reflect all required permits and variances required.
How was the net lot area determined?	When calculating the minimum lot area, the floodplain, wetlands, and steep slopes are calculated at 50%. (Section 210-29 Special bulk requirements). The net area for the project is 16.18 acres. The calculations are shown on the site plan drawings in DEIS Appendix H.
Why are the buildings being referred to as multi-family but appear to be single-family patio homes?	The houses were designed to look and feel like semi attached single-family homes but are in reality a multifamily building with many units attached to each other. This design enhances privacy and comfort for the senior residents, while still maintaining a community-like setting. Renderings of the buildings are in FEIS Appendix E.
What is the intent of the breezeways?	This design enhances privacy and comfort for the senior residents, while still maintaining a community-like setting. The breezeways break up the façade and allow access to rear yards.
Is there a jurisdiction determination regarding the wetlands on the site.	The project team submitted a Jurisdictional Determination on December 12, 2023, the Army Corp of Engineers acknowledged receipt on January 25, 2024, and a site visit was conducted on November 13, 2024. A Jurisdictional Determination was resubmitted on January 6, 2025. As of April 2, 2025, the Army Corp of Engineers has not asserted jurisdiction.
Are wetlands being filled in?	DEIS p. 35-39, Section 3.2 describes the location and wetland types on the proposed project site, as well as potential impacts and proposed mitigation measures, in accordance with NYS standards and guidelines.
Why are two community centers being proposed?	The proposed project includes two community buildings strategically located on either side of the senior housing development, ensuring they are easily accessible and within a short, walkable distance for residents of the senior housing development.

			Are the regulatory flood zones consistent and can the Building Inspector confirm?	The floodplain is based on the FEMA FIRM (No. 36087C00154G). The Building Inspector to confirm.
			Why did the Planning Board not require an alternative RSH site plan that meets all bulk regulations?	A draft scoping outline was prepared by the applicant that included a no-action alternative, alternative site arrangement, and alternative site uses to review. The Planning Board, as lead agency, reviewed the draft outline, amended it, held public hearing on August 22, 2024, and solicited written comments. After receiving public comments, the Planning Board adopted the scoping outline, which formed the basis for the DEIS. At no time during the scoping process did anyone suggest an alternative RSH plan that meets all bulk regulations, and the applicant has not submitted an RSH plan that meets all bulk regulations.
			Request for a perimeter buffer to reduce visual impacts	DEIS p. 45 Section 3.5 describes the Visual Assessment conducted by MJ. The full Assessment can be found in DEIS Appendix C. An updated visual impact assessment from the western viewpoint of the proposed project site has been included in the FEIS. Based on the assessment, additional landscape screening will be included in the proposed project in the northwestern edge of the project site.
			Request for building elevations and ground elevations	Updated renderings of the proposed community centers and residences have been included in the FEIS.

2.0 ERRATA INFORMATION

The following reflects updates to text within the Draft Environmental Impact Statement (DEIS):

- DEIS Page 23 replace Table 6 with the following:

Table 6. Anticipated Approvals for Project		
Agency	Agency SEQRA Status	Description of Permit or Approval Required
Village of Airmont Board of Trustees	Involved	Approval of RSH floating zone designation
Village of Airmont Board of Trustees	Involved	Special permit
Village of Airmont Zoning Board	Involved	Variance for building coverage from 20% to 27.46% and for minimum distance between the southeast community room and Unit 79. Variance for side setback from 50 feet to 30 feet; total side setback from 100 feet to 60 feet; side yard setback from 50 feet to 30 feet; and distance between buildings from 50 feet to 20 feet
Village of Airmont Planning Board	Lead Agency	Site Development Permit Approval
Rockland county Planning Department	Involved	GML review
Rockland County Sewer District	Involved/Interested	Approval of sewer capacity (Option 1 Sewer Connection)
Rockland County Drainage Agency	Involved	Stormwater Permit
Rockland County Highway Department	Involved/Interested	Driveway access permit
Rockland County Department of Health	Involved/Interested	Mosquito control Potable water service Sanitary sewer service
New York State Dept of Environmental Conservation	Involved/Interested	SPDES General Permit (Stormwater)
New York State Office of Parks, Recreation and Historic Preservation	Interested	Consultation pursuant to NY, Parks, Recreation and Historic Restoration Law (PRHPL) 14.09 and/or 106 of the National Historic Preservation Act
United States Army Corp of Engineers	Involved/Interested	Jurisdictional Determination

- DEIS Page 20, Section 2.5.2, paragraph 1, row 6, add "As required by the General Permit for stormwater, a preconstruction meeting will be scheduled and held with the Project sponsor, their agents, and the MS4 prior to any ground disturbances."
- DEIS Page 30, Section 3.1.3.1.1, paragraph 2, row 2, at the end of the first sentence add "The construction entrance will have a wash basin to reduce dust and spillage of sediments or soils onto the public right-of-way."
- DEIS Page 36, Section 3.2.1.1.1.2, replace with "There is a ±0.45-acre freshwater pond centrally located along the western border of the subject property. The pond appeared to be several feet deep with a mucky substrate at the time of delineation. One culvert is present along the western edge of the pond; however, the culvert is for highwater events in the pond and does not create a continuous connection between the pond and the Saddle River. The project team submitted a Jurisdictional Determination on December 12, 2023, the Army Corp of Engineers acknowledged receipt on January 25, 2024, and a site visit was conducted on November 13, 2024. A Jurisdictional Determination was resubmitted on January 6, 2025. As of April 2, 2025, the Army Corp of Engineers has not asserted jurisdiction over this resource."
- DEIS Page 38, Section 3.2.2.1, replace paragraph 2 with "As of April 2, 2025, no jurisdictional determination for the subject property has been received. It is anticipated that the pond is an isolated resource and not jurisdictional to the Army Corp of Engineers; therefore, no additional permits or certifications are required. If the pond is found to be jurisdictional, then we anticipate the implementation of a 1:1 ratio of compensatory wetland mitigation at the discretion of the Army Corps of Engineers. As an alternative, the Army Corps of Engineers may require other compensatory wetland mitigation practices. The preference for mitigation will be on-site; however, off-site mitigation will also be considered. As part of the site development, the applicant will be bound by the Jurisdictional Determination and responsible for defined mitigation and required permitting and certifications."
- DEIS Page 81, paragraph 1, row 5, replace \$1,539,470 with \$1,477,545, based on feedback received from the Town of Ramapo Tax Assessor on March 20, 2025.
- DEIS Page 89, replace Table 8 with the following:

Table 8. Alternatives Analysis			
Description	Alternate Site Use A: Private K-12 School	Alternate Site Use B: Single-Family Home Development	Preferred Plan: 105 Multi-family units
Uses			
Single-Family Residential	0 units	15 units	105 units
School	School building(s)	No school building(s)	No school building(s)
Peak Hour Vehicle Trips			

Weekday AM Peak Hour	1,246	13	40
Weekday PM Peak Hour	272	17	46
Parking spaces (impervious cover)	343*	30	263
Tax revenue generation	\$0	\$252,120	\$1,477,545
School Age Children	1,600	23	0

- Visual exhibit was prepared in to assess the visual impacts of the proposed project on S. Monsey Road and Iroquois Trail. The exhibit is provided in FEIS Appendix D. The assessment found that the proposed project is not visible from S. Monsey Road, however it is visible from Iroquois Trail.
- DEIS Page 11, replace Table 2 with the following:

Table 2. Summary of Measures to Avoid, Minimize, and/or Mitigate Impacts	
Topic	Proposed Avoidance / Mitigation Measure
Geology, Soils, and Topography	• Sediment and erosion controls during and after construction • Soil restoration • Compliance with SWPPP and NYSDEC SPDES General Permit for Construction Activity
Water Resources	• Compliance with SWPPP and NYSDEC SPDES General Permit for Construction Activity Stormwater management controls designed to treat runoff prior to discharge off site • If water resources on the project site are found to be within the jurisdiction of the Army Corp of Engineers, we anticipate the implementation of a 1:1 ratio of compensatory wetland mitigation at the discretion of the Army Corps of Engineers. As an alternative, the Army Corps of Engineers may require other compensatory wetland mitigation practices. The preference for mitigation will be on-site; however, off-site mitigation will also be considered.
Climate and Air Quality	• Dust control procedures consistent with NYSDEC's Standards and Specifications for Dust Control • Soil, sediment, and erosion control • Vehicle wash-down station • Covered, mulched, or seeded stockpiles
Biological, Terrestrial, and Aquatic Ecology	• Compliance with SWPPP and NYSDEC SPDES General Permit for Construction Activity to protect trees, shrubs, ground cover and other vegetation • A construction site fence or barrier will be used to protect valuable vegetation • Limiting the time periods for tree clearing
Aesthetic/Visual Resources	• Landscape screening using dense evergreen plant materials at:

	- Northern edge of the Project Site, along Long Meadow Drive. - Southern edge of the Project Site, between the Saddle River and Project Site. - Northwestern edge between the Project Site and Iroquois Trail. - Along roadways and sidewalks.
Historic, Cultural, and Archaeological Resources	No mitigation required
Open Space and Recreation	- No mitigation required - Maintenance of existing nature trails is proposed
Traffic and Transportation	- During construction, construction signage and traffic safety measures will be implemented - No intersection improvements are required - Installation of a W2-2 intersection warning sign and supplemental panel "DRIVEWAY" on southbound Saddle River Road in advance of the proposed southern site driveway - Construction of 5-foot sidewalk along Project Site frontage on Saddle River Road
Noise	- BMPs during construction, including restricted work hours for major construction activities. Building ventilation and mechanical system selection will consider noise control considerations - Compliance with Village of Airmont Noise Ordinance, Chapter 132 of Village Code
Public Health and Safety	No mitigation required or proposed
Land Use and Zoning	- Compliance with the RSH. District requirements - Compliance with Comprehensive Plan and Rockland County Housing Needs Assessment to address lack of supply of senior housing and housing diversity
Growth and Character of the Community	BMPs during construction to limit dust and erosion, and demolition and construction activities will be restricted to work hours. There is a documented need for senior housing within the Village of Airmont and Rockland County identified in the 2018 Comprehensive Plan and 2024 Rockland County Housing Needs Assessment
Community Facilities and Services	- Solid waste will be contained and hauled in accordance with BMPs - Automatic sprinkler systems and fire pumps (if required) will be designed as part of the building construction plans and reviewed as part of the building permit process - Water distribution system will be designed and installed in accordance with the Veolia Water District Standards, Rockland County Department of Health Rules and Regulations

**Appendix A **

Planning Board Public Hearing Minutes

January 23, 2025 Public Hearing

Joanne Patrick – 60 S Monsey Rd

- I looked through the materials that were made available online.
- Was there a recent land survey? I would like to see the markers there.
 - It was noted the site plan was based on a survey that is included in the Appendix
 - I will come tomorrow to read the paper copy of the DEIS and appendix
- For the Village of Airmont, what are the times of the noise ordinance because there is noise coming after 10 PM. I have called the police, and they have done nothing but there is noise in the summertime when your windows are open, they have a loudspeaker, I guess the senior will not make noise though. Are they 55 and older?

Danielle Meehan – 18 Ackerman Ave

- When I was clapping, I was expressing myself and forms of expression are protected under the First Amendment unless the Village of Airmont has suspended the First Amendment here. Please you need to respect my rights.
 - The board has the right to maintain decorum
- Would it be better to send the questions in writing as they are very involved with SEQR, there are about 14 of them.
- On Pag 69 there was a discussion that explains that the housing is being considered multi-family, I was here when the scoping document was first presented and I did look at what I believe were plans. I was under the impression each of these were singly family dwellings. It does not make sense to me that each of these buildings are being referred to as multi-family. I would appreciate it if this was clarified. They're not townhomes they look like patio homes to me. I am not an expert, but I would appreciate that clarified.
- I was having a hard time finding where all the area variances are if that could be made more clear, usually the plans are in one place or area.
- There's a number that is mentioned for the net lot area, but I was not clear on if the developer has taken the internal rights of way and areas that shouldn't be included in the net area if this could also be clarified as well.
- It appears to me that wetlands are being filled in, it appears that the wetlands that are proposed to be filled in are in a flood zone. I'd like to know what rules apply to this.
- The regulatory flood zone areas do not look consistent. Perhaps Lou the building inspector could verify if that is consistent across all the sheets. It did not look consistent to me, but I could be incorrect.
- The remaining of my questions are very SEQR involved and I will submit them in writing.

Steven Klein – 73 Regina Rd

- I was reviewing the traffic impact study it is pretty thick, but does not reflect the reality of what is happening in this area in any way shape or form. 30 MPH speed limit is a suggestion apparently. I am penalized all the time for driving the speed limit. One of the reasons I drive the speed limit, actually 2 reasons. The first is pedestrian concern, and the second is

because the rampant overdevelopment that has now has placed large animals into the roadways. So, I want to tell you there's another thing. The statistics in terms of accidents and accident rates are underreported. I have witnessed on many occasions accidents where there is no accident report. You can't tell me, and each and every one of you know, that every single Friday is a traffic nightmare at the corner of Saddle River and Regina Road without fail. The Ramapo Police do not at all seem to care about it. It has been going on for easily 4 years. I cannot tell you how many times I have been passed on these narrow roads because the speed limit is only a suggestion.

- The aquifer is under assault already. I want to know, let's say hypothetically, all this stuff, all this overdevelopment, this project is just far too large. I want to make that clear. So, the aquifer becomes polluted and is no longer functioning and that water source is maybe not really germane to the people in New York State as much as it is to the people in New Jersey. Who is responsible for this? Because there is a lot of stuff that is going on. I could say some things people said to me off the record that the wells and all the stuff on the hillside is in danger, and I will leave it at that. It is a drinking water supply for many people in New Jersey downstream from us.

February 27, 2025 Public Hearing

Joanne Patrick – 60 S Monsey Rd

- My property borders the proposed project
- Is there state funding being used for this project and will there be affordable housing?
- Can there be trees on S Monsey Road property border like they're getting on Long Meadow Rd?

Kristin Robello – 58 S Monsey Rd

- Project borders property and has many concerns, including:
 - too many housing units
 - there are current problems with sewers, there have been overflows for about 15 years in area, and adding more housing units will make the problem worse.
- Traffic concerns - its difficult to make a left from S Monsey to Saddle River Rd
- Bottom of S Monsey has been washed out and eroded due to ongoing flooding issues.
- There's current lighting on project site that comes through windows of home and it affects wildlife, like bats which are important for controlling mosquitoes
- Why can't it remain open or be a single-family development instead?
- Is there enough water?

**Appendix B **

Written Public Comment

March 10, 2025 (03/10/2025)

To: Village of Airmont Planning Board

Re: Blue Rill Estates LLC DEIS concerns/questions

From: Steven Klein

73 Regina Rd.

Airmont, NY 10952-4527

Cover + 4 Pages



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Questions for Village of Airmont Planning Board and DEIS for 444 Saddle River Road (Blue Hill Estates),

1. Can you clarify whether the zoning has been approved for the project or whether the zoning decision is part of the SEQRA action?
2. I see mention of the need for variances.
Can you confirm whether the variances needed for the project are considered to be part of the SEQRA action?
3. I see that there is a request for building coverage variances and there is a mention of variances for setbacks and also for distance between buildings. I am having difficulty finding a single place where all variances being requested are listed.
Can you ask the applicant to identify where all variances are listed?
4. I see that there is a number mentioned for net lot area but I could not find out where the calculations are listed for net lot area found.
Can you ask the developer to clarify where I can find that calculation? There is a discussion on page 14 but there is no mention of deductions made for the sites internal right of ways and I want to know if these were accounted for or not.

5. On page 69 there is a discussion that explains that the housing is being considered "multi-family" and the question is why? Clearly these are patio houses and not apartment buildings. Can you please clarify what the basis is for allowing for that definition to be used here when it certainly appears to be inappropriate? If townhomes and patio homes which are attached homes are not considered multi-family and the Village has a history of real apartment buildings for 55+ that are certainly multi-family, how are these substantially stand alone units being considered multi-family?

6. What is the purpose of the breezeways being added to the various buildings? It appears that they are not true enclosed breezeways that would provide an enclosed connection between two different multi-family buildings with one another or with a common community building but rather some sort of structure designed to change the definition of the style of housing. Can you please clarify the intent of the breezeways?

7. I did not see any jurisdictional determination regarding the wetlands on the site. Is there one to be found?

8. Why are wetlands being filled in within what appears to be a flood zone? What rules apply to this?

9. There are two community centers proposed? Why?
Why not a community center and other more active common facilities like a tennis court(s), swimming pool, pickleball court(s)?
10. The regulatory flood zone areas on the existing conditions plan does not appear to match the other plans.
Can you ask the building inspector if the plans were confirmed to be consistent across all the sheets.
11. Why did the Planning Board not require as an alternative an RSH site plan that meets all bulk regulations?
12. Since there are clearly substantial visual impacts there should be an alternative considered that includes a perimeter buffer to reduce visual impacts?
13. Can you require that the visual impacts analysis include building elevations and ground elevations and planning size requirement to better understand the anticipated impacts?

The traffic study does not factor the 100%+ saturation of traffic that is overflowing onto Village roads.

It is under reporting the actual number of accidents/collisions because many of them are not subjected to accident reports and there is no (zero) mention of impacts with animals because of overdevelopment.

The study does not address limited sight lines, the exponential increase in commercial traffic, disregard of the posted speed limit (usually 30 MPH, sometimes 25 MPH).

In the "conclusion" portion of the traffic study, it states that the intersections in the study will continue to operate at "acceptable levels of service during peak hours" after this site is completed. They do not do that now.

This is from a resident with far more knowledge of the lived experience reality of traffic on the sited roads/intersections than the firm contracted by the developer.

The study and its accompanying appendices while aesthetically pleasing, are at best flawed.

The traffic reality is that we have experienced increased traffic/volume on all these roads as a consequence of increased development.

This situation will worsen as a result of the size and scope of this proposal that will pose increased burden/danger on current and potential new residents.

It (the traffic study) is like a figurative equivalent of ramming a square peg in a round hole.

March 4, 2025

Dear Mayor Bubel and Trustees of the Village of Airmont:

My name is Mollie Muenzen, and myself and my husband have been residents of Airmont since September of 2005. I am writing to express our concerns about the proposed Blue Rill Development located at 444 Saddle River Road, in Airmont, NY. I attended the Board of Trustees meeting held on March 3rd, and was present during the presentation given by the legal and engineer representatives of the Blue Rill Development.

At present, this 18-acre property provides numerous trees that provide clean, oxygenated air, shade, shelter, habitat and food for local birds and other wildlife. We all benefit from this. No doubt many of the trees are over 100 years old, and their extensive root systems stabilize the soil and help prevent flooding and run-off. Construction of the proposed 105, 2-story units will necessitate the removal of an estimated minimum of 80% of the trees on the property. The loss of this habitat would be irrevocable in our lifetimes, our children's lifetimes, their children's lifetimes, and for the foreseeable future. Once this habitat is destroyed, it is gone forever.

In 2005, we purchased our home in Airmont with the understanding that we would live in a Rural Residential zone. We would not have moved here otherwise. We have a deep love and respect for nature, wildlife and green space. It is a tremendous disappointment to us that Airmont's zoning laws could be changed in such a drastic manner as to allow for the incredibly dense development of 104 units on the Blue Rill Development property. In addition to the aforementioned loss of trees and habitat, the noise pollution, increased traffic (which has increased exponentially and dangerously on our street in the past 19 years), increased load on our antiquated sewer system (we live across the street from a pumping station and have been plagued with terrible odors for years, to the point of having to keep our windows closed), and the possibility of pollution of the Saddle River which runs through that property, are all additional concerns.

While reviewing these valid concerns, please do not label me as discriminating against seniors-I am one myself. I have spent decades advocating for the rights and needs of children and adults with intellectual and developmental disabilities, so I am no stranger to discrimination and how it manifests in the community.

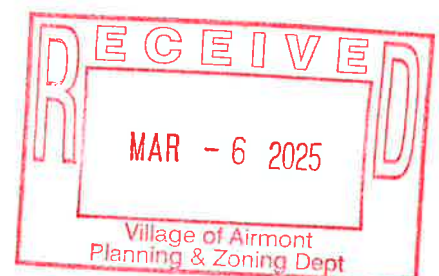
I would ask the Mayor and Trustees consider a less drastic course of action for the Blue Rill Development, as it seems it is inevitable despite opposition from part of Airmont's community. I would suggest half the number of units as a compromise. Or one the two alternate plans could be considered-preferable the one to build 15 single-family residences. The purchaser of the Blue Rill property must have been aware that asking for a change in the zoning was not guaranteed by any means-all things being equal.

Thank you for your consideration and review of these concerns. I look forward to receiving your written response.

Sincerely,

Mollie Muenzen and Kaarlo Hentila

37 Twin Lakes Drive, Airmont, NY 10952



**Appendix C **

eNOI Print Out (General Construction Permit)

Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001



Alternate Identifier Blue Rill Estates—Region 3 **Submission** HQB-BRX9-W13KW **Revision** 1 **Form Version** 1.5

Review

This step allows you to review the whole form to confirm the information is accurate and complete, prior to certification and submission. If any responses are marked with errors, please use the navigation pane to the left or the arrow above to return to previous sections of the form. Once there, you can edit your responses and correct any missing or invalid fields.

Please note: Information you have entered into the form will not be visible to NYSDEC staff until you complete the 'Certify and Submit' step.

ELIGIBILITY
Disturbance Threshold
1. Will the construction activity involve soil disturbances listed in Part I.A.1 of GP-0-25-001? Yes
1.a. Will any runoff from the site enter a sewer system classified as a combined sewer? No
1.b. Is this a remediation project being done under a Department approved work plan (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) with a SWPPP which meets the substantive requirements of GP-0-25-001? No
1.c. Is the construction activity related to a stormwater discharge that does not require a permit as described in 40 CFR 122.3(e), e.g. non-point source agriculture or silviculture activities? No
Other SPDES Permits

2. Will the discharge from the construction activity meet all conditions listed in Part I.A.2 of GP-0-25-001?

Yes

Threatened and Endangered Species

3. Will the construction activity potentially adversely affect a species that is endangered or threatened per Part I.A.3.?

No

State Historic Preservation Act (SHPA)

4. Is the construction activity designated by the Commissioner of the Office of Parks, Recreation and Historic Preservation (OPRHP), pursuant to 9 NYCRR §§428.12 or 428.13 as exempt from the SHPA review (see Attachment 2 of the Letter of Resolution between NYSDEC and OPRHP, dated January 9, 2015)?

Yes

State Environmental Quality Review (SEQR)

5. Is the construction activity subject to SEQR (Part I.A.5.), or the equivalent environmental review from another NYS or federal agency (Part I.A.6.)?

Yes

5.a. Has the owner/operator obtained documentation that the project review pursuant to SEQR, or the equivalent, has been satisfied per Part I.A.5. or I.A.6. of GP-0-25-001?

Yes

Uniform Procedures Act (UPA) Permits

6. Has the owner/operator obtained all necessary UPA permits from NYSDEC, or the equivalent from another NYS or federal agency per Part I.A.7.a. of GP-0-25-001?

Yes

Steep Slope

7. Is the construction activity within the watershed of surface waters of the State classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website?

No

OWNER/OPERATOR INFORMATION

8. Owner/Operator Name

Blue Rill Estates LLC

9. Owner/Operator Contact Person Information

First and Last Name



Phone

E-mail

None Specified



973-756-1100

info@highbrookmgmt.com

10. Owner/Operator Mailing Address

1000A Lake Street

Ramsey NJ 07446

USA

11. Is the billing contact different from the Owner/Operator Contact?

No

12. What type of organization is the owner/operator?

LLC

12.b. Is the owner/operator registered with the Department of State to do business in New York State?

Yes

12.b.i. Department of State ID #

5939669

The Department of State ID can be found using the following link:

Department of State | Division of Corporations 

SITE INFORMATION

13. Project/Site Name

Blue Rill Estates

14. Site Address

444 Saddle River Road

Airmont NY 10982

Rockland

DEC Region

3

15. Site Latitude & Longitude

Latitude	Longitude
41.085681138693595	-74.08137008514177

PROJECT DETAILS

16. This eNOI submission is for:

A construction activity not part of a common plan of development or sale in accordance with Part I.D.1.a.

17. Does the project type fall under Table 1 or Table 2 of Appendix B of GP-0-25-001? If any portion of the construction activity falls under Table 2, regardless of the size of the disturbance, select "Table 2".

Table 2

18. Consistent with Part III.B.1.c.i. of GP-0-25-001, provide a concise overview of the project. Describe existing and proposed conditions, and include any other relevant information.

The project site, located at 444 Saddle River Road, comprises three adjoining tax lots: 62.11-2-8, 9, and 10, with a total lot area of approximately 17.99 acres. Currently, the Blue Rill Day Camp occupies the site. The applicant is proposing the construction of a senior housing development consisting of 105 semi-attached two-story homes. The site will have access via two entrances onto Saddle River Road and will be served by municipal water and sanitary sewer.

Enter the total project site acreage, the acreage to be disturbed, and the future impervious area (acreage) within the disturbed area, rounded to the nearest tenth of an acre.

19. Total Site Area (acres)

17.9

20. Total Area to be Disturbed (acres)

16.5

21. Existing Impervious Area to be Disturbed (acres)

4.2

22. Future Impervious Area Within Disturbed Area (acres)

8.2

Nature of the project:
Redevelopment with increase in impervious area

23. Do you plan to disturb more than 5 acres of soil at any one time? No
24. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.
A (%) 84
B (%) 0
C (%) 16
D (%) 0
25. Enter the planned start and end dates of the disturbance activities.
Start Date 01/01/2026
End Date 06/01/2028
26. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge. Saddle River and tribs - 1501-0033
27. Type of waterbody identified in question 26? Stream/Creek On Site
28. Has the surface waterbody in question 26 been identified as a 303(d) segment in Appendix D of GP-0-25-001? No
29. Is this project located in one of the Watersheds identified in Appendix C of GP-0-25-001? No
30. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? No

31. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?

Yes

31.a. What is the name of the municipality/entity that owns the separate storm sewer system? If the separate sewer system is owned by an MS4 Operator, enter the MS4 Operator name.

Village of Airmont

32. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?

No

33. Is this property owned by a state authority, state agency, federal government or local government?

No

REQUIRED SWPPP COMPONENTS

General SWPPP Requirements

34. Has a SWPPP been developed in conformance with the requirements in Part III. of GP-0-25-001?

Yes

35. Does the SWPPP demonstrate consideration of the future physical risks due to climate change pursuant to the CRRRA, 6 NYCRR Part 490, and associated guidance per Part III.A.2. of GP-0-25-001?

Yes

36. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?

Yes

37. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the NYS Stormwater Management Design Manual?

Yes

37.a. Which version of the NYS Stormwater Management Design Manual was used to develop the SWPPP?

2024

SWPPP Preparer

39. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

Professional Engineer (P.E.)

40. Name of the person who prepared the SWPPP

Michael Panichelli

41. SWPPP Preparer Organization Name

MJ Engineering, Architecture, Landscape Architecture and Land Surveying (MJ)

42. SWPPP Preparer Contact Information

First and Last Name

Phone

E-mail

Michael Panichelli

518-371-0799

permits@mjteam.com

43. SWPPP Preparer Address

21 Corporate Drive

Clifton Park NY 12065

Download SWPPP Preparer Certification Form

Please take the following steps to prepare and upload your preparer certification form:

- 1) Click on the link below to download a blank certification form
- 2) The certified SWPPP preparer should sign this form
- 3) Upload the completed form

Download SWPPP Preparer Certification Form 

44. Please upload the SWPPP Preparer Certification

No files uploaded

Comment

None Specified



At least one file is required.

44.a. Has the SWPPP Preparer Certification Form been signed by the SWPPP preparer in accordance with Part VII.J of GP-0-25-001?

Yes

EROSION & SEDIMENT CONTROL CRITERIA

45. Has a construction sequence schedule for the planned management practices been prepared?

Yes

POST-CONSTRUCTION CRITERIA

Site Planning and Soil Restoration

46. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

Reduction of Clearing and Grading

Locating Development in Less Sensitive Areas

Preservation of Undisturbed Area

47. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6 ("Soil Restoration") of the Design Manual.

All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

Water Quality Criteria

49. Water Quality Sizing Criteria

Total WQv required (acre-feet)	Total RRv provided (acre-feet)	Minimum RRv (acre-feet)	Total WQv provided (acre-feet)	Sum of RRv and WQv provided
0.652	0.926			NaN

Water Quantity Criteria

50. Per Section 9.2.1.C.VI and VII of the 2024 Design Manual, is there 0% change to hydrology that increases the discharge rate and volume from the project site?

No

51. Does one of the waiver conditions apply to the channel protection for this construction activity?

Yes

51.a. The need to provide channel protection has been waived because:

The 1-year post-development peak discharge is less than or equal to 2.0 cfs without detention or velocity controls.

52. Does one of the waiver conditions apply to the Qp and Qf for this construction activity?

Yes

52.a. The need to meet the Qp and Qf criteria has been waived because:

A downstream analysis reveals that overbank control is not required.

Operation and Maintenance

53. Has a long-term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?

Yes

53.a. Identify the entity responsible for the long-term Operation and Maintenance.

Owner/Operator

POST-CONSTRUCTION SMP IDENTIFICATION

54. Post-Construction RR Techniques and Standard SMPs

RR Techniques and SMPs	Contributing Impervious Area (acres)	Total Contributing Area (acres)
Underground Infiltration System (I-4)	1.470	

55. Alternative SMPs

Type of Alternative SMP	Manufacturer of the Alternative SMP	Name of the Alternative SMP	Contributing Impervious Area (acres)
Hydrodynamic	Contech	<i>None Specified</i>	8.4

OTHER PERMITS

56. Identify other permits, existing and new, that are required for this project/facility.

Other

Please Describe

Site Development, ZBA,

57. Is this NOI for a change in owner/operator per Part I.G.?

No

MS4 SWPPP ACCEPTANCE

59. Will the construction activities be within the municipal boundary(ies) of Traditional Land Use Control MS4 Operator(s) and discharge to the MS4(s)?

Yes

59.a. Which form is required per Part I.D.2.b.ii.?

MS4 SWPPP Acceptance Form

MS4 SWPPP Acceptance Form Download

Download the MS4 SWPPP Acceptance Form from the link below.

MS4 SWPPP Acceptance Form 

60. MS4 Acceptance or No Jurisdiction Form Upload

No files uploaded

Comment

None Specified



At least one file is required.

60.a. Has the form been signed by the principal executive officer or ranking elected official—or duly authorized representative of that person—in accordance with Part VII.J. and submitted along with this NOI?

Yes

OWNER/OPERATOR CERTIFICATION

The owner/operator must download, sign, and upload the certification form in order to complete this application.

Owner/Operator Certification Form Download

Download the Owner/Operator Certification Form by clicking the link below.

Owner/Operator Certification Form 

61. Upload Owner/Operator Certification Form

No files uploaded

Comment

None Specified



At least one file is required.

61.a. Has the Owner/Operator Certification Form from Appendix J been signed by the owner/operator, or a representative of the owner/operator in accordance with Part VII.J of GP-0-25-001 and uploaded to the eNOI?

Yes

ADDITIONAL PROJECT INFORMATION

62. Enter any additional pertinent project information in the text box below.

None Specified

**Appendix D **

Additional Visual Assessment



100' 50' 0 100'

SUBMITTAL / REVISIONS						PROJ. MANAGER: DJL DESIGNED BY: DAG DRAWN BY: DAG CHECKED BY: DJL
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE	

REGISTRATION EXPIRES
10.31.2025

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER, OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

NOT FOR CONSTRUCTION



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

BLUE RILL ESTATES

WESTERN VIEWSHED

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: AS NOTED
CONTRACT No.:
MJ PROJ. No.: MJ1587
DATE: 03-26-2025

1 OF 1

**Appendix E **

Building Renderings

Blue Rill Club House View



Blue Rill House View 1



Blue Rill House View 2



**Appendix F **

Fiscal Impact Analysis

LEVY DESCRIPTION	TAX RATE (per \$1000 or Unit)		Preferred Alternative: Proposed Project			Alternative Site Use B: Single-Family Development		
	UNIFORM PCT	VALUE	FULL MARKET VALUE	ASSESSED TAXABLE VALUE	TAX AMOUNT	FULL MARKET VALUE	ASSESSED TAXABLE VALUE	TAX AMOUNT
COUNTY TAX	27.491644	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 1,597.88	\$ 900,000.00	\$ 69,840.00	\$ 1,920.02
GENERAL TOWN TAX	13.38137	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 777.76	\$ 900,000.00	\$ 69,840.00	\$ 934.55
SCHOOL TAX (E RAMAPO)	121.760291	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 7,077.00	\$ 900,000.00	\$ 69,840.00	\$ 8,503.74
VILLAGE TAX	8.9248	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 518.73	\$ 900,000.00	\$ 69,840.00	\$ 623.31
LIBRARY	6.759859	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 392.90	\$ 900,000.00	\$ 69,840.00	\$ 472.11
TOWN POLICE	33.737298	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 1,960.89	\$ 900,000.00	\$ 69,840.00	\$ 2,356.21
AMBULANCE DIST. #1	2.398618	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 139.41	\$ 900,000.00	\$ 69,840.00	\$ 167.52
MONSEY FD	8.43124	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 490.04	\$ 900,000.00	\$ 69,840.00	\$ 588.84
SEWER DISTRICT RR	4.375601	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 254.32	\$ 900,000.00	\$ 69,840.00	\$ 305.59
SOL. WASTE DISP. C	3.801962	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 220.98	\$ 900,000.00	\$ 69,840.00	\$ 265.53
WATER FIRE HYDRANTS	2.444443	7.76%	\$ 749,000.00	\$ 58,122.40	\$ 142.08	\$ 900,000.00	\$ 69,840.00	\$ 170.72
ANIMAL MANAGEMENT	19.04	7.76%	\$ 749,000.00	1.00	\$ 19.04	\$ 900,000.00	1.00	\$ 19.04
CO COMP	19.84	7.76%	\$ 749,000.00	1.00	\$ 19.84	\$ 900,000.00	1.00	\$ 19.84
MATERIALS RECOVERY	41.9	7.76%	\$ 749,000.00	1.00	\$ 41.90	\$ 900,000.00	1.00	\$ 41.90
SEWER DISTRICT RR	401.945002	7.76%	\$ 749,000.00	1.00	\$ 401.95	\$ 900,000.00	1.00	\$ 401.95
TRANSFER STATION CHG	17.13	7.76%	\$ 749,000.00	1.00	\$ 17.13	\$ 900,000.00	1.00	\$ 17.13
TOTAL (per unit)					\$ 14,071.85			\$ 16,808.00
TOTAL TAX REVENUE					\$ 1,477,544.73			\$ 252,119.97

*1.00 fee based on typical residential assessment in Project Site area

Per Town of Ramapo Tax Assessor:

2024-25 Basic Star		
Suffern Central	\$1,077.09	
East Ramapo	\$648.99	

**Appendix G **

Correspondence



Re: MJ1587.01 Blue Rill Senior Estates Estimated Tax Revenues

From Harley McNally <McNallyH@ramapo-ny.gov>

Date Thu 3/20/2025 9:31 AM

To Jennifer Ceponis <jceponis@mjteam.com>

Cc Jaclyn Hakes <jhakes@mjteam.com>; Kathleen Ferrazzano <FerrazzanoK@ramapo-ny.gov>

Good Morning,

The equalization rate does not appear to reflect my latest eq. rate from last years roll. Which would've been 7.76 but taking the full value x the eq rate would get you the av and then apply the applicable tax rate. I would double check with the taxing entities as to what they used. Any questions please feel free to give me a call.

Best,

Get [Outlook for iOS](#)

From: Jennifer Ceponis <jceponis@mjteam.com>

Sent: Thursday, March 20, 2025 8:47:30 AM

To: Harley McNally <McNallyH@ramapo-ny.gov>

Cc: Jaclyn Hakes <jhakes@mjteam.com>

Subject: Fw: MJ1587.01 Blue Rill Senior Estates Estimated Tax Revenues

Hi Harley,

I'm just following up on the fiscal impact analysis for a proposed development in Airmont (see below). Please let me know if you have any questions or needed any clarifications.

Thanks again,
Jen

From: Jennifer Ceponis

Sent: Thursday, March 13, 2025 10:45 AM

To: mcnallyh@ramapo.org <mcnallyh@ramapo.org>

Cc: Jaclyn Hakes <jhakes@mjteam.com>

Subject: MJ1587.01 Blue Rill Senior Estates Estimated Tax Revenues

Good morning Harley,

The Tax Assessor's office recommended I reach out to you regarding the potential tax revenue estimates for a proposed development in the Village of Airmont, located at 444 Saddle River Road. Our client is the developer, and the proposal is currently undergoing the environmental review process.

	and Recommended Standards for Water Works • Sewer infrastructure will be designed and constructed in accordance with the Village of Airmont and Rockland County standards
--	--

We have prepared estimates for the potential tax revenue to the County, Town, School District, Village, and other entities, based on two different development proposals:

1. **105 two-bedroom units**, each with a full market value of \$749,000
2. **15 four-bedroom single-family homes**, each with a full market value of \$900,000

These estimates were made using the 2024 tax bills, applying the uniform percent value and tax rate for each tax levy type to the proposed value of each unit.

I've attached a table that outlines the figures used to estimate the total potential tax revenue generated by the proposed development.

Could you please review the methodology and confirm whether it aligns with the estimates typically used by the Town Assessor's Office? We would greatly appreciate it if you could provide your feedback by **Friday, March 21st**.

Thank you in advance for your time and assistance and please do not hesitate to reach out with any questions. I would be happy to discuss if it helps clarify anything.

Best regards,
Jen



mjteam.com

Jen Ceponis

Senior Planner

jceponis@mjteam.com

518.371.0799, ext. 481

21 Corporate Drive
Clifton Park, NY 12065

Please note that our logo, email, website, and address have changed.

ALBANY BUSINESS REVIEW



BEST PLACES TO WORK



TIMES UNION
timesunion.com



April 4, 2025

Suzanne Carley, Planning and Zoning
Secretary Village of Airmont
251 Cherry Lane
PO Box 578
Tallman, New York 10982

RE: MJ1587.01 Blue Rill Senior Estates

444 Saddle River Road
SBL 62.11-2-8, 9 and 10

Dear Ms. Carley:

MJ Engineering and Land Surveying has received comments from Town of Ramapo Department of Public Works dated May 10, 2024. We offer the following responses to the comments with comments listed and our responses in *blue italics*.

Narrative

1. A sanitary sewer review is required prior to final site plan approval. The fee of \$125.00, payable to the Town of Ramap at the Town of Ramapo Planning Department, is due from the applicant. Ordinarily the Town would not begin the review process until the department has received receipt that the above fee has been paid. Please make sure the applicant submits the review fee as soon as possible.

Response: Comment noted.

2. The existing sewer connections must be shown.

Response: Comment noted. The plans will be updated to show the location of the existing sewer connections. Please note that all the existing sewer connections will be removed and capped at the property line.

3. The Rockland County Sewer District No. 1 must be given an opportunity to comment on this plan.

Response: Comment noted. The Rockland County Sewer District No. 1 has been included as an involved agency for the project review.

4. A note stating that if the lowest floor to be sewerred is below the upstream rim elevation then an exterior check valve is required.

Response: Comment noted. The plans will be revised to include a note stating that if the lowest floor to be sewerred is below the upstream rim elevation then an exterior check valve is required.



5. A sewer study is required.

Response: Comment noted. A sewer study had been prepared and will be provided for the review and approval of this department.

6. The connection to the existing manhole is not connected to the existing manhole. The manhole information is difficult to read.

Response: The plans have been revised to show the connection to the existing manhole. The manhole label had been for clarity.

7. There is a pump station shown but no pipes are shown carrying flow to it.

Response: The plans have been revised to show the connection to the proposed pump station.

8. The design of the pump station and the sewer must comply with the Town's requirements.

Response: Comment noted. The sump station and the onsite sewers will comply with the Town's requirements.

9. The Town's sewer notes and details must be provided.

Response: Comment noted. The Town sewer notes and details will be provided as part of a subsequent submission.

10. Inverts at the cleanout must be provided.

Response: Comment Noted. The plans will be revised to provide invert elevations at the proposed cleanouts.

11. The design of the sewer connections must be provided.

Response: Comment noted. The plans will be revised to provide details on the sewer connections.

12. The cast iron invert and lowest floor elevations to be sewered must be provided.

Response: Comment noted. The cast iron invert and the lowest floor elevations to be sewered will be provided.

13. We will provide more substantive comments once a more detailed plans are developed.

Response: Comment noted.



If you have any comments or questions or need additional information, please do not hesitate to contact this office at (845) 240-2412.

A handwritten signature in blue ink that reads 'Dennis Lynch'.

Dennis Lynch, P.E.
Civil Engineering Group Manager



April 4, 2025

Suzanne Carley, Planning and Zoning Secretary
Village of Airmont
251 Cherry Lane
PO Box 578
Tallman, New York 10982

RE: MJ1587.01 Blue Rill Senior Estates
444 Saddle River Road
SBL 62.11-2-8, 9 and 10

Dear Ms. Carley:

MJ Engineering and Land Surveying has received comments from Rockland County Drainage Agency dated May 21, 2024. We offer the following responses to the comments with comments listed and our responses in *blue italics*.

1. The above-referenced site is within the jurisdiction of the RCDA, pursuant to the Rockland County Stream Act. Therefore, a Stream Control Act permit from the RCDA is required for the current proposal. Please have the applicant submit an application to the RCDA directly. The RCDA will provide project-specific comments upon receipt and review of the permit application submission. Copies of permit application package and Chapter 846: Rockland County Stream Act are being mailed to the property owner with a copy of this letter and are also available at the County website, within Highway Department, Drainage Division.

Response: Comment noted. An application has been made with the RCDA.

2. The RCDA has previously issued a Notice of Violation for the project site referenced above to the property owner, dated April 18th, 2021. Please have the property owner address the violation.

Response: Comment noted. The Rockland County Drainage has been included in the GML review procedure.

3. By copy of this letter the RCDA is notifying municipal land use boards and departments that the site is within the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846, as noted above. All future development proposals of this site will require a review and a written determination from the RCDA as to whether a permit is required. The RCDA recommends that the municipal departments ensure the site has no outstanding violation and the applicant has secured the required permit from the RCDA, prior to granting development permit.

Response: Comment noted.



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



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



If you have any comments or questions or need additional information, please do not hesitate to contact this office at (845) 240-2412.

A handwritten signature in blue ink that reads 'Dennis Lynch'.

Dennis Lynch, P.E.
Civil Engineering Group Manager



April 4, 2025

Suzanne Carley, Planning and Zoning Secretary
Village of Airmont
251 Cherry Lane
PO Box 578
Tallman, New York 10982

RE: MJ1587.01 Blue Rill Senior Estates
444 Saddle River Road
SBL 62.11-2-8, 9 and 10

Dear Ms. Carley:

MJ Engineering and Land Surveying has received comments from Rockland County Highway Department dated May 07, 2024. We offer the following responses to the comments with comments listed and our responses in *blue italics*.

Narrative

1. The RCHD believes that the applicant has made no serious effort to satisfy the zoning requirements that will potentially damage the environmental resources.

Response: Comment noted. The applicant will continue collaborating with the Village of Airmont Planning Board and Zoning Board of Appeals throughout the site development approval process.

2. The Rockland County Drainage Agency shall be included in the GML review procedure.

Response: Comment noted. The Rockland County Drainage has been included in the GML review procedure.

3. The RCHD believes that the proposed action triggers the SEQRA review process due to the several potential environmental impacts around the area.

Response: Comment noted. An Environmental Impact Statement (EIS) had been prepared for the project.

4. The proposal is a dense development than what is existing now. Additionally, it requires several variances from the applicable bulk standards. The acceptance of the proposed action would result in over development the individual lot in the district. It appears that similar actions in the past have been setting a precedent for neighbors seeking the same relief. The cumulative of such overdevelopment in the district would certainly worsen the traffic congestion, street parking, flood issues and lead to substandard developments in the area. The applicant will have to investigate the above concerns and mitigate them.



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



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



Response: Comment noted. The applicant will continue collaborating with the Village of Airmont Planning Board and Zoning Board of Appeals throughout the site development approval process.

5. A traffic impact study will be required for the proposed action. The study shall have to investigate traffic conditions on the nearest roads and the nearest intersection that will be impacted due to the proposed action.

Response: Comment noted. A Traffic Impact Study (TIS) has been prepared for the project. The study will reveal whether the local road network can support this use and identify necessary mitigation measures to avoid, minimize, or mitigate adverse impacts.

6. The proposed action will deteriorate the existing traffic flow, and the conditions on Saddle River Road will have to be addressed.

Response: Comment noted. A Traffic Impact Study (TIS) has been prepared for the project. The study will reveal whether the local road network can support this use and identify necessary mitigation measures to avoid, minimize, or mitigate adverse impacts.

7. The proposed driveway configuration for the facility will potentially create traffic safety concerns on Saddle River Road.

Response: Comment noted. The applicant will continue to work with the Village traffic consultant and the Rockland County Highway Department regarding the proposed driveway configuration.

8. The intersection of New County Road and Monsey Heights Road is a concern as it is operating under temporary traffic control measures until a permanent solution is implemented. Additional traffic would deteriorate the operation and safety of the intersection. The proposed project must be developed and implemented in conjunction with a permanent improvement to the intersection.

Response: Comment noted. The Traffic Impact Study (TIS) for the project has been completed, taking into account other nearby developments in its analysis. One of the intersections included in the report is Saddle River Road and S. Monsey Heights Road. The applicant will continue to work with the Village traffic consultant and the Rockland County Highway Department to explore potential mitigation measures.

9. There are other high-density developments either built or proposed in the district that demands more infrastructure improvements required in the area. The applicant must coordinate the project with other developments to investigate and mitigate the traffic and other environmental impacts.

Response: Comment noted. The Traffic Impact Study (TIS) has been completed for the project, and other developments are considered part of its analysis. The applicant will continue



collaborating with the Village traffic consultant and the Rockland County Highway Department to explore potential mitigation measures.

10. Normally, there shall be no more than one driveway allowed on a property. The driveways on Saddle River Road shall be eliminated to promote traffic safety and level of service on the nearest roadway and intersection.

Response: Comment Noted. The applicant will continue collaborating with the Village traffic consultant and the Rockland County Highway Department to explore potential mitigation measures.

11. The inadequate parking in the property would cause detrimental impact on the existing traffic conditions and environment in the neighborhood. The applicant shall be required to investigate the impacts due to parking variance and provide sufficient mitigation measure to address the effect.

Response: The plans provided the minimum off-street parking.

12. The applicant had provided no clear stormwater management program for the facility that would adversely impact the stream (Saddle River).

Response: Comment noted. A Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the project. The SWPPP has been prepared in compliance with the NYS DEC and will obtain coverage under the State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharge from Construction Activity.

13. A stormwater management report shall be prepared for the proposed development. The report shall consist of treatment and control of runoff discharges from the site. The stormwater runoff analysis shall demonstrate that the proposed development would not increase the peak rate of discharge as it enters the public highway drainage system. Additionally, the ownership, operation, and maintenance jurisdictions of the proposed stormwater drainage system shall be clearly identified and shown in the site plan.

Response: Comment noted. A Stormwater Pollution Prevention Plan (SWPPP) has been developed for the project. This plan complies with New York State Department of Environmental Conservation (NYS DEC) regulations and will secure coverage under the State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharge from Construction Activity. The on-site drainage system will be privately owned and operated.

14. As stormwater is discharged into the stream (Saddle River), a SPDES permit will be required from the NYS DEC. The SPDES permit shall be updated in conjunction with the stormwater management plan each year.

Response: Comment noted. A Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the project. The SWPPP has been prepared in compliance with the NYS DEC and will obtain coverage under the State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharge from Construction Activity.



15. The applicant shall consider an offer of gratuitous dedication of private lands that may require for road widening and drainage improvement purposes to the County of Rockland for inclusion into the Rockland County Highway System. The real estate dedication shall be performed when the site plan approved for the development by the involved agencies.

Response: Comment noted. The applicant will continue to work with the Rockland County Highway Department on any necessary improvements required for this application.

16. No work shall be performed in the parcel prior to obtaining a road work permit from the RCHD.

Response: Comment noted.

If you have any comments or questions or need additional information, please do not hesitate to contact this office at (845) 240-2412.

A handwritten signature in blue ink that reads 'Dennis Lynch'.

Dennis Lynch, P.E.
Civil Engineering Group Manager