

Attachment to FEAF Form 1 – December 12, 2019

Item	Description
A.	<p><i>Brief Description of Proposed Action (including purpose or need):</i> The Pearl River Transit Oriented Development (“TOD”) Zoning District furthers the purposes set forth in Article 16 of the Town Law of the State of New York for the protection and promotion of the health, safety, comfort, convenience, prosperity and general welfare of the hamlet. The Pearl River train station will serve as a catalyst for orderly redevelopment, while preserving the TOD District's unique character and scenic qualities. The six zones within the District including Mixed Use/Residential (TOD-MUR1, TOD-MUR2, and TOD-MUR3) and Office/Residential Use (TOD-OR1, TOD-OR2, and TOD-OR3) Districts have the following planning goals:</p> <ul style="list-style-type: none"> • To use the Pearl River train station as a catalyst for future redevelopment in the heart of the Pearl River Hamlet. • To promote redevelopment around the Pearl River train station to maintain a diversity of entertainment, retail and service uses together with additional housing opportunities. • To guide future development in accordance with a plan of mixed compatible and complementary land uses and appropriate development standards in keeping with the character and scale of the Pearl River hamlet. • To support more diverse housing choices in the downtown area near the train station. • To adopt design standards to maintain and enhance the architectural character of the Pearl River TOD District so that it may realize its potentialities as an attractive place to live and to work. • To protect and conserve the value of land and the value of buildings appropriate to the Pearl River TOD District.
C.1.a.	2003 Town of Orangetown Comprehensive Plan. Pages. IV-1 – IV-5.
C.2.b.	<p>No BOA’s - https://www.dos.ny.gov/opd/programs/brownFieldOpp/BOAdesignations.html</p> <p>No State Heritage Area - https://parks.ny.gov/historic-preservation/heritage-areas.aspx</p> <p>Hudson River Valley National Heritage Area (Lower) - https://www.hudsonrivervalley.com/regions</p> <p>NY Hudson River Valley Greenway - https://hudsongreenway.ny.gov/greenway-area-map</p> <p>Ramapo River Watershed - https://www.dec.ny.gov/lands/48022.html</p>
C.3.a.	Existing zone districts—CS, CC, LIO, LI, PAC, RG zone districts
C.3.b.	Some of the proposed TOD uses are permitted under the current zone district plan; however, mixed use (retail, office)/residential and mixed office/residential uses are not permitted.
C.3.c.i	Proposed Pearl River Transit Oriented Development (‘TOD’) Zoning District Ordinance, Table of Bulk Regulations, Design Guidelines, and Zone District Map are attached.

C.4.b.	Orangetown Police Department - https://www.orangetown.com/history-of-the-orangetown-police-department/ ; Rockland County Sheriff's Patrol - http://rocklandgov.com/departments/sheriff/police/
C.4.c.	Pearl River Fire District (Pearl River Hook and Ladder Co. 1 and Excelsior Engine Co.) - https://www.pearlriverfdco1.org/ and https://excelsiorenginecompany.org/ ; Pearl River Alumni Ambulance Corp. - http://pearlriverems.com/
C.4.d.	Braunsdorf Park and Central Avenue Field - https://www.orangetown.com/parks-and-open-spaces-2/
D.1.b.b.	The increase in new impervious coverage was calculated to be approximately 5.09 acres; the proposed zones allow for up to a 90% impervious cover, resulting in a potential maximum (100%) ground disturbance of 8.4 acres. The extent of potential ground disturbance on existing developed parcels in the future is to be determined.
D.2.b	Muddy Creek (County Regulated) – RCBM; Federal Riverine Wetland (R3UBH Classification) – DEC Environmental Resource Mapper, “ERM”
D.2.c.	Evaluation of the Suez Water-New York, Rockland County Water Supply, prepared by Daniel J. Van Abs, PhD, AICP - Rutgers, the State University of New Jersey. Prepared for the Rockland Water Coalition, June 2016
D.2.d.iii.	Orangetown Sewer District; 13 MGD average daily design flow, 30MGD Peak Design Flow; 14.32 Peak Average Daily Flow, 25.6 Peak Flow – Tom Edattel, Town of Orangetown DEME
D.2.e.	39.66 acres of impervious surfaces on 63.46 acres of parcel area (62.5%)
D.2.j.iv.	Proposed Pearl River TOD Design Guidelines encourage shared parking. See page 19.
D.2.j.viii	Proposed Pearl River TOD Design Guidelines require pedestrian and bicycle accommodations. See page 20.
E.1.b.	Impervious coverage and land use data (railroad) from Rockland County GIS Portal; Wetland/Water - https://www.fws.gov/wetlands/data/mapper.html
E.1.c	See C.4.d.
E.1.d.	Franklin Avenue Elementary School - See C.4.a.
E.1.g.	None - https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3 Search in Orangetown and Pearl River
E.1.h.	7 in the last 10 years - https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=2
E.2.a-b.	NCRS Web Soil Survey – Soil Properties and Qualities https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx ;
E.2.c-e.	NCRS Web Soil Survey – Soil Properties and Qualities https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx ; no flooding or ponding ratings in the area for e.

E.2.f.	Urban land, no slope for majority of the site - NCRS Web Soil Survey – Soil Properties and Qualities https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
E.2.h.	See D.2.b.
E.2.i-k.	FEMA Flood Map 36087C0167G, effective date March 3, 2014
E.2.l.	No primary or principal aquifer - http://gis.ny.gov/gisdata/inventories/details.cfm?DSID=1141 and https://ny.water.usgs.gov/maps/aquifer/
E.2.n.	DEC Nature Explorer - http://www.dec.ny.gov/natureexplorer/app/
E.2.o.	EAF Mapper
E.2.p.	EAF Mapper
E.3.b.	None – NCRS Web Soil Survey – Soil Properties and Qualities https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
E.3.c.	None – EAF Mapper and https://www.nps.gov/subjects/nnlandmarks/state.htm?State=NY
E.3.d.	None – EAF Mapper
E.3.e.	US Post Office – EAF Mapper; https://cris.parks.ny.gov/
E.3.f.	No - https://cris.parks.ny.gov/
E.3.g.	No - https://cris.parks.ny.gov/
E.3.h.	NY Palisades Interstate Parkway approximately 2 miles
E.3.i.	No – EAF Mapper