

DRAFT FEAF PART 3
Project: GP 33 N. Airmont Road LLC
Ccorporate Headquarters and Warehouse For Crown Millworks

On February 10, 2026, the Planning Board adopted a Full Environmental Assessment Form Part 2 which identified relevant environmental areas that may be impacted by the project. Areas which were identified as possibly having a moderate to large impact must be addressed in a Full Environmental Assessment Form Part 3. The following addresses those particular areas identified as possibly having a moderate to large impact.

1. Impact of Aesthetic Resources, and in particular, visibility of the project from officially designated scenic or aesthetic resource; publicly accessible vantage points; and by residents during routine travel. [FEAF Part 2, Item 9(a),(c) and (d)]

Pursuant to the Village Zoning Law, a 50-foot landscape buffer is to be maintained along the west end of the property along N. Airmont Road. The building is set back an additional 75 feet from the landscape buffer. A landscape plan has been submitted providing significant screening from vantage points along N. Airmont Road. Architectural renderings of the building have been submitted showing interesting and attractive architectural details particularly on the west end and southeast corner of the building partially visible from vantage points along N. Airmont Road. The applicant initially provided cross-sections demonstrating sight lines from the NYS Thruway and N. Airmont Road and has supplemented its submission with renderings from three different viewpoints recommended by the Village's planning consultant.

2. Impact on Transportation, and in particular, increase of traffic exceeding existing road capacity; degradation of existing pedestrian or bicycle accommodations; and added traffic delays to intersections on Airmont Rd. from Montebello Road to the NYS Thruway interchange. [FEAF Part 2, Item 13(a),(d) and (f)]

While it is noted that N. Airmont Road is a heavily traveled corridor, the proposed project is a low generator and is anticipated to generate a total of 35 trips (30 entering trips/5 exiting trips) during the Weekday Peak AM Hour and a total of 36 trips (7 entering trips/29 exiting trips) during the Weekday Peak PM Hour and would not significantly increase traffic at the study area intersections. These volumes represent an increase in traffic of less than 1.5% at the site's access with N. Airmont Road and less than 1% at the other evaluated intersections.

It should be noted that the Rockland County Highway Department's (RCHD) comments have been addressed (email dated 5/21/26) as we work towards a Highway Work Permit.

Furthermore, it should be noted that the NYSDOT is currently in the process of taking over the maintenance of the signals along the N. Airmont Road corridor from the Town of Ramapo to ensure coordination. As such, the State will be able to furnish interconnection/coordination to assist in minimizing delays. Each of the intersections along the corridor have already been outfitted with 360-degree cameras for vehicular detection. This simplifies the coordination operation.

In addition, as part of the development of the Site the signal at the proposed access will be completely replaced, signal phasing will be modified to separate the left turns into each of the access drives under protective signal phase and the existing Ramapo Hills Professional Building egress will operate under its own phase (which is currently off-set from Executive Boulevard) thereby, providing improvement to current operating conditions. The proposed signal phasing minimizes the potential for conflicts. The new signal will be furnished with the necessary equipment to support coordination. Furthermore, with these improvements included will be the installation of new pedestrian indication and actuation in association with current ADA requirements, as well as updated sidewalk ramps.

3. Impact on Energy, particularly the project may use more than 2,500 MWhrs of electricity annually; and may involve heating/cooling of more than 100,000 square feet of building. Has been submitted. [FEAF Part 2, Item 14(c) and (d)]

The proposed project consists of a new 108,000 square foot warehouse facility for the storage and distribution of cabinetry and related building materials. The building will not include refrigerated or cooled storage areas, food processing, or other high-energy uses. Operations will be limited to standard weekday business hours (Monday–Friday, approximately 8 hours per day), with no 24/7 or continuous operations anticipated.

While the completed building will exceed 100,000 square feet, the actual heating and cooling loads are expected to be modest due to the nature of the use (unconditioned or minimally conditioned warehouse space for non-perishable goods, and limited office space) and limited daily/weekly operating hours. Detailed energy modeling and calculations will be performed during the Construction Documents phase to confirm exact consumption.

The project is anticipated to utilize less than or approximately 2,500 MWh per year of electricity. This estimate is based on preliminary assessments for a warehouse of this type and size with standard lighting, minimal HVAC for office/support areas only, and typical material handling equipment. A more precise calculation will be completed as part of the Construction Drawings. The building will be designed and constructed in accordance with the New York State Energy Conservation Construction Code (New York Energy Code), latest edition, including all applicable energy efficiency requirements for building envelope, mechanical systems, lighting, and controls. Energy-efficient design features will be incorporated to minimize energy use, such as building wall and roof insulation and LED lighting.

No significant adverse environmental impacts related to energy consumption are anticipated.

4. Impact on Noise, Odor and Light, and in particular sound levels in excess of local regulation; light shining onto adjoining properties; and sky-glow brighter than existing conditions. [FEAF Part 2, Item 15(a),(d) and (e)]

A Sound Impact Review prepared by B. Laing Associates dated January 2026 has been submitted. Among other things, the Report indicates the Project will comply with the Village and other municipal noise regulations and will not generate any significant noise impacts. In fact, the building will act as a sound barrier reducing current ambient noise levels from the NYS Thruway now experienced by neighboring properties to the north and east.

There will be no odor emission due to building internal ventilation system with odor control feature built in.

The lighting plan indicated no excess light spillage to neighboring properties. All lights will be down-casting type to reduce shy-glow effects.

CONCLUSION:

A careful review of the areas of environmental concern identified in the FEAF Part 2 as possibly having a moderate-to-large impact reveals that the Project will not have a significant adverse environmental impact for the reasons described herein.