

PLANNING BOARD
VILLAGE OF WESLEY HILLS

ROCKLAND TREE EXPERT CO., INC.
d/b/a IRA WICKES/ARBORIST


EAF PART III - SUPPLEMENT

At the Planning Board's meeting of January 24, 2024, the Board, as lead agency, recognized that a negative declaration was previously granted to this project and that the proposed changes to the project as a result of the Appellate Division's order were minor. The Board recognized that most of the environmental review previously performed was still valid. It asked for updates on two items: (1) a repeated test of well water quality to support the original testing for chemicals and petroleum products; and (2) an updated traffic impact study ("TIS") to determine if the predicted traffic from the original TIS was still in range and to assess current conditions.

- (1) Ground Water Analysis - Attached are reports from SimpleLab, an EPA-registered laboratory, providing test results of samples taken from the well head located at the subject property on May 13, 2024. The first report simply states the levels of materials found in the water. The second report evaluates the sample. On the second report, called a "Tap Score Report", no health concerns were detected.
- (2) Traffic Impact Study - An updated Traffic Impact Study ("TIS") was prepared by Harry Baker and Associates, dated February 12, 2024, and previously submitted to the Board. The TIS discussed existing conditions and calculated the impact of the proposed project based on a 2025 Build Year. The TIS noted that the applicant expected to add up to six additional employees and included that data in its conclusions. The TIS concluded that the site driveway will operate at Levels of Service ("LOS") A or B and that the McNamara Road eastbound approach to Union Road will operate at LOS D under both the 2025 Build and No-Build conditions. In other words, the proposed project will have no adverse impact on traffic.

Dated: June 20, 2024
New City, New York

EMANUEL LAW P.C.


by: _____
Ira M. Emanuel