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**M E M O R A N D U M**

**TO:** Maria Hunter, Chairperson and Planning Board  
**FROM:** Dennis G. Lindsay, PE, Village Engineer & Natalie D. Barber, EIT  
**RE:** The Gardens at Harriman Station – Scoping Document  
File No. 243-1-1 et al. Memo No. 243-18-015  
**DATE:** May 10, 2018  
**CC:** Richard Golden, Esq., Kelly Naughton, Esq., Stuart Turner, AICP, PP, Jonathan Lockman, AICP, Howard Geneslaw, Esq.

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As part of the review process the Planning Board approved (8/2/17) a scoping document after a public hearing (6/21/17). Since then the applicant has been proceeding with the development of a DEIS in accordance with the approved scope. While considering specific details in the DEIS, the applicant determined there were areas within the Transit Village Zoning District (TVZD) regulations where modifications were needed to provide the flexibility of the need for the proposed development. They requested the Village Board entertain these revisions in an amended TVZD Zoning regulation. The Village Board agreed and referred this to the Planning Board at your meeting of April 4, 2018. At that time, you directed Counsel to provide the Village Board with your comments. We also provided a memorandum to the Village Board in our role as Village Engineer. To properly coordinate these Code revisions with the DEIS, your Counsel has prepared an amended scoping document. In this 39 page document there are only 6 pages with revisions. The revisions are self-explanatory however, a complete summary has been provided in the memorandum from NP&V dated May 10, 2018. The Village Board incorporated the revisions recommended by the Board and H2M and we believe the amended scoping document is appropriate and may be accepted as submitted. We do not believe any of the amendments to the Code or the scoping document materially change the TVZD district although they do provide further clarity and flexibility on what is permitted.