



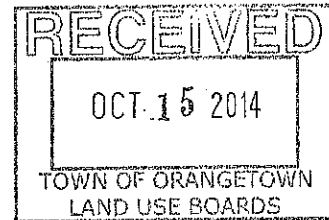
Department of Environmental Management and Engineering
Town of Orangetown

127 Route 303 Orangeburg New York 10962
Tel: (845) 359-6502 • Fax: (845) 359-6951

Fax To: 359-8526

October 8, 2014

Zoning Board of Appeals
Town of Orangetown
1 Greenbush Road
Orangeburg, New York 10962



Att: Ms. Deborah Arbolino

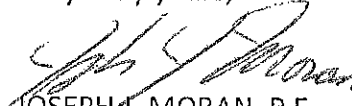
Re: **ANELLOTECH SITE PLAN – Addition to Building #123 Pfizer Campus**
401 North Middletown Road
Pearl River, New York 10965
Section 68.08/Block 1/Lot 1B; LI Zone
Performance Standards Review

Dear Ms. Arbolino:

Upon review of the application for the above referenced project, I have concluded, based on the information submitted, that their proposed plan conforms with the performance standards set forth in Article 4.1, Chapter 43, of the Code of the Town of Orangetown.

Should you have any questions on the above, please contact this office.

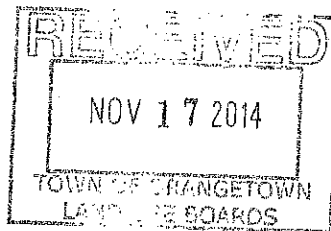
Very truly yours,


JOSEPH J. MORAN, P.E.
Commissioner

JJM/ka

Town of Orangetown
Bureau of Fire Prevention
20 Greenbush Road
Orangeburg, N.Y. 10962
Ph (845)365-0204*fax (845)365-0241

November 17, 2014



To: OBZPAE
Re: Anellotech
401 North Middletown Road
Pearl River, NY 10965

Performance Standards:

1. Provide certification that the new and existing fire sprinkler system is NFPA 13 compliant and adequate for the new use of the laboratory and chemical storage areas.
2. Provide fire extinguishers in accordance with NFPA 10.
3. Provide an NFPA 72 compliant fire alarm system, supply system drawings and device locations.
4. All egress, exit signs, and emergency lighting shall be compliant with chapter 10 of the NYS Fire Code.
5. Materials must be stored as to their compatibility with other gases, chemicals etc., this must be shown on the floor plan.
6. Several material data safety sheets recommend that certain materials be handled and stored in explosion proof environments, certain materials need to have bonding for containers etc..
7. Certification of all fumes hoods and the associated duct/exhaust must be provided, to include compatibility of duct material ie: flame resistance of material. In addition Rockland County Health Department should review this project for indoor air quality and for discharge from any fume hood and roof stack.
8. Lab design shall comply with all applicable NFPA and New York State Uniform Fire Prevention and building codes.
9. Resume of operations indicates that venting of processes will be through one roof top stack, as this is a high heat exhaust clearances to combustibles for the stack must be shown on construction plans, what will the termination height be above the roof? Termination point must not be near any make up or air intakes.
10. Msds for certain chemicals indicates that containment must be provided for any run off from fire suppression water?



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

EDWIN J. DAY
County Executive

Building T
Pomona, NY 10970
(845) 364-3434
Fax: (845) 364-3435

DOUGLAS J. SCHUETZ
Acting Commissioner

November 3, 2014

ARLENE R. MILLER
Deputy Commissioner

Orangetown Zoning Board of Appeals
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 68.08-1-1

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 9/7/2014

Date Review Received: 10/3/2014

Item: *ANELLOTECH, INC. (O-905HHHHHH)*

Performance standards for a proposed 2,254 sq. ft. addition to an existing building (Building #123), that will be used as a for research and development facility to learn how to produce organic chemicals from sustainable and renewable biomass, in an existing complex on 180.4 acres in the LI zoning district. North side of NYS Route 304, west side of Middletown Road, east side of the railroad tracks

Reason for Referral:

NYS Route 304, S. Middletown Road (CR 33), W. Townline Road (CR 42), Muddy Creek, Town of Clarkstown

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 As requested in the October 23, 2014 letter from the Town of Clarkstown Planning Board, a detailed narrative clarifying what would be emitted from the Anellotech facility, and how it will be treated, must be provided to them.
- 2 As indicated in the October 23, 2014 letter from the Rockland County Drainage Agency, an application must be submitted to them and all required permits obtained.
- 3 A review must be completed by the County of Rockland Department of Highways and all required permits obtained.
- 4 A review shall be completed by the New York State Department of Transportation and any required permits obtained.



COUNTY OF ROCKLAND
DEPARTMENT OF HIGHWAYS

23 New Hempstead Road
 New City, New York 10956
 (845) 638-5060
 Fax: (845) 638-5037
 Email: highway@co.rockland.ny.us

EDWARD T. DAY
 County Executive

CHARLES H. VEZZETTI
 Superintendent of Highways

November 17, 2014

Elizabeth Decort
 Zoning Board of Appeals
 Town of Orangetown
 20 Greenbush Road
 Orangeburg, New York 10962

(845) 359-8526 (f)

Re: Anellotech. Inc. Site Plan - Addition to Building 123
401 North Middletown Road, Pearl River - Tax I.D. [68.08-1-1B]

This office acknowledges the receipt of your above-captioned application package which also includes a Site Plan drawing prepared by Civil Tech in Chester, New York with the latest revision date shown as September 30, 2014 and an Architectural Drawing prepared by Matthew Oscar, Architect in Monsey, New York dated June 19, 2014 for the upcoming Zoning Board Meeting on November 19, 2014

Based upon the plans and information received, the Rockland County Highway Department finds that the Performance Standards for the equipment inside the proposed addition should have minimum adverse impacts upon county roads in the area. The matter is to be for Town of Orangetown's Determination. A Rockland County Highway Department Work Permit will be required for the proposed development and must be secured prior to the construction on site for the above. Please call this office at (845) 638-5060 should you have any questions.

Very truly yours,

Sonny Lin, P.E.

Cc: Rockland County Planning Department



**COUNTY OF ROCKLAND
DRAINAGE AGENCY**

Division of the Highway Department

23 New Hempstead Road
New City, New York 10956
(845) 638-5081

Fax: (845) 708-7116
Email: highway@co.rockland.ny.us

EDWIN J. DAY
County Executive

CHARLES H. VEZZETTI
Superintendent of Highways
Chairman, Drainage Agency

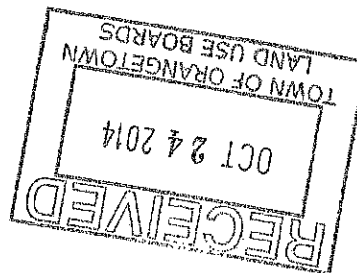
VINCENT ALTIERI
Executive Director

Via e-mail: darbolino@orangetown.com

October 23, 2014

Town of Orangetown Zoning Board of Appeals
20 Greenbush Road
Orangeburg, New York 10962
Attention: Deborah Arbolino

Re: **AneHotech, Inc. Site Plan Review**
401 Middletown Road, Pearl River
Section 68.08, Block 1, Lot 1
Town of Orangetown Tax Map
Resource: Muddy Creek



Dear Ms. Arbolino:

The Rockland County Drainage Agency ("RCDA") has reviewed the above-referenced proposal included with the Town of Orangetown Zoning Board of Appeals referral dated October 7, 2014, as prepared by Civil Tec Engineering & Surveying, P.C., dated/last revised September 30, 2014.

The RCDA has previously reviewed the above-referenced proposal. By letter dated August 27, 2014, the RCDA advised the Town of Orangetown Planning Board that the above-referenced site has been determined to be within the jurisdiction of the RCDA and that a permit from the RCDA pursuant to the Rockland County Stream Control Act is required. A copy of the RCDA letter dated August 27, 2014 is attached hereto. As of the date of this correspondence, the RCDA has not received a permit application with respect to the above-referenced matter as required by the Rockland County Stream Control Act.

Please have the applicant submit an application to the RCDA with the required information immediately. Enclosed is a copy of a permit application and Chapter 846: Rockland County Stream Control Act. Any further decisions or determinations made by the Town of Orangetown land use boards in this matter should indicate that the site is within the jurisdiction of the RCDA and that a permit from the RCDA is required prior to any proposed construction and/or land disturbance at this site. No work shall take place at this site until a valid permit is obtained from the RCDA.

Please contact Shajan S. Thottakara, P.E., CFM, of the RCDA at (845) 638-5081 or by e-mail: thottaks@co.rockland.ny.us, if you have any questions regarding this matter.

Very truly yours,

Vincent Altieri
Rockland County Drainage Agency

attachment(s): RCDA letter dated August 27, 2014, Stream Control Act & Permit Application

c (w/o attachment): Town of Orangetown Building Department (by e-mail: OBZPAE@orangetown.com)
Rockland County Planning Department
Shajan S. Thottakara, P.E., CFM

TOWN OF CLARKSTOWN
DEPARTMENT OF PLANNING

JOSE C. SIMOES, Principal Planner
JAMES CREIGHTON, Planner
10 MAPLE AVENUE
NEW CITY, NEW YORK 10956-5099
(845) 639-2070
(845) 639-2071 (fax)
planning@clarkstown.org



TOWN OF CLARKSTOWN
PLANNING BOARD

SHIRLEY J. THORMANN, Chairwoman
RUDOLPH J. YACYSHYN, Vice Chairman
GILBERT J. HEIM, Member
PETER E. STREITMAN, Member
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ARLEEN G. WHITTAKER, Member
STEPHEN M. PAPAS, Member

October 23, 2014

Ms. Cheryl Coopersmith
Chief Clerk Boards and Commissions
20 Greenbush Road
Orangeburg, New York 10962

RE: Town of Orangetown Referral: Annelotech, Inc.

Dear Ms. Coopersmith:



Previously, we were sent a referral from you pertaining to Annelotech, Inc. for an addition to Building 123 of the Pfizer Complex to house a Research and Development facility that would produce organic chemicals from sustainable and renewable biomass. The Planning Board responded on July 23, 2014 that the matter was deemed for local determination. Since that time, it has been brought to the Planning Board's attention by residents that attended Orangetown's Planning Board meeting that "green" Benzene, Toluene and Xylenes would be produced in this process and potentially emit noxious gases. The Planning Board discussed this matter at their October 22, 2014 meeting and shares the concerns of the residents. We respectfully request a detailed narrative clarifying exactly what would be emitted from the facility as it was not indicated in the materials we were provided.

On a Motion of Heim, Seconded by O'Connor, and carried 7:0, with Ayes of Thormann, Yacshyn, Streitman, Whittaker and Papas the Clarkstown Planning Board does hereby request that the Orangetown Zoning Board of Appeals provide a detailed narrative clarifying what would be emitted from the Anellotech facility and how it will be treated.

Thank you for this opportunity to review this matter. Please do not hesitate to call me if you have any questions.

Sincerely,


Shirley J. Thormann
Chairwoman

SJT:dp

CC: Elizabeth Decort, Orangetown ZBA
Rockland County Planning