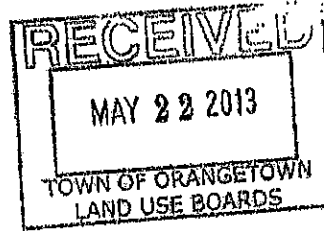




Engineers
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Surveyors
Landscape Architects
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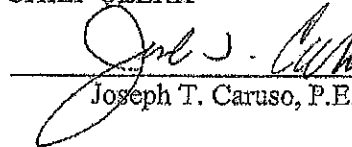
MEMORANDUM

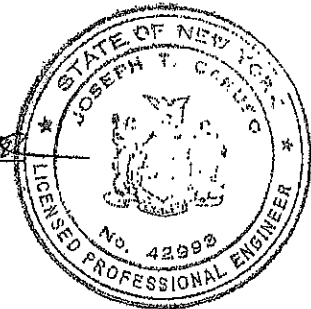
To: PLANNING BOARD, TOWN OF ORANGETOWN
ATTN: CHERYL COOPERSMITH CHIEF CLERK

From: MASER CONSULTING P.A.,

Date: May 22, 2013

Re: HILLSIDE COMMERCIAL PARK SITE PLAN, PB#07-45
MC PROJECT NO. ORP-010


Joseph T. Caruso, P.E.



In response to our previous memo, dated May 7, 2013 the applicant's engineer (Brooker Engineering, PLLC) has submitted the following items for the above referenced project:

- Comment-Response Letter, dated May 20, 2013, received 5/21/13
- Stormwater Pollution Prevention Plan (SWPPP), revised May 19, 2013, received 5/21/13
- Attachment 3: Drainage Analysis, revised May 19, 2013, received 5/21/13
- Soil Erosion & Sediment Control Plan, revised May 19, 2013, received 5/21/13
- Existing Conditions Drainage Area Plan, revised January 18, 2008, received 5/21/13
- Developed Conditions Drainage Area Plan, revised May 19, 2013, received 5/21/13
- DRAFT Notice of Intent (NOI) & MS4 SWPPP Acceptance Form, dated May 20, 2013, received 5/21/13

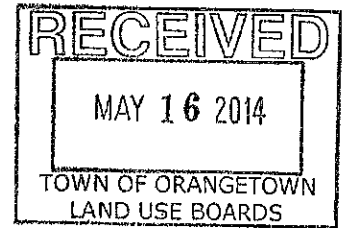
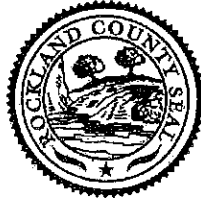
The revised documents adequately addressed the majority of our previous comments. Below are the remaining comments, particularly as they relate to storm drainage:

1. The applicant has indicated an application has been made to the Rockland County Drainage Agency for their review. The drainage analysis has also been sent to the NYSDOT for review.
2. The applicant has indicated an application will be made to the Rockland County Department of Health for review of the stormwater management system for compliance with the County Mosquito Code.
3. The applicant is requesting two waivers from the NYSDEC technical requirements for the stormwater management facilities on this project. One waiver is to allow the use of the Filterra Stormwater Bioretention units for water quality treatment on the area of the site that is down-gradient from the pocket pond. Additionally, the applicant is requesting a waiver from the requirement to provide a buffer around the pocket pond. Those situations are discussed in sections 3.2.2 and 3.2.3 of the revised SWPPP, with justification for the waivers. The waiver can be granted by the local, regulated, land-use MS4 (Town of Orangetown) for any deviation from the standards. However, when the applicant submits the Notice of Intent (NOI) to the NYSDEC Division of Permits, DEC



- can deny coverage under the General Permit (GP-0-10-001) if they decide the waiver is not justifiable. The DEC could also just ask for additional information or grant coverage as well. But the initial decision to grant the waivers is up to the Town of Orangetown.
4. Since the applicant is seeking two waivers from the technical requirements, question 23 in the NOI should be answered with a NO.

If the comments above are adequately addressed, we recommend acceptance of the items submitted and subject to the conditions as noted.



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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

EDWIN J. DAY
County Executive

THOMAS B. VANDERBEEK, P.E.
Commissioner

May 13, 2014

ARLENE R. MILLER
Deputy Commissioner

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 68.11-3-40 68.11-3-39

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

Map Date: 4/8/2014

Date Review Received: 4/14/2014

Item: **HILLSIDE COMMERCIAL PARK (O-2140F)**

Site plan for the proposed construction of three buildings totaling 168,100 sq. ft. and a 2,000 sq. ft., two-story office/watchman's residence, in the LI zoning district on a total of 10.22 acres. Lot #1 will contain two self-storage buildings totaling 100,100 sq. ft on 6.99 acres; and lot #2 will contain a 68,000 sq. ft. warehouse/light manufacturing building on 3.23 acres.

East side of NYS Route 304, north side of Hillside Avenue, west side of the railroad right-of-way

Reason for Referral:

NYS Route 304, Muddy Creek

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 An updated review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 2 The comments and conditions of the April 30, 2014 letter from the Rockland County Drainage Agency must be met. All required permits must also be obtained.
- 3 An updated review shall be completed by the United States Army Corps of Engineers and all required permits obtained.
- 4 An updated review must be completed by the New York State Department of Environmental Conservation and all required permits obtained.
- 5 The comments and conditions in the April 16, 2014 letter from the Rockland County Department of Health must be met.

HILLSIDE COMMERCIAL PARK (O-2140F)

- 6 An updated review must be completed by the Rockland County Office of Fire and Emergency Services.
- 7 Parking calculations are provided for the warehouse use on Lot #1, but not for the office/watchman's residence. Parking for all uses on Lot #1 must be provided.
- 8 It should be clarified by the Town if the parking requirement of one space per two employees or 300 square feet of gross floor area needs to be provided for the larger of the two requirements. There is a great deal of discrepancy between having two parking spaces for the number of employees, and the number of parking spaces being dependent on the gross square footage of the floor area, which would require 334 parking spaces. This must be better defined in the zoning ordinance.
- 9 Road B with the T-turnaround almost ties into Road C on Lot #2 at the northern end. Why not create a tie-in to each road so that full circulation can be done for both roads and eliminate the T-turnaround? This would decrease pavement area and provide better circulation for all vehicles.
- 10 A narrative and other information shall be provided explaining how the overall stormwater management system for both lots will be designed and maintained.
- 11 Wetlands to be preserved and any wetland buffers or setbacks shall be shown as conservation areas on the site plan.
- 12 All wetland and wetland buffer areas to be preserved shall be clearly marked in the field prior to any clearing or construction. Notes shall be placed on the site plan regarding this field-marking requirement, as well as to explain the long-term use restrictions for these areas, including that no accessory structures or uses shall be placed in these areas.
- 13 The Town shall be satisfied that the landscape and lighting plan meets all Town requirements.
- 14 Any public sewer mains requiring extensions within a right-of-way or an easement shall be reviewed and approved by the Rockland County Health Department prior to construction.
- 15 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. A letter from the public water supplier, stamped and signed by a NYS licensed professional engineer, shall be issued to the municipality, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.
- 16 If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed by the Rockland County Department of Health prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Further, both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.
- 17 A plan illustrating turning radii for emergency equipment must be provided and demonstrate that the largest fire trucks can maneuver on site.

HILLSIDE COMMERCIAL PARK (O-2140F)

18 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.

19 There shall be no net increase in the peak rate of discharge from the site at all design points.

20 The Map Notes are numbered incorrectly; Map Note #11 and Map Note #18 are missing on the sheets (Title Sheet & Drawing #1). In addition, the Title Sheet is missing a Map Note for #22. Except for the last five map notes, all notes on both the Title Sheet and Drawing #1 are identical. To maintain identical notes, all notes must be added, as Title Sheet contains 26 "numbered" map notes, while Drawing #1 only contains 23 "numbered" items, and be consistent (Map Note #24 on the Title Sheet is Map Note #23 on Drawing #1). These errors/omissions must be corrected.

21 Except for the Title Sheet, all other drawings provided show a revision date of 03/02/2013, yet the seven tree wells, and building reduction have been made on these maps, reflecting changes to the plans. The revision dates must be updated to be consistent with the actual drawings to avoid confusion.



Thomas B. Vanderbeek, P.E.
Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
New York State Department of Transportation
New York State Department of Environmental Conservation
Rockland County Drainage Agency
Rockland County Department of Health
Rockland County Office of Fire and Emergency Services
United States Army Corps of Engineers
Brooker Engineering, PLLC
Donald Brenner, Esq.

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

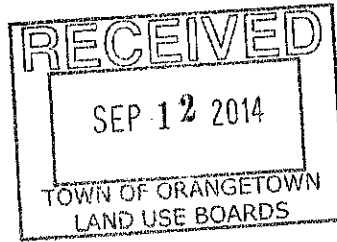
The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.



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LETTER OF TRANSMITTAL

To: Planning Board
Town of Orangetown
20 South Greenbush Road
Orangeburg, NY 10962

| | |
|--|------------------|
| Date: September 9, 2014 | Job No.: ORP-010 |
| Attention: Cheryl Coopersmith, Chief Clerk | |
| Re: Hillside Commercial Park Site Plan | |
| PB# 07-45 | |
| | |
| | |
| | |

WE ARE SENDING YOU:

- Attached**

 Under separate cover _____ **the following items:**
- | | | |
|---|--|--|
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications | <input type="checkbox"/> Copy of Letter |
| <input type="checkbox"/> Change order | <input checked="" type="checkbox"/> Fax | |

| COPIES | DATE | NO. | Description |
|--------|--------|-----|--------------|
| 1 | 9/9/14 | | Comment Memo |
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THESE ARE TRANSMITTED as checked below:

- | | | |
|---|--|--|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Returned corrected prints |
| <input type="checkbox"/> For review and comment | | |
| <input type="checkbox"/> FOR BIDS DUE: | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

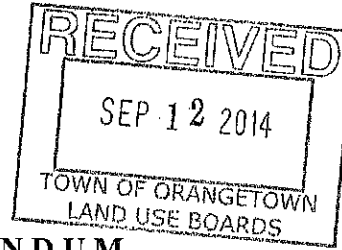
REMARKS:

Copy To: _____ Signed: Joseph T. Caruso, P.E., P.P.





Engineers
 Planners
 Surveyors
 Landscape Architects
 Environmental Scientists



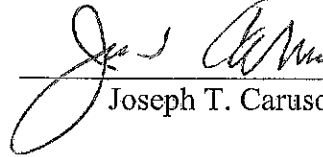
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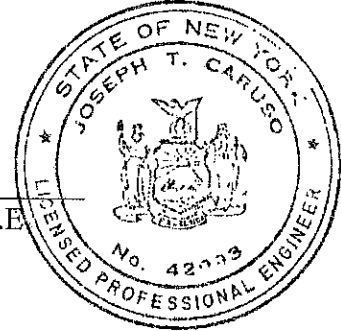
MEMORANDUM

To: PLANNING BOARD, TOWN OF ORANGETOWN
 ATTN: CHERYL COOPERSMITH CHIEF CLERK

From: MASER CONSULTING P.A.

Date: September 9, 2014


 Joseph T. Caruso, P.E.



Re: **HILLSIDE COMMERCIAL PARK SITE PLAN, PB#07-45**
MC PROJECT NO. ORP-010

The following items were submitted for the above referenced project with no cover letter:

- Site Plans (Sheets 1-12) for Hillside Commercial Park, Town of Orangetown, prepared by Brooker Engineering, PLLC, dated 8/29/07 and last revised 8/19/14.
- Review letters from various reviewing agencies and written comments from the public.

Following are the comments related to the aforementioned submission:

1. The comments from the previous Maser Consulting review letter dated May 22, 2013 still remain to be addressed.
2. The submitted plans reflect changes to the building and layout and grading from the previous design drawings. These changes may impact the drainage design and report. When a full set of revised plans and drainage report are submitted they will be reviewed and comments provided.

If the comments noted above are adequately addressed, we recommend acceptance of the items submitted and subject to the conditions as noted.

\\Nycad\projects\ORP\ORP-010\Memos\090914 JTC.docx



Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, September 10, 2014

Location: 20 Greenbush Road, Orangeburg, New York

Time: 7:30 p.m.

Project Name: Hillside Commercial Park Site Plan - DISCUSSION

Location of Parcel: The site is located on the East side of Route 304 at the intersection of Hillside Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.11, Block 3, Lots 39 & 40 in the LI zoning district.

TO: OBZPAE
Environmental Management and Engineering
Highway
Deputy Town Attorney
Fire Prevention
PRC

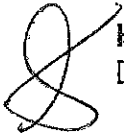
8/20/14

Please forward your completed review to this office by **September 2, 2014** for review at the Project Review Committee Meeting. **If your comments are not received by this date, the Board assumes your agency does not have any comments.**

Maser Consulting 8/28/14

Project Review Committee Report
TO: Town of Orangetown Planning Board
RE: Meeting of July 23, 2014

July 16, 2014



Hillside Commercial Park Site Plan **PB #14 - 27**

Discussion; 68.11 / 3 / 39 & 40; LI zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Rockland Gaelic Athletic Association Clubhouse Site Plan: PB #14 - 31

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review

73.12 / 1 / 1; RPC-R & R-80 zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Stage Left Children's Theater, Inc. Site Plan: PB #14 - 32

Tappan Reform Church; Consultation Tappan Historic District;

77.10 / 2 / 18; R-15 and CS zoning districts

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Virginia Homes Subdivision Plan **PB #14 - 33**

Recommendation to the Town Board to Establish the Value and Term of the Performance Bond and Two 90 Day Extensions to File the Subdivision Plan with the Rockland County Clerk's: 77.08 / 5 / 33.2 & 36; RG zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Deans Subdivision Plan **PB #14 - 34**

90 Day Extension to File the Subdivision Plan with the Rockland County Clerk's Office; 77.07/2/26; R-15 zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Walther Subdivision Plan **PB #14 - 35**

90 Day Extension to File the Subdivision Plan with the Rockland County Clerk's Office; 78.17/2/20; R-40 zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Attendees: J. Giardiello, B. Peters, R Magrino, G. Devincenzo and M. Bettmann
Non-Member: Michael Mandel

Dated: July 16, 2014
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, May 14, 2014

Location: 20 South Greenbush Road, Orangeburg, New York
Time: 7:30 P.M.

Project Name: Hillside Commercial Park Site Plan

Location of Parcel: The site is located on the East side of Route 304 at the intersection of Hillside Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.11, Block 3, Lots 39 & 40 in the LI zoning district.

Distribution:

Rockland County:

- Planning Department
- Highway Department
- Park Commission
- Environmental Resources
- Drainage Agency
- Health Dept.
- Office of Fire & Emergency Services

Town of Orangetown:

- Drainage Consultant
- OBZPA
- DEME
- Highway
- DTA
- Fire Prev.
- PRC

Other:

- New York State Department of Transportation: Permits
- New York State Department of Environmental Conservation
- United State Army Corp of Engineers
- United Water
- Orange and Rockland Utilities
- Borough of Montvale, New Jersey
- New Jersey Transit

Project Description:

Final Site Plan Review

Please forward your completed review to this office by **May 6, 2014** for review at the Project Review Committee Meeting. **If your comments are not received by this date, the Board assumes your agency does not have any comments.**

Contact: Cheryl Coopersmith, Chief Clerk Boards and Commissions
ccoopersmith@orangetown.com

Cheryl Coopersmith

From: brennerlaw@optimum.net
Sent: Thursday, April 10, 2014 1:17 PM
To: Cheryl Coopersmith
Subject: Hillside Commercial Park Explanation (#1431P)
Attachments: Planning Board Email 04.10.14.wpd

Dear Mrs. Coopersmith:

Based on the fact that Judge Alfieri ordered the parties to resubmit the final application for Hillside Commercial Park, my client instructed the engineer to make the following changes.

On the building located on Lot #1, which is Section 68.11, Block 3, Lot 40, he reduced the building by five feet. Holding the maximum width at the northern boundary at seventy feet and the width at the southern boundary at twenty-five feet. This five feet was added to a buffer zone which is located along side this eastern boundary toward the railroad tracks.

Furthermore, as shown on Drawing # 1, the applicant installed tree wells on the eastern boundary of the reduced building and eliminated the parking areas that were designated there.

The Floor Area Ratio for Lot # 1 changed from 0.36 to 0.33.

Very truly yours,
Donald Brenner

DB/st

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, May 14, 2014

Location: 20 South Greenbush Road, Orangeburg, New York
Time: 7:30 P.M.

Project Name: Hillside Commercial Park Site Plan

Location of Parcel: The site is located on the East side of Route 304 at the intersection of Hillside Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.11, Block 3, Lots 39 & 40 in the LI zoning district.

Distribution:

Rockland County:

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- Highway Department
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- Drainage Agency
- Health Dept.
- Office of Fire & Emergency Services

Town of Orangetown:

- Drainage Consultant
- OBZPA
- DEME
- Highway
- DTA
- Fire Prev.
- PRC

Other:

- New York State Department of Transportation: Permits
- New York State Department of Environmental Conservation
- United State Army Corp of Engineers
- United Water
- Orange and Rockland Utilities
- Borough of Montvale, New Jersey
- New Jersey Transit

Project Description:

Final Site Plan Review

Please forward your completed review to this office by **May 6, 2014** for review at the Project Review Committee Meeting. **If your comments are not received by this date, the Board assumes your agency does not have any comments.**

Contact: Cheryl Coopersmith, Chief Clerk Boards and Commissions
ccoopersmith@orangetown.com