

**Meeting of February 25, 2015
Town of Orangetown Planning Board**

MEMBERS PRESENT: Kevin Garvey, Chairman; Robert Dell
Michael Mandel; Bruce Bond; William Young, Stephen Sweeney
and Thomas Warren

MEMBERS ABSENT: None

ALSO PRESENT: John Giardiello, Director, Department of Building, Zoning,
Planning Administration and Enforcement; Robert Magrino, Deputy Town
Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith,
Chief Clerk

Merritt Resubdivision Plan
Prepreliminary/ Preliminary
Resubdivision Plan and SEQRA Review
390 Ehrhardt Road and
17 Merritt Drive, Pearl River
64.18/1/78.1 and 78.3; R-15 zoning district

PB #15-10

**Continued:
April 8, 2015 Meeting
Needs Drainage**

Skae Training Resubdivision Plan
Final Resubdivision Plan
337-339 Blaisdell Road, Orangeburg
76.08/1/3 & 4; LIO zoning district

PB #15-11

**Final Approval
Subject to
Conditions**

Brightview Senior Living Lake Tappan Plan
Consultation
31 Hunt Road, Pearl River
73.15/1/10; R-80 zoning district

PB #15-12

Consultation

Kevin Garvey, Chairman, called the meeting to order at 7:30 p.m.
Mr. Garvey read the agenda. Hearings as listed on this meeting's agenda which
are made a part of these minutes were held as noted below:

The Decisions of the above hearings, as attached hereto, although made by the
Board before the conclusion of the meeting are not deemed accepted and
adopted by the Board until adopted by a formal motion for adoption of such
minutes by the Board. Following such approval and adoption by the Board, the
Decisions are mailed to the applicant. The verbatim transactions are not
transcribed, but are available.

Since there was no further business to come before the Board, a motion to
adjourn the meeting was made by Bruce Bond and seconded by William Young
and agreed to by all in attendance. The meeting was adjourned at 8:35 p.m. The
next Planning Board meeting is scheduled for March 11, 2015.

**DATED: February 25, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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PB #15-11: Skae Training Resubdivision Plan – Final Resubdivision Plan Approval Subject to Conditions

**Town of Orangetown Planning Board Decision
February 25, 2015
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York 10983
FROM: Orangetown Planning Board

RE: Skae Training Resubdivision Plan: The application of Peter Skae, owner, (Donald Brenner, attorney for the owner), for a Final Resubdivision Plan Review at a site known to be known as “**Skae Training Resubdivision Plan**”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located at 337 – 339 Blaisdell Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 76.08, Block 1, Lot 3 & 4 in the LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held, **Wednesday, February 25, 2015**, at which time the Board made the following determinations:

Donald Brenner and Sarah Torrens appeared and testified for the applicant.

The Board received the following communications:

1. Project Review Committee Report, dated February 18, 2015.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated February 25, 2015.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated February 20, 2015.
4. A letter from the Rockland county Department of Highways, signed by Sonny Lin, P.E., dated February 25, 2015.
5. A letter from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated February 5, 2015.
6. Copies of the following decisions: ZBA #15-01, Variances Pre-Existing Non-Conforming structure approved to remain on Property with the Specific Condition that the structure’s use shall be conforming with the LIO District Approved, dated January 7, 2015 and PB #14-40, Preliminary Resubdivision Plan Approval Subject to Conditions/ Neg. Dec, dated October 22, 2014.
7. Survey for Skae Training prepared by Sparaco & Youngblood, PLLC dated September 12, 2014, revised October 22, 2014.

There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and seconded by Stephen Sweeney and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; William Young, aye; Stephen Sweeney, aye; Robert Dell, aye; Michael Mandel, aye and Thomas Warren, aye.

DECISION: In view of the foregoing and the testimony before the Board, the application was GRANTED A FINAL RESUBDIVISION PLAN APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

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1. The following note shall be placed on the Subdivision Plan: “At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting.”
2. The following note shall be placed on the Subdivision Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. The applicant shall comply with previous and applicable conditions in all Board Decisions: ZBA #15-01, Variances Pre-Existing Non-Conforming structure approved to remain on Property with the Specific Condition that the structure's use shall be conforming with the LIO District Approved, dated January 7, 2015 and PB #14-40, Preliminary Resubdivision Plan Approval Subject to Conditions/ Neg. Dec, dated October 22, 2014.
4. The final Resubdivision plan shall contain the lot line to be disclaimed. The final as built submitted does not show the lot line to be disclaimed, however, the October 22, 2014 submission showed the lot line to be disclaimed. Submit the correct plan.
5. The Rockland County Department of Health (RCDOH) reviewed the plans and found that no RCDOH approvals are needed for this application.
6. The Rockland County Department of Highways reviewed the submitted information and held that the latest revision date shown as October 22, 2014, the on-going development will not have an adverse impact on Blaisdell Road.
7. The applicant shall comply with all pertinent items in the Guide to the Preparation of Subdivision Plans prior to signing the final plans.
8. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Subdivision Plan.

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9. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Subdivision Plan Approval pursuant to Town Code §21 and §6A.

The foregoing Resolution was made and moved by Thomas Warren and seconded by Michael Mandel and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; William Young, aye; Michael Mandel, aye; Stephen Sweeney, aye; Robert Dell, aye and Thomas Warren, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: February 25, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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**PB #15-12: Brightview Senior Living Lake Tappan Plan: Consultation
Town of Orangetown Planning Board Decision**

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TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York 10983
FROM: Orangetown Planning Board

RE: Brightview Senior Living Lake Tappan Plan: The application of Shelter Development LLC, applicant for Hegarty Homes, owner, (Donald Brenner, attorney for the owner), for Consultation on an assisted living residence plan, at a site to be known as “**Brightview Senior Living Lake Tappan Plan**”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown. The site is located at 31 Hunt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 10; in the R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, February 25, 2015**, the Board made the following determinations:

Donald Brenner, Diego Villareale and Michael Glynn appeared and testified. The Board received the following communications:

1. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated February 20, 2015.
3. Preliminary Site Layout Plan for Brightview Senior Living Lake Tappan, prepared by JMC Site Development Consultants, dated February 2, 2015.
4. Schematic Architectural Plan for Brightview Senior Living Lake Tappan, prepared by JAL Architecture & Engineering, dated January 16, 2015.

The Board reviewed the plans. The hearing was then opened to the Public.

Dennis Shere, 599 Orangeburg Road, Pearl River, discussed the need for Little League parking. He noted that the Little League owned the house beyond the proposed parking circle and asked if the access to the house would be improved. Mr. Shere also requested information regarding utilities, paving the existing gravel roadway to the south of the site, responsibility of maintaining the new parking spaces and if there was to be some type of buffer between the properties.

CONSULTATION: In view of the foregoing and the testimony before the Board, the following comments were provided to the Applicant:

1. A proper site plan that conforms to Section 21 of the Town of Orangetown Code Book – Land Development regulations, shall be provided for review.

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2. Existing and proposed grading shall be added to the plans. However, because the existing and proposed grading is not shown, it cannot be determined if the proposed "stormwater management area" will be adequate or achievable.
3. Sanitary calculations for the proposed site, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to DEME for review and approval.
4. A SWPPP, including drainage calculations shall be prepared for this site plan, and submitted to DEME for review and approval. The applicant's engineer is reminded that the SWPPP and calculations must take into account all proposed disturbed areas – including the proposed work on the American Legion Property.
5. Soil erosion and sediment control plans and details shall be submitted to DEME for review and approval.
6. All proposed utility connections shall be shown on the plans.
7. The plans shall state as to whether the proposed parking for the American Legion Post shall also be utilized by the proposed project.
8. Typical details shall be added to the plans.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **CONSULTATION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: February 25, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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