

**Meeting of January 15, 2014  
Town of Orangetown Planning Board**

**MEMBERS PRESENT:** Kevin Garvey, Chairman; Bruce Bond; John Foody; William Young; Robert Dell and Jeffrey Golda

**MEMBERS ABSENT:** Michael Mandel

**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

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:

**31 Tweed Tree Remediation Plan** **PB #14-01**  
Critical Environmental Area **Final Approval Subject**  
Preliminary/ Preliminary/ Final **to Conditions/ Neg. Dec.**  
Tree Remediation Plan  
and SEQRA Review  
71.09/1/43; R-22 zoning district

**Michaelis/ Reynolds Subdivision Plan** **PB #14-02**  
Subdivision Consultation **Consultation**  
Critical Environmental Area  
71.05/1/21; R-22 zoning district

**Cerovene Inc. Plans** **PB #14-03**  
**Conditional Use Permit** **Final Approval Conditional**  
Preliminary/ Preliminary/ Final **Use Permit, Subject to**  
and SEQRA Review **Conditions/ Neg. Dec.**  
73.20/1/35; LIO zoning district

**155 Corporate Drive Site Plan Amendment** **PB #14-04**  
Preliminary/ Preliminary/ **Final Site Plan Amendment**  
Final Site Plan Amendment **Approval Subject to Conditions**  
to Approved Site Plan **Neg. Dec.**  
and SEQRA Review  
73.15/1/18 & 73.19/1/1; LIO zoning district

**SMK Subdivision Plan** **PB #14-05**  
Request for a 90 Day Extension to **Granted**  
File the Subdivision Map  
with the Rockland County Clerk's Office  
70.13/1/21; R-15 zoning district

**Dominick & White Site Plan** **PB #14-06**  
Preliminary/ Preliminary/ **Final Site Plan Approval**  
Final Site Plan and SEQRA Review **Subject to Conditions/ Neg. Dec.**  
68.14/2/21 & 23 (parcel #2);  
R-15 zoning district

TOWN CLERKS OFFICE

2014 JAN 30 PM 1:35

TOWN OF ORANGETOWN

Meeting of January 15, 2014  
Town of Orangetown Planning Board

Continued Agenda Items

Continued from January 23, 2013

The Hollows at Blue Hill

**Recreation Site Plan**

Amendment to Approved Site Plan  
Prepreliminary/ Preliminary/  
Final Site Plan and SEQRA Review  
73.05/1/53; OP/PAC zoning district

**Preliminary Site Plan  
Approval Subject to  
Conditions/ Neg. Dec.**

**PB #13-01**

Continued from December 11, 2013

**Organic Recycling Commercial  
Subdivision Plan**

Final Commercial Subdivision Review  
74.19 / 1 / 3; LI zoning district

**Postponed**

**PB #13-51**

Continued from September 18, 2013

**28 Route 303 Auto Site Plan**

Prepreliminary/ Preliminary/  
Final Site Plan and SEQRA Review  
77.15/1/44; CS zoning district

**Postponed**

**PB #12-02**

**Other Business:** The Board reviewed a Referral from the Town Board: Proposed Text; Amendment to "Individual Fitness and Training Center" as a Conditional Use in the LIO zoning district. Tax Map Designation: Section 76.08, Block 1, Lots 3 & 4. The Board offered the Town Board the following Recommendation.

**RECOMMENDATION:** The Board found that the area selected for the Amendment of "Individual Fitness and Training Center" was an appropriate use of that location. The Board added that some of the proposed conditions to the Zoning Code Amendment, seem to be for this particular user, and may not be appropriate to all sites.

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 9:00 p.m. The next Planning Board meeting is scheduled for January 29, 2014.

**DATED: January 15, 2014**

**Town of Orangetown Planning Board**

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 35

TOWN OF ORANGETOWN

**P B #14-01: 31 Tweed Boulevard Tree Remediation Plan – Final Approval  
Subject to Conditions- Critical Environmental Area**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 1 of 5**

**TO:** Charles Bracken, 31 Tweed Boulevard, Nyack, New York, 10960  
**FROM:** Orangetown Planning Board

**RE:** 31 Tweed Boulevard Tree Remediation Plan: The application of Charles Bracken, owner, for Preliminary/ Preliminary/ Final Tree Remediation Plan Review, for a site located in the Critical Environmental Area, and known as “**31 Tweed Boulevard Tree Remediation 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 and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 31 Tweed Boulevard, Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 43 in the R-22 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held, **Wednesday, January 15, 2014** at which time the Board made the following determinations:

Charles Bracken, Sarah Torrens and Donald Brenner appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated January 8, 2014.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 15, 2014.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 9, 2014.
4. A letter from Rockland County Department of Planning, signed by Thomas B. Vanderbeek, Commissioner of Planning, dated December 12, 2013.
5. A letter from Rockland County Sewer District No.1, signed by Joseph LaFiandra, Engineer II, dated January 3, 2014.
6. Letters from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated December 3, 2013.
7. A letter from the New York State Department of Transportation, signed by Mary Jo Russo, P.E., Rockland County Permit Engineer, dated December 9, 2013.
8. A letter from the Town of Orangetown Zoning Board of Appeals, signed by Dan Sullivan, Chairman, dated December 4, 2013.
9. A Short Environmental Assessment Form, dated November 12, 2013, signed by Charles Bracken.
10. A copy of the Building Permit Referral, dated August 8, 2012.
11. Photographs of the project site, and portion of a Site Plan, noting location of trees that were topped.

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 35

TOWN OF ORANGETOWN

**P B #14-01: 31 Tweed Boulevard Tree Remediation Plan – Final Approval  
Subject to Conditions- Critical Environmental Area**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 2 of 5**

The hearing was then opened to the Public. There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by William Young and seconded by John Foody and carried as follows:  
Kevin Garvey, aye; Bruce Bond, aye; William Young, aye; Robert Dell, aye;  
John Foody, Michael Mandel, absent and Jeffrey Golda, aye.

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Bruce Bond and seconded by William Young and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; William Young, aye; Robert Dell, aye; John Foody, aye; Michael Mandel, absent and Jeffrey Golda, aye; the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board’s analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering, and having heard from the following involved and interested agencies: New York State Department of Transportation; Town of Orangetown Zoning Board of Appeals; Rockland County Department of Health; Rockland County Sewer District No. 1 and Rockland County Department of Highways, and having reviewed a proposed Tree Remediation Plan, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 35

TOWN OF ORANGETOWN

**P B #14-01: 31 Tweed Boulevard Tree Remediation Plan – Final Approval  
Subject to Conditions- Critical Environmental Area**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 3 of 5**

-Will not have an impairment of the character or quality of important historical, archeological or architectural resources; -Will not have an impairment of the character or quality of important aesthetic resources;  
Will not have an impairment of existing community or neighborhood character;  
-Will not remove or destroy large quantities of vegetation or fauna;  
-Will not remove or destroy large quantities of wildlife species or migratory fish;  
-Will not have a significant adverse impact to natural resources;  
-Is consistent with the Town of Orangetown's Comprehensive/Master Plan;  
-Will not have adverse economic or social impacts upon the Town;  
-Will not create a hazard to human health; and  
-Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Bruce Bond and seconded by William Young and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Robert Dell, aye; John Foody, aye; William Young, aye; Michael Mandel, absent and Jeffrey Golda, aye, the Board made a Negative Declaration pursuant to SEQRA.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Granted Final Approval of the Tree Remediation Plan Subject to the following Conditions:**

1. The applicant shall contact the Town of Orangetown Building's Department prior to any work on the project site. In addition, the following note shall be placed on the Site 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 Site 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.

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 35

TOWN OF ORANGETOWN

**P B #14-01: 31 Tweed Boulevard Tree Remediation Plan – Final Approval  
Subject to Conditions- Critical Environmental Area**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 4 of 5**

3. The trees directly behind the house were topped. The applicant shall indicate if they intend to cut any other trees on the property.
4. Items #9 and #15 of the Short Environmental Assessment Form shall be answered "No".
5. The applicant shall indicate if they intend to install additional landscaping on the property.
6. Rockland County Department of Planning had the following comment which is incorporated herein as a condition of approval:
  - A review must be completed by the Rockland County Department of Highways and any required permits obtained.
7. Based on the information provided, there are no Rockland County Health Department approvals needed for this application.
8. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.
9. The NYSDOT has reviewed the information submitted and has no comments on the proposed subject property at this time.
10. 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 §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.
11. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans prior to signing the final plans.
12. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.
13. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
  - New York State Department of Transportation
  - Town of Orangetown Zoning Board of Appeals
  - Rockland County Department of Health
  - Rockland County Sewer District No. 1
  - Rockland County Department of Highways

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1:35  
TOWN OF ORANGETOWN

**P B #14-01: 31 Tweed Boulevard Tree Remediation Plan – Final Approval  
Subject to Conditions- Critical Environmental Area**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 5 of 5**

**Override**

The Board made a motion to override Condition #2 of the December 12, 2013 letter from Rockland County Department of Planning, signed by Thomas B. Vanderbeek, P.E., Commissioner of Planning, for the following reasons:

#2. A review must be completed by the Rockland County Division of Environmental Resources and any concerns addressed.

The Board held that it is confident that the matter was handled internally and is satisfied with all aspects of site development

A motion to override the condition was made and moved by John Foody and seconded by William Young and carried as follows: Bruce Bond, aye; Kevin Garvey, aye; Robert Dell, aye; Michael Mandel, absent; Jeffrey Golda, aye; William Young, aye and John Foody, aye.

The foregoing Resolution was made and moved by William Young and seconded by Jeffrey Golda and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; William Young, aye; John Foody, aye; Robert Dell, aye; Michael Mandel, absent and Jeffrey Golda, 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: January 15, 2014  
Town of Orangetown Planning Board**

attachment

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1 35  
TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**P B #14-01: 31 Tweed Boulevard Tree Remediation Plan – Final Approval  
Subject to Conditions- Critical Environmental Area**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law. The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: 31 Tweed Boulevard Tree Remediation Plan**

SEQR STATUS: Type I \_\_\_\_\_ Unlisted XXXXXX  
CONDITIONED NEGATIVE DECLARATION: Yes \_\_\_\_\_ No XXXXXX

**DESCRIPTION OF ACTION: Tree Remediation Plan Review– Critical  
Environmental Area**

**LOCATION:** The site is located at 31 Tweed Boulevard, Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 43 in the R-22 zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:  
The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

John Giardiello, P.E., Director, Office of Building, Zoning and Planning  
Administration and Enforcement; Town of Orangetown; 20 Greenbush Road  
Orangeburg, NY 10962; Telephone Number: 845-359-5100  
For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant  
- Involved Agencies

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 35

TOWN OF ORANGETOWN



**PB #14-02: Michaelis/ Reynolds Subdivision Plan: Consultation  
Town of Orangetown Planning Board**

January 15, 2014  
Page 1 of 1

**TO: Dana Reynolds, 212 Gair Street, Piermont, New York 10968**  
**FROM: Orangetown Planning Board**

**RE:** Michaelis/ Reynolds Subdivision Plan: The application of Dana Reynolds, applicant for James Michaelis, owner, for Subdivision Consultation, at a site to be known as “**Michaelis/ Reynolds Subdivision**”, located in the Critical Environmental Area, 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 1104 Route 9W, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.05, Block 1, Lot 21 in the R-22 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 15, 2014**, the Board made the following determinations:

Dana and Terrance Reynolds and James Michaelis appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated January 8, 2014.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 15, 2014.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 9, 2014.
4. Unsigned and unsealed proposed subdivision layout plan.

**CONSULTATION:** In view of the foregoing and the testimony before the Board, the applicant was provided with the following comments:

1. All utilities would need to be shown on the Subdivision Plan.
2. The applicant would need to submit a proper subdivision plan that conforms to Section 21 of the Town of Orangetown Code Book – Land Development Regulations, for review by the Planning Board.
3. The rear of the property has slopes over 25%. A Conservation Easement may want to be shown on the plan to preserve this area from future disturbance.

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: January 15, 2014**  
**Town of Orangetown Planning Board**



TOWN CLERKS OFFICE

2014 JAN 30 PM 1:35

TOWN OF ORANGETOWN

**PB #14-03: Cerovene, Inc.: Final Approval Subject to Conditions,  
Conditional Use Permit**

**Town of Orangetown Planning Board  
January 15, 2014  
Page 1 of 5**

**TO: Ray DiFalco, 612 Corporate Way, Valley Cottage,  
New York 10989**

**FROM: Orangetown Planning Board**

**RE:** Cerovene Inc. Plans: The application of Cerovene, Inc., applicant, for MedLabs,LLC, owner, for Prepreliminary/ Preliminary/ Final Conditional Use Permit Review, at a site to be known as “**Cerovene, Inc. Conditional Use Permit**”, 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 and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 10 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 35 in the LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 15, 2014**, at which time the Board made the following determination:

Ray DiFalco and Robert Schwab appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated January 8, 2014.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 15, 2014.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., January 9, 2014.
4. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated January 3, 2014.
5. A letter from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated December 10, 2013.
6. A letter from the Town of Orangetown Zoning Board of Appeals, signed by Daniel Sullivan, Chairman, dated December 4, 2013.
7. A Short Environmental Assessment Form signed by Ray DiFalco, dated November 27, 2013.
8. Copy of Building Permit Application, dated November 6, 2013.
9. Site Plan prepared by James E. Drumm, PLS, dated August 15, 2013.
10. Floor Plan of existing building, prepared by H.B. Thompson Group, dated October 3, 2013, last revision of November 20, 2013, unsigned and unsealed.
11. A copy of PB #13-02, Cerovene, Inc., Consultation, dated January 23, 2013.

TOWN CLERKS OFFICE

JAN 30 PM 1 35

TOWN OF ORANGETOWN

**PB #14-03: Cerovene, Inc.: Final Approval Subject to Conditions,  
Conditional Use Permit**

**Town of Orangetown Planning Board**

**January 15, 2014**

**Page 2 of 5**

The Board reviewed the Plan.

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

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Bruce Bond and seconded by William Young and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Michael Mandel, absent; William Young, aye; Robert Dell, aye; John Foody, aye and Jeffrey Golda, aye, the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicants professionals, James Drumm, PLS, and H.B. Thompson Group and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering, and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Health, and having reviewed the proposed plan, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 35

TOWN OF ORANGETOWN

**PB #14-03: Cerovene, Inc.: Final Approval Subject to Conditions,  
Conditional Use Permit**

**Town of Orangetown Planning Board  
January 15, 2014  
Page 3 of 5**

- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources; -Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown's Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Bruce Bond and seconded by William Young and carried as follows: Kevin Garvey, aye; Michael Mandel, absent; Bruce Bond, aye; Robert Dell, aye; John Foody, aye; William Young, aye; and Jeffrey Golda, aye, the Board made a Negative Declaration pursuant to SEQRA.

**A. In view of the foregoing and the testimony before the Board, the application was GRANTED A CONDITIONAL USE PERMIT, pursuant to Chapter 43, Section 8.1 of the Town of Orangetown Zoning Code. The Board made the following Findings and Comments:**

- The proposed use, size and character is in harmony with the development in the district in which it is proposed to be situated and will not be detrimental to the zoning classification of such properties.
- The proposed location and size of the use, nature and intensity of operations involved, and the site layout in relation to access streets will not be hazardous to pedestrian or vehicular traffic.
- The proposed location of the use will not hinder or discourage development or use of adjacent land and buildings.
- The proposed use will not require additional public services or create fiscal burdens upon the Town of Orangetown greater than those which characterize uses permitted by right.

The foregoing Resolution was made and moved by Bruce Bond and seconded by William Young and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Robert Dell, aye; Michael Mandel, absent; John Foody, aye; Jeffrey Golda, aye; and William Young, aye.

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 55

TOWN OF ORANGETOWN

**PB #14-03: Cerovene, Inc.: Final Approval Subject to Conditions,  
Conditional Use Permit**

**Town of Orangetown Planning Board  
January 15, 2014  
Page 4 of 5**

**B.**

**In addition, this Final Approval is subject to the following Conditions:**

1. The building and the parking lot are existing for this property. The applicant requires a Conditional Use Permit from the Planning Board for the manufacturing use proposed in the Building. No changes to the Site Plan are being proposed.
2. The Short Environmental Assessment Form, item #5a shall be answered "Yes".
3. In connection with the Orangetown Sewer Department's Industrial User/Pretreatment Program, the applicant shall contact the Sewer Department's Chief Operator to determine if a permit from DEME will be required for the proposed use.
4. The Rockland County Department of Health (RCDOH) has reviewed the information provided, and determined that there are no RCDOH approvals needed for this application.
5. The Town of Orangetown Bureau of Fire Prevention had the following comments which are incorporated herein as conditions of approval:
  - a. Install a NFPA 72 compliant fire alarm system with direct connection to 44 Control, transmitting in Contact ID format.
  - b. Install Portable Fire Extinguishers according to NFPA 10.
  - c. Install Emergency and Illuminated Exist lights according to NEC
  - d. Install a Key Box.
  - e. Install Amber strobes according to Town of Orangetown Town Code.
  - f. Show "No Parking" and "Fire Zones" on Final Approved Site Plan.
  - g. Apply for and maintain a Certificate of Compliance Fire Safety with the Orangetown Bureau of Fire Prevention Office.

6. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Rockland County Department of Highways
- Town of Orangetown Zoning Board of Appeals

The foregoing Resolution was made and moved by Bruce Bond and seconded by William Young and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Robert Dell, aye; Michael Mandel, absent; John Foody, aye; Jeffrey Golda, aye; and William Young, aye.

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 35

TOWN OF ORANGETOWN

PB #14-03: Cerovene, Inc.: Final Approval Subject to Conditions,  
Conditional Use Permit

Town of Orangetown Planning Board  
January 15, 2014  
Page 5 of 5

The Clerk of 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 this Office of the Planning Board.

Dated: January 15, 2015  
Town of Orangetown Planning Board



attachment

TOWN OF ORANGETOWN  
2014 JAN 30 PM 1 35  
TOWN CLERKS OFFICE

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**Cerovene, Inc.: Final Approval Subject to Conditions, Conditional Use  
Permit  
January 15, 2014**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law. The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: Cerovene, Inc.: Final Approval Subject to Conditions and a Conditional Use Permit**

**SEQR STATUS:** Type I XXXXXX Unlisted XXXXXX  
**CONDITIONED NEGATIVE DECLARATION:** Yes XXXXXX No XXXXXX

**DESCRIPTION OF ACTION: Conditional Use Permit**

**LOCATION:** The site is located at 10 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 35 in the LIO zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

John Giardiello, P.E., Director, Office of Building, Zoning and Planning Administration and Enforcement; Town of Orangetown; 20 Greenbush Road Orangeburg, NY 10962; Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant - Involved Agencies

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 35

TOWN OF ORANGETOWN

**PB #14-04: 155 Corporate Drive Site Plan Amendment: Final Site Plan Amendment Approval Subject to Conditions/ Reaffirmation of SEQRA**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 1 of 8**

**TO:** Douglas Bartels, P.E., Russo Development, 570 Commerce Boulevard, Carlstadt, New Jersey 07072

**FROM:** Orangetown Planning Board

**RE:** 155 Corporate Drive Site Plan Amendment: The application of 155 Corporate Drive, Inc., owner, for an Amendment to the Final Site Plan, at a site known as “**155 Corporate Drive Site Plan Amendment**”, 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 and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 155 Corporate Drive, on the South side of Corporate Drive, 850 feet west of Olympic Drive, Orangeburg, Town of Orangetown, Rockland County, New York. Tax Map: Section 73.15, Block 1, Lot 18 & Section 73.19, Block 1, Lot 1; LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 15, 2014**, the Board made the following determinations:

Antonio DelVecchio and Douglas Bart appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated January 8, 2014.
2. An Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 15, 2014.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 9, 2014.
4. A letter from Rockland County Department of Planning, signed by Thomas B. Vanderbeek, Commissioner of Planning, dated January 2, 2014.
5. A letter from the Rockland County Department of Highways, signed by Sonny Lin, P.E., dated December 26, 2013.
6. A letter from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated December 26, 2013.
7. A letter from the Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated January 3, 2014.
8. An Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael Bettmann, Chief Fire Inspector, dated December 24, 2013.
9. A copy of Email transmissions between, Michael Bettmann, Douglas Sampath of the Town of Orangetown Bureau of Fire Prevention and Douglas Bartels, P.E., Vice President – Development, Russo Development, dated January 15, January 10, 2014 and June 28, June 27 and March 27, 2013.
10. A letter from the Town of Orangetown Zoning Board of Appeals, signed by Dan Sullivan, Chairman, dated January 8, 2014.

101110 SVEKTO NAOI  
TOWN CLERKS OFFICE  
2014 JAN 30 PM 1 55  
TOWN OF ORANGETOWN



**PB #14-04: 155 Corporate Drive Site Plan Amendment: Final Site Plan  
Amendment Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 2 of 8**

11. A letter from Russo Development signed by Douglas G. Bartels, P.E., Vice President – Development, dated December 5, 2013, attachment of Rider #1: Narrative Summary, Rider #2: Project History of Applications and Approvals, Rider #3, Summary of Variances/ Waivers Granted by the Planning Board.
12. A copy of the Full Environmental Assessment Form, signed by Edward Russo, Manager, dated December 4, 2013.
13. A copy of the Short Environmental Assessment Form, signed by Michael Pembroke, SVP- Leasing/Marketing, dated January 9, 2014.
14. Copies of two letters from ERS Consultants, Inc., signed by David Griggs, Senior Scientist, dated February 17, 2010.
15. Copies of PB #13-19, Amendment to the Final Site Plan, Final Approval Subject to Conditions, dated May 22, 2013; PB # 13-13: Amendment to Preliminary Site Plan Approval Subject to Conditions/ Reaffirmation of Neg. Dec., dated March 27, 2013; ZBA #13-34, Approved with Conditions, dated May 15, 2013 and ACABOR #13-23, Approved subject to Conditions, dated May 16, 2013.
16. Copies of the previous Site Plan Approval Board Decisions: PB #11-52, Final Site Plan Approval Subject to Conditions, dated November 9, 2011, ACABOR #11-34, Approved Subject to Conditions, dated September 8, 2011, ZBA #10-92, Variances, dated July 20, 2011 and PB #10-05, Preliminary Site Plan Approval Subject to Conditions, dated July 9, 2010.
17. Plans prepared, signed and sealed by Douglas G. Bartels, P.E. and Jack Shoemaker, PLS, Russo Development, dated October 30, 2009:
  - C1: Title Sheet, revised December 4, 2013
  - C2: Existing Conditions Plan, revised November 15, 2013
  - C3: Site Plan, revised December 4, 2013
  - C3.1: Construction Logistics Plan, revised December 4, 2013
  - C4: Overall Grading Plan, revised December 4, 2013
  - C4.1: Grading & Drainage Plan, revised December 4, 2013
  - C4.2: Stormwater Management Plan and Details, revised November 15, 2013
  - C4.3: Stormwater Management Plan and Details, revised November 15, 2013
  - C5: Utility Plan, revised December 4, 2013
  - C5.1: Off-Site Utility Plan for TC 1, revised December 4, 2013
  - C5.2: Off-Site Utility Plan for Water Main Extension, revised November 15, 2013
  - C6: Profiles, revised December 4, 2013
  - C7: Profiles, revised December 4, 2013
  - C8: Construction Details, revised November 15, 2013
  - C8.1: Site Identification Sign Plan & Details, revised December 4, 2013
  - C9: Construction Details, revised November 15, 2013
  - C9.1: Orange & Rockland Construction Details, revised November 15, 2013
  - C10: Construction Details, revised November 15, 2013
  - C10.1: Construction Details, revised November 15, 2013
  - C11: Landscape Plan, revised December 4, 2013
  - C12: Lighting Plan, revised December 4, 2013
  - C13: Landscape & Lighting Details, revised December 4, 2013
  - C14: Soil Erosion & Sediment Control Plan, revised December 4, 2013
  - C15: Soil Erosion & Sediment Control Plan, revised December 4, 2013

TOWN CLERKS OFFICE

2014 JAN 30 PM 1:55

TOWN OF ORANGETOWN

**PB #14-04: 155 Corporate Drive Site Plan Amendment: Final Site Plan  
Amendment Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 3 of 8**

The Board reviewed the plans.

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

**REAFFIRMATION OF SEQRA**

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, namely Douglas G. Bartels, P.E. and Jack Shoemaker, PLS, Russo Development, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering, and having heard from the following involved and interested agencies: Rockland County Department of Highways, Rockland County Sewer District No. 1, and the Town of Orangetown Zoning Board of Appeals, and having reviewed the proposed Site Plans by prepared by Douglas G. Bartels, P.E. and Jack Shoemaker, PLS, Russo Development, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;

TOWN CLERKS OFFICE  
JAN 30 PM 1 35  
TOWN OF ORANGETOWN

**PB #14-04: 155 Corporate Drive Site Plan Amendment: Final Site Plan  
Amendment Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 4 of 8**

- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown's Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Bruce Bond and seconded by William Young and carried as follows: Bruce Bond, aye; Michael Mandel, absent; Robert Dell, aye; John Foody, aye; William Young, aye; Jeffrey Golda, aye and Kevin Garvey, aye the Board Reaffirmed the Negative Declaration pursuant to SEQRA.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Granted an Amendment to the Final Site Plan Approval Subject to the following Conditions:**

1. The following note shall be placed on the Site 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. 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 all pertinent and applicable conditions of previous Board Decisions:

Decisions for Amendment to the Site Plan:

- PB #13-19, Amendment to the Final Site Plan, Final Approval Subject to Conditions, dated May 22, 2013;
- ACABOR #13-23: Approved Subject to Conditions, dated May 16, 2013
- ZBA #13-34: Front Yard, Building Height and Loading Berth Variances Approved with Conditions, dated May 15, 2013
- PB #13-13: Amendment to Preliminary Site Plan Approval Subject Conditions/ Reaffirmation of Neg. Dec., dated March 27, 2013

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1:35  
TOWN OF ORANGETOWN

**PB #14-04: 155 Corporate Drive Site Plan Amendment: Final Site Plan Amendment Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 5 of 8**

**Continuation of Condition #3....**

Prior Board Decisions:

- PB #11-52: Final Site Plan Approval Subject to Conditions, dated November 9, 2011
- ACABOR #11-34, Approved Subject to Conditions, dated September 8, 2011
- ZBA #10-92, Loading Berth, Front Yard and Building Height Variances Approved with Conditions, dated July 20, 2011
- PB #10-05, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec. dated July 9, 2010

4. The Short Environmental Assessment Form appears in order.
5. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:
  - 1) The entrance into the parking area on the south side of Corporate Drive has been modified since the last plan submission for Site Plan review in May 2013. Since no new drawing was provided showing the turning movements for fire apparatus, the applicant must demonstrate that this new design will provide sufficient turning radii for vehicles.
6. On the easterly side of the site, no additional site disturbance shall take place beyond 20 feet from the parking lot, with the exception of utility easements.
7. The Rockland County Highway Department found that the proposed action will have no foreseeable adverse impact upon county roads in the area.
8. The Rockland County Department of Health reviewed the revised Site Plan and offers no comment on this submission. All necessary Department of Health approvals have previously been granted for this project. The proposed amendments do not have any impacts on these approvals.
9. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.
10. The Town of Orangetown Bureau of Fire Prevention had the following comments:
  1. Clarify if all parking has been excluded from the lot adjacent to the building on the east side.
  2. The proposed amended Site Plan for the north parking lot must show Fire apparatus access for a vehicle with at least a 217 inch wheel base. Vehicle must be able to maneuver throughout entire lot.

TOWN CLERKS OFFICE  
JAN 30 PM 1 35  
TOWN OF ORANGETOWN

**PB #14-04: 155 Corporate Drive Site Plan Amendment: Final Site Plan  
Amendment Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 6 of 8**

11. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans prior to signing the final plans.
12. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.
13. 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 §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.
14. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
- Rockland County Sewer District #1
  - Rockland County Department of Highways
  - Town of Orangetown Zoning Board of Appeals
15. **TREE PROTECTION:** The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:
- a. No construction equipment shall be parked under the tree canopy.
  - b. There will be no excavation or stockpiling of earth underneath the trees.
  - c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.
  - d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
    - One (1) foot radius from trunk per inch DBH
    - Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
      - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
      - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.
- The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 35

TOWN OF ORANGETOWN

**PB #14-04: 155 Corporate Drive Site Plan Amendment: Final Site Plan  
Amendment Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 7 of 8**

16. All landscaping shown on the Site Plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.
17. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.
18. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.
19. If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Wetlands - U.S. Army Corps of Engineers).
20. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.
21. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications
22. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

TOWN CLERKS OFFICE

JAN 30 PM 1 36

TOWN OF ORANGETOWN

**PB #14-04: 155 Corporate Drive Site Plan Amendment: Final Site Plan  
Amendment Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 8 of 8**

**Override**

The Board made a motion to override Conditions #2 of the January 2, 2014 letter from Rockland County Department of Planning, signed by Thomas B. Vanderbeek, Commissioner of Planning, for the following reasons:

#2. A review shall be completed by the U.S. Army Corps of Engineers and any required permits obtained.

The Board held that the project is not creating any additional development and no new wetlands are introduced, the area to be impacted is already completed.

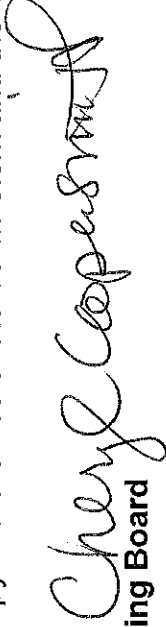
A motion to override the condition was made and moved by John Foody and seconded by Bruce Bond and carried as follows: Bruce Bond, aye; Kevin Garvey, aye; Robert Dell, aye; Michael Mandel, absent; Jeffrey Golda, aye; William Young, aye and John Foody, aye.

The foregoing Resolution was made and moved by Bruce Bond and seconded by William Young and carried as follows: Bruce Bond, aye; Kevin Garvey, aye; Michael Mandel, absent; William Young, aye; John Foody, aye; Robert Dell, aye and Jeffrey Golda, 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: January 15, 2014  
Town of Orangetown Planning Board**

attachment



TOWN CLERKS OFFICE

2014 JAN 30 PM 1 36

TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**155 Corporate Drive Site Plan Amendment: Final Site Plan Amendment  
Approval Subject to Conditions/ Reaffirmation of SEQRA**

**Town of Orangetown Planning Board Decision  
January 15, 2014**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law. The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: 155 Corporate Drive Site Plan Amendment: Final Site  
Plan Amendment Approval Subject to Conditions/ Reaffirmation of SEQRA**

**SEQR STATUS:** Type I            Unlisted XXXXXX  
**CONDITIONED NEGATIVE DECLARATION:** Yes            No XXXXXX

**DESCRIPTION OF ACTION: Site Plan Amendment**

**LOCATION:** The site is located at 155 Corporate Drive, on the South side of Corporate Drive, 850 feet west of Olympic Drive, Orangeburg, Town of Orangetown, Rockland County, New York. Tax Map: Section 73.15, Block 1, Lot 18 & Section 73.19, Block 1, Lot 1; LIO zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:  
The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

John Giardiello, P.E., Director, Office of Building, Zoning and Planning  
Administration and Enforcement; Town of Orangetown; 20 Greenbush Road  
Orangeburg, NY 10962; Telephone Number: 845-359-5100  
For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant  
- Involved Agencies

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1 36  
TOWN OF ORANGETOWN



**PB#14- 06: SMK Erie Subdivision – Granted 1st 90 Day Extension to File the Subdivision with the Rockland County Clerk’s Office**

**Town of Orangetown Planning Board Decision**

**January 15, 2015**

**Page 1 of 2**

**TO:** Jay Greenwell, 85 Lafayette Avenue, Suffern,  
New York 10901

**FROM:** Town of Orangetown Planning Board

**RE:** SMK -Erie Subdivision Plan: The application Jay Greenwell, applicant, for SMK Home Builders, Inc., owner, for a 90 Day Extension to File the Subdivision Map with the Rockland County Clerk’s Office, at a site to be known as “**SMK – Erie Subdivision 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 86 West Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.13, Block 1, Lot 21 in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 15, 2014**, at which time the Board made the following determinations:

The Board received the following communications:

1. Project Review Committee Report dated January 8, 2014.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 15, 2014.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 9, 2014.
4. Final Subdivision Plan Approval Subject to Conditions, PB #13-28, dated June 26, 2013.

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

**DECISION:** In view of the foregoing, the Board **GRANTED the 1st 90 Day Extension to File the Subdivision Plan with the Rockland County Clerk’s Office, subject to the following conditions:**

1. A note shall be added to the Final Subdivision Plan and the filed map, noting that the inlets on Lots #5 and #6 are to be privately maintained.

TOWN CLERKS OFFICE  
2015 JAN 30 PM 1 36  
TOWN OF ORANGETOWN

**PB#14- 06: SMK Erie Sub Subdivision – Granted 1st 90 Day Extension to  
File the Subdivision with the Rockland County Clerk’s Office**

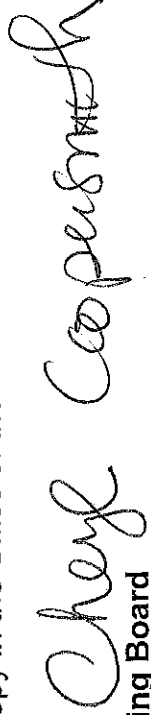
**Town of Orangetown Planning Board Decision  
January 15, 2015  
Page 2 of 2**

2. The applicant still needs to comply with PB #13-28, Conditions #6, #8, #10:
6. Detailed information regarding the proposed storage pond/ basin shall be supplied (i.e. storage capacity at certain elevations, berm reinforcing, etc.) also, a more detailed (i.e. blow-up) plan shall be provided to show emergency spillway, vehicular access, etc.
8. The revised drainage calculations are currently under review by DEME. However, the total area of disturbance for construction shall be listed in the calculations. Also, a SWPPP may be needed for this subdivision.
10. The sanitary sewer profile, sheet #3, shall be amended to show the proposed main running between the existing SMH and proposed SMH #3.

The foregoing Resolution was made and moved by William Young and seconded by Jeffrey Golda and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Michael Mandel, absent; John Foody, aye; William Young, aye; Robert Dell, aye; and Jeffrey Golda, aye.

The Clerk of 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 this Office of the Planning Board.

**Dated: January 15, 2014  
Town of Orangetown Planning Board**



TOWN CLERKS OFFICE  
2015 JAN 30 PM 1 36  
TOWN OF ORANGETOWN

**PB#14-06: Dominick & White Site Plan: Final Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board**

**January 15, 2014**

**Page 1 of 9**

**TO: Donald Brenner, 4 Independence Avenue, Tappan,  
New York 10983**

**FROM: Orangetown Planning Board**

**RE:** Dominick & White Site Plan: The application of Wojciech Dominik, applicant, for Wojciech Dominik and Frederika White, owners, (Donald Brenner, attorney for the applicant), for Prepreliminary/ Preliminary/ Final Site Plan Review, at a site to be known as “**Dominick & White Site 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 and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located on Filmore at 110 Old Pascack Road and 21 Buchanan Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.14, Block 2, and Lots 21.1 in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 15, 2014**, the Board made the following determinations:

Wojciech Dominik and Donald Brenner appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated January 8, 2014.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 15, 2014.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 9, 2014.
4. A letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated January 6, 2014.
5. Letters from Rockland County Department of Planning, signed by Thomas Vanderbeek, Commissioner of Planning, dated November 14 & December 3, 2013.
6. Letters from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated November 26, 2013.
7. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated January 3, 2014.
8. Letters from the New York State Department of Environmental Conservation, signed by Jean McAvoy, dated December 10, 2013.
9. A Short Environmental Assessment Form signed by Wojciech Dominik and Frederika White, dated November 21, 2013.
10. Dominick & White Resubdivision; Development Plan (Lot #2) prepared by Robert Sorace, PLS, dated November 8, 2013.
11. An Email from Robert Sorace, PLS, with an attachment noting trees to be removed on the Dominick & White Resubdivision; Development Plan (Lot #2).

TOWN CLERKS OFFICE

2014 JAN 30 PM 1:36

TOWN OF ORANGETOWN

The Board reviewed the plan.

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

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Bruce Bond and seconded by Jeffrey Golda and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; William Young, aye; Robert Dell, aye; John Foody, aye; Michael Mandel, absent and Jeffrey Golda, aye; the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the Applicant, the applicant's professional representatives, namely Robert Sorace, PLS, and the Town of Orangetown Drainage Consultant, Brooker Engineering, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering, and having heard from the following involved and interested agencies: Rockland County Department of Health, Rockland County Sewer District #1, New York State Department of Environmental Conservation and having reviewed the Development Plan (Lot #2) by prepared by Robert Sorace, PLS, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

TOWN CLERKS OFFICE

JAN 30 PM 1 36

TOWN OF ORANGETOWN

Town of Orangetown Planning Board

January 15, 2014

Page 3 of 9

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources; -Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown's Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Bruce Bond and seconded by John Foody and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Robert Dell, aye; John Foody, aye; William Young, aye; Michael Mandel, absent and Jeffrey Golda, aye, the Board made a Negative Declaration pursuant to SEQRA.

**DECISION:** In view of the foregoing and the testimony before the Board, the applicant was **Granted a Final Site Plan Approval Subject to the following Conditions:**

1. The following note shall be placed on the Site 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: "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".

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 36

TOWN OF ORANGETOWN

**PB#14-06: Dominick & White Site Plan: Final Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board**

**January 15, 2014**

**Page 4 of 9**

3. Indicate on the plans which trees are to be removed and which trees are to remain. The trees to remain shall be protected with construction fencing and such protection shall be shown on the plan.
4. The Short Environmental Assessment Form is the old form. Please submit the new Short Environmental Assessment Form.
5. The drainage calculations are currently under review by DEME. However, the applicant's engineer shall specify whether the Perc Rate given in the supplied drainage calculations (dated November 13, 2013) is assumed or based upon a field survey. If the per rate is assumed, a field Perc Test shall be administered prior to receiving final approval for site plan, to ensure adequacy of designed drainage system. The applicant's engineer shall provide a copy of the field Perc Test to DEME and the Building Department.
6. The proposed overflow can NOT be directed towards another property as a point flow. The applicant's engineer shall look into the possibility of "tying-in" the overflow to the catch basins, not shown on the drawing, at the corner of Adams Court and Filmore Street.
7. A sanitary house sewer connection detail shall be shown on the plan, including all inverts.
8. The proposed silt fence shall be depicted to run along the contours, not across them.
9. The datum for the contours shall be given on the site plan. In addition, a note shall be added to the Site Plan indicating the source benchmark for the referenced datum, including the BM elevation.
10. A maintenance plan for the proposed drywells shall be supplied.
11. The applicant shall make application to the Town of Orangetown Architecture and Community Appearance Board of Review for review of the site and house plans.
12. The Drainage Consultant to the Planning Board, Brooker Engineering, reviewed the submitted information and found that the potential significant adverse impacts with respect to drainage can be mitigated and therefore recommends that the Dominik & White Resubdivision be approved for drainage subject to the following conditions:

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1:38  
TOWN OF ORANGETOWN

**PB#14-06: Dominick & White Site Plan: Final Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board  
January 15, 2014  
Page 5 of 9**

**Continuation of Condition #12...**

This is the drainage consultant's first drainage review report to the Planning Board for this project. The property is located on the east side of Fillmore Street, across from Adams Court. The site is partially wooded and contains more large trees than those shown on the survey. The land slopes downhill in an easterly manner towards residentially developed parcels to the east. A stormwater detention facility consisting of two drywells is proposed to intercept runoff from the new driveway and building.

**Project Comments**

- 1) The amount of impervious area used by the drainage report shall be shown on the Development Plan. It is likely that impervious area in addition to what is shown on the Development Plan would be constructed for patios, decks, and sidewalks to the doors. It is recommended that the application consider using additional impervious areas to account for the likely additional features that would be constructed for a typical new house. Impervious area that is constructed in addition to what is shown on the Development would require further drainage mitigation.
- 2) The existing spot grades conflict with the contours in several locations. For instance, the "295" spot grade listed at the southeast corner of the property falls between 296 and 298 contours. The 293.3 spot grade at the northeast corner of the property is located just downhill of a 296 contour. The source of the topography shall be indicated on the plan. There may be a datum discrepancy between the contours and spot grades or the contours may require revision to be consistent with the spot grades.
- 3) The line indicating the overflow from the eastern drywell shall be clarified. The drywell has a solid cover and it is not clear if the overflow is intended to be via overland flow or a pipe. The pipe invert of this drywell is elevation 295.8. If the drywell overflow is by pipe it would require an outlet very close to the southeast corner spot grade of 295. It appears this area is a low point with ponding potential that may be exacerbated if drywell overflows are directed to this point. More information and detail is needed for this area, including off-site topography, to ensure no negative impacts occur to the off-site property to the southeast.
- 4) The drainage report states a trench drain will direct runoff from the driveway to the drywells. This shall be shown on the Development Plan.

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 36

TOWN OF ORANGETOWN

**PB#14-06: Dominick & White Site Plan: Final Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board  
January 15, 2014  
Page 6 of 9**

**Continuation of Condition #12...**

- 5) Spot grades shall be added at each building corner to show positive drainage away from the building.
- 6) The method for draining the basement shall be shown on the Development Plan.
- 7) The east drywell has a proposed rim invert of 297.8 but is shown on the uphill side of the 298 contour. This shall be corrected.
- 8) Maintenance plan for the drywells shall be added to the Site Plan.
- 9) Field data for groundwater percolation rates and determining groundwater levels at the drywell locations shall be performed prior to construction; this shall be noted on the Site Plan.
- 10) The topography shall be updated along the east property line. Landscaping berms have been constructed along the east property line that may impact the drainage pattern.
13. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:
  - 1) As indicated in the November 26, 2013 letter from the Rockland County Department of Health, application must be made to the RCDOH for review of the Stormwater Management system for compliance with the County Mosquito Code.
  - 2) Prior to any grading or construction on the site, a soil and erosion control plan shall be developed that meets the New York State Guidelines for Urban Erosion and Sediment Control.
  - 3) There shall be no net increase in the peak rate of discharge from the site at all design points.

14. The Rockland County Department of Highways reviewed the plans and found that the application needs to be made to RCDOH for review of the system for compliance with County Mosquito Code.

15. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1 36  
TOWN OF ORANGETOWN



**PB#14-06: Dominick & White Site Plan: Final Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board  
January 15, 2014  
Page 7 of 9**

16. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- New York State Department of Environmental Conservation
- Rockland County Department of Health
- Rockland County Sewer District #1

17. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans prior to signing the final plans.

18. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

19. 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 §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

20. **TREE PROTECTION:** The following note shall be placed on the Site Plan:

The Tree Protection and Preservation Guidelines adopted Pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual Specimen trees and buffer area with many trees. Steps that will be taken to Reserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:

- One (1) foot radius from trunk per inch DBH
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
  - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
  - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1 38  
TOWN OF ORANGETOWN

**PB#14-06: Dominick & White Site Plan: Final Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board  
January 15, 2014  
Page 8 of 9**

**Continuation of Condition #20...**

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

- 21.** All landscaping shown on the site plan shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.
- 22.** Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.
- 23.** The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.
- 24.** If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Wetlands - U.S. Army Corps of Engineers).
- 25.** Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1 36  
TOWN OF ORANGETOWN

Town of Orangetown Planning Board

January 15, 2014

Page 9 of 9

26. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

27. The Planning Board shall retain jurisdiction over lighting, landscaping, and signs and refuse control.

The foregoing Resolution was made and moved by Bruce Bond and seconded by Jeffrey Golda and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; William Young, aye; John Foody, aye; Michael Mandel, absent; Robert Dell, aye and Jeffrey Golda, 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: January 15, 2014

Town of Orangetown Planning Board

attachment



TOWN CLERKS OFFICE

2014 JAN 30 PM 1 36

TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**Town of Orangetown Planning Board Decision  
January 15, 2014**

**NAME OF ACTION Dominick & White Site Plan: Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law. The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**SEQR STATUS:** Type I XXXXXX Unlisted XXXXXX  
**CONDITIONED NEGATIVE DECLARATION:** Yes        No XXXXXX

**DESCRIPTION OF ACTION: Site Plan Review**

**LOCATION:** The site is located at 110 Old Pascack Road and 21 Buchanan Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.14, Block 2, and Lot 21.1 in the R-15 zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:  
The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

John Giardiello, P.E., Director, Office of Building, Zoning and Planning  
Administration and Enforcement; Town of Orangetown; 20 Greenbush Road  
Orangeburg, NY 10962; Telephone Number: 845-359-5100  
For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant  
- Involved Agencies

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 36

TOWN OF ORANGETOWN

**PB #13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 1 of 18**

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

**RE:** The Hollows at Blue Hill Recreation Site Plan The application of The Hollows at Blue Hill LLC, owner, (Donald Brenner, attorney for the applicant), for Preliminary/ Preliminary/ Final Amendment to the Final Site Plan Review, at a site known as “**The Hollows at Blue Hill Recreation Site 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 and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located on Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.05, Block 1, Lot 53 in the OP/ PAC zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, January 23, 2013 and January 15, 2014**, at which time the Board made the following determinations:

**January 23, 2013**

Donald Brenner, Edmund Lane and Patrick Benn appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated January 17, 2013.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 23, 2013.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., January 17, 2013.
4. A letter from Brooker Engineering, PLLC, signed by Kenneth DeGennaro, P.E., dated January 15, 2013.
5. A letter from Rockland County Department of Highways, signed by Sonny Lin, P.E., dated January 22, 2013.
6. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael B. Bettmann, Chief, dated January 8, 2013.
7. Letters from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated January 2, 2013.
8. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated January 14, 2013.
9. A Short Environmental Assessment Form signed by Margaret Lane Boyle, dated December 21, 2012.

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 39

TOWN OF ORANGETOWN

10. Preliminary Site Development Plans prepared by Ahneman Kirby, LLC, Civil Engineering and Land Surveying,
  - SP-1: Sheet 1 of 2: Site Plan for Proposed Tennis Court, Pool and Playground, dated September 7, 2012, revised September 17, 2012
  - SP-2: Sheet 2 of 2: Proposed Details for Tennis Court and Pool, dated September 14, 2012, revised September 17, 2012
11. A letter from a resident of the Hollows Development, signed by Edward O'Rourke, dated January 18, 2013.

The Board reviewed the plan.

**Public Comments:**

**Edward O'Rourke, 68 Michael Roberts Court, Pearl River:** raised concerns regarding the impact of the large drainage basin that was close to the condominium development. Mr. O'Rourke held that the basin would attract mosquitoes, become a muddy area, and that the basin appeared to be larger than the proposed pool. He questioned if parking near the proposed pool would be available for residents, since it was a distance from their homes. Finally, Mr. O'Rourke, noted that the plans lacked details for landscaping and drainage.

**Jim Waters, 71 Michael Roberts Court, Pearl River:** wanted to know why the applicant was not prepared for the presentation. Mr. Waters questioned the Board regarding the status of the previous proposal between the Pearl River School District and the applicant for the recreation land. He requested the exact steps that the applicant needed to do in order to move ahead with the project.

**Bill Hodrinsky, 50 Michael Roberts Court, Pearl River:** noted that in the real estate prospective, it stated that a recreation area would be available, however, it is not clear at this time. Mr. Hodrinsky held that the applicant has not submitted professional materials to the Planning Board for review.

**David Miller, 21 Fred III Jr. Court, Pearl River:** discussed the federal requirements of handicap accessibility.

**Andrea Salzman, 21 Fred III Jr. Court, Pearl River:** noted that the original plan provided for parking near the recreational area, therefore, the new recreational area should provide parking as well.

**The Applicant requested a CONTINUATION.**

TOWN CLERKS OFFICE  
JAN 15 3 36 PM '14  
TOWN OF ORANGETOWN

**PB #13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 3 of 18**

**January 15, 2014**

Donald Brenner, Edmund Lane, Karl Weed and Patrick Benn appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated January 8, 2014.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated January 15, 2014.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., January 9, 2014.
4. Letters from Brooker Engineering, PLLC, signed by Kenneth DeGennaro, P.E., dated January 14 and 15, 2014.
5. A letter from Rockland County Department of Planning, signed Thomas B. Vanderbeek, P.E., Commissioner of Planning, dated December 12, 2013.
6. A letter from Rockland County Department of Highways, signed by Sonny Lin, P.E., dated December 31, 2013.
7. A letter from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated November 26, 2013.
8. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael B. Bettmann, Chief, dated December 24, 2013.
9. A copy of a letter to Mr. Edmund Lane, signed by Robert G. Torgersen, dated January 7, 2014.
10. A copy of a letter to the Chief, Eastern Permits Section, United States Army Corps of Engineers, signed by Robert G. Torgersen, dated January 10, 2014.
11. A Short Environmental Assessment Form signed by Margaret Lane Boyle, dated December 21, 2012.
12. Drainage Report prepared by Ahneman Kirby, dated November 7, 2013, with an attachment of a letter dated November 7, 2013, signed by Karl H. Weed, P.E.
13. Revised Drainage Summary Report, prepared by Karl Weed, Project Engineer and Thomas Ahneman, Principal Engineer, dated January 14 and 15, 2014.
14. Preliminary Site Development Plans prepared by Ahneman Kirby, LLC, Civil Engineering and Land Surveying,
  - SP-1: Sheet 1 of 3: Site Plan for Proposed Tennis Court, Pool and Playground, dated September 7, 2012, revised November 8, 2013
  - SP-2: Sheet 2 of 3: Proposed Details for Tennis Court and Pool, dated September 14, 2012
  - SP-3: Sheet 3 of 3: Proposed Details for Tennis Court and Pool, dated September 14, 2012, revised September 17, 2012

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 38

TOWN OF ORANGETOWN

**PB #13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 4 of 18**

15. Letters from residents of The Hollows, dated January 2014;
- Rose Gervasi, 55 Michael Roberts Court
  - Gloria and Donald Donahue, 61 Michael Roberts Court
  - Barbara and Joseph Hovsepian, 25 Robert McPadden Street
  - Barbara and John Connolly, 19 Robert McPadden Street
  - Susan and Saul Katz, 6106 Fred III Jr. Court
  - Jane and Michael Campisi
  - Frances F. Menzie
  - Victoria Cahill
  - Patrice and Mark Brenner
  - Tova and Barry Adesnik
  - Geraldine Brogan
  - Shirley Aigen
  - Guy Gervasi, VP of the Board of Managers of the Hollows

**Public Comments:**

**Mike Vesta, 43 Michael Roberts Court, Pearl River:** raised concerns regarding the lack of night lighting around the Recreational facilities.

**Jim Waters, 71 Michael Roberts Court, Pearl River:** expressed concerns regarding the need for security fencing around the tennis court.

**Bill Hodrinsky, 50 Michael Roberts Court, Pearl River:** supports the proposal, however raised questions regarding the time line to construct the project.

**Edward O'Rourke, 68 Michael Roberts Court, Pearl River:** requested information regarding the reappearance of the applicant to the Board for Final Review.

A motion was made to close the Public Hearing portion of the meeting by Bruce Bond and seconded by John Foody and carried as follows:  
Bruce Bond, aye; Michael Mandel, absent; William Young, aye; Robert Dell, aye; John Foody, aye; Jeffrey Golda, aye and Kevin Garvey, aye.

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Bruce Bond and seconded by Jeffrey Golda and carried as follows: Bruce Bond, aye; Michael Mandel, absent; William Young, aye; Robert Dell, aye; John Foody, aye; Jeffrey Golda, aye and Kevin Garvey, aye the Board declared itself Lead Agency.

TOWN CLERKS OFFICE  
JAN 30 PM 1 36  
TOWN OF ORANGETOWN



**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 5 of 18**

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, namely Ahneman Kirby, LLC, Civil Engineering and Land Surveying, and the Town of Orangetown Drainage Consultant, Brooker Engineering, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration, Enforcement and the Department of Environmental Management and Engineering and having heard from the following involved and interested agencies: Rockland County Department of Highways, Rockland County Department of Health, Rockland County Sewer District No. 1, and having reviewed Plans prepared by Ahneman Kirby, LLC, Civil Engineering and Land Surveying, summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 36

TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 6 of 18**

- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown's Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Bruce Bond and seconded by John Foody and carried as follows: Bruce Bond, aye; Michael Mandel, absent; Robert Dell, aye; John Foody, aye; William Young, aye; Jeffrey Golda, aye and Kevin Garvey, aye the Board made a Negative Declaration pursuant to SEQRA.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Granted Preliminary Site Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the Site 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 Site 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 sight distance at the driveway entrance onto Gilbert Avenue has to be labeled on the Site Plan. The distance lines were drawn, however no distances were shown.
4. A pavement detail of the driveway shall be provided on the plan.
5. Handicap parking spaces shall be provided and labeled on the plan.
6. The two proposed walkways through the wetlands to the pool, one from the putting green and the other from the cul-de-sac, shall be to American Disability Act specifications. At a minimum, the walkways shall be increased in width to five feet wide. A detail of the proposed walkways though the wetlands shall be provided on the Site Plan.

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1:38  
TOWN OF ORANGETOWN

**PB #13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 7 of 18**

7. The east side of the pool does not show any grading. The pool floor elevation is labeled as 194 and the pool is 5 feet deep (according to the applicant), which would make the pool edge at the elevation of 199+. The existing elevation of the ground at the east side of the pool is 190+ thereby creating an elevation difference of approximately 9 feet between the edge of the pool and the grade on the east side. Please clarify and provide the final proposed grading on the plan.
8. The applicant indicated no lighting will be provided for this recreational facility, however, the applicant should consider the placement of Emergency Lighting on motion detectors in the vicinity of the Recreational Facility. Lighting may become a condition of final approval.
9. A detail of the proposed tennis court construction shall be provided. A fence shall be placed around the tennis court for security. The fence heights and details shall be provided on the plan by the applicant and is subject to review and approval of the Board as part of the final site plan approval.
10. The applicant shall place a gate at the parking lot entrance, limiting access to the site to residents of the condominium complex and their guests. The fence and gate heights and details shall be provided on the plan by the applicant and is subject to review and approval of the Board as part of final site plan approval.
11. The type of pool decking shall be labeled on the plan.
12. A driveway access permit for the proposed drive onto Gilbert Avenue shall be obtained from the Rockland County Highway Department.
13. A Storm Water Pollution Prevention Plan is required, including calculations, and a storm water maintenance agreement shall be submitted (or an amendment to the existing SWMA.) The SWPPP drainage calculations shall include where the exhaust from the proposed detention basins will run to and what negative effects may occur downstream. This proposed site work shall not adversely impact any downstream properties.
14. The supplied drainage calculations are under review by DEME. However, all of the proposed stormwater facilities (i.e. basins) shall be designed for up to the 100 year storm, not just the 25 year storm. The calculations shall be resubmitted with the SWPPP and include all the required storms (up to 100 year) as well as all requirements for stormwater quality, as spelled out in the Town Code and the NYSDEC stormwater design manual.
15. The proposed retention basin (southeast of the pool and bocce court) can NOT be located in the wetlands. The basin shall be relocated out of the wetlands. This change to the plan shall be subject to review and approval of the Board as part of final site plan approval.
16. Detailed information regarding the proposed retention basin/ permeable pavement/ subsurface detention system shall be supplied (i.e. “blow up” details of each basin, cross-sections through each basin, storage capacity at certain elevations, berm reinforcing, maintenance requirements, etc. – the drainage retention basin notes on the plan are insufficient.) Also, access points shall be added to the proposed subsurface detention system.

TOWN CLERKS OFFICE  
JAN 30 PM 1 37  
TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 8 of 18**

- 17.** Drawing SP-2 shows a detail for a temporary sediment basin and dewatering, however, their location is not shown on the Site Plan. This shall be corrected. Also, more detail regarding the electrical connection and clean out schedules shall be added to the required SWPPP.
- 18.** The proposed level spreader, for the exhaust of the subsurface detention system, shall be relocated to the toe of the slope.
- 19.** All proposed grading shall be shown on the plans. Currently, no regrading is depicted around the proposed walks, pool, cabana, bocce court, etc.
- 20.** Copies of all correspondence, including any and all approvals, with the New York State Department of Environmental Conservation, U.S. Army Corps. Of Engineers, the Rockland County Drainage Agency, etc., in connection with this proposed subdivision, shall be supplied to the Planning Board and DEME, prior to signing the map.
- 21.** The proposed open stormwater detention basin shall be redesigned to meet current NYSDEC requirements (i.e. forebay, maintenance berm, outlet structure, emergency spillway, etc.).
- 22.** The entire proposed sanitary building connection for the proposed cabana shall be shown on the plans. A profile for the proposed sanitary connection shall be added to the drawings. Also, a sanitary building connection shall be depicted on the plans, including “tie-in” location, inverts, connection details, etc.
- 23.** Soil Erosion and sediment control plans and details shall be submitted to DEME for review and approval.
- 24.** The radii and site distance for the proposed driveway, existing onto Gilbert Avenue, shall be given on the plans.
- 25.** The tax lot numbers for the adjoining properties shall be indicated on the site plan.
- 26.** The drawings shall indicate the name of the individual who delineated the existing wetland limits and the date when this was done.
- 27.** The datum for the contours shall be given. Also a note shall be added to the Site Plan indicating the source benchmark for the referenced datum, including the BM elevations.
- 28.** Typical details shall be included with the drawings, i.e. pavement, walkway, sanitary cleanout, etc.

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1 37  
TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 9 of 18**

29. The Drainage Consultant to the Planning Board, Brooker Engineering, reviewed the submitted information and found that the potential significant adverse impacts with respect to drainage can be mitigated and therefore recommends that The Hollows at Blue Hill Recreation Site Plan be approved for drainage subject to the following conditions:

This application proposes the construction of amenities for the housing development, including a playground, tennis courts, putting green, and swimming pool. New stormwater management features are included in the Site Plan that are independent of the previously constructed detention basin.

**Project Comments**

- The drainage calculations shall be provided that support the sizing of the detention features. These shall be sized for the 2-, 10-, 25-, 50, and 100-year, 24 hour storm events. Post construction impervious area shall be clearly shown in support of the drainage design.
- This project is being performed as part of the overall Hollows development and is on the same lot as the housing development. The status of the NYSDEC SPDES stormwater permit shall be provided and listed on the plan. Due to the ongoing construction activity, the original permit is most likely active and this work shall be included as an amended NYSDEC SPDES permit so as to avoid segmenting the project. The Stormwater Pollution Plan shall be updated and post construction water quality measures shown for the new work.
- The overall site disturbance shall be added to the Site Plan.
- Construction access, clearing, and the location of the anti-tracking pavement shall be added to the Site Plan.
- A stormwater detention basin is shown in the wetland area. The means for draining the accumulated water in the basin shall be addressed. Soil percolation rates shall be provided.
- There are several swales and intermittent streams in the work area. These shall be shown on the Site Plan. Culverts under the proposed paths shall be added. It shall be verified that these swales do not enter the detention basin.

TOWN CLERKS OFFICE  
JAN 15 3 30 PM '14  
TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 10 of 18**

**Continuation of Condition #29...**

- The Consultant recommends that 12 inch minimum pipe diameter be used to convey stormwater to the detention basin.
- Access to the detention basin for maintenance equipment shall be shown. An outlet structure detail for the detention basin shall be added to the plan.
- The stream from the concrete headwall at Gilbert Avenue shall be shown on the plan. It shall be demonstrated that the proposed access drive does not interfere with this stream.
- The drainage report provides stormwater detention calculations for only the 25-year storm and "Drainage Basin Retention Notes" Note #2 states "The drainage retention basin has been designed to handle the peak flows from a 100-year storm event". No supporting data for the 100-year storm event has been provided.
- Construction disturbance is greater than one acre; all design flows per NYSDEC requirements are required for post construction stormwater detention and stormwater quality. The drainage report and a Stormwater Pollution Prevention Plan shall be provided to demonstrate NYSDEC requirements have been addressed.
- The drainage report shall include a subbasin map that clearly shows all intended design subbasins that are used to support the drainage design. Off-site runoff from the western slope and Gilbert Avenue shall be addressed as either entering the site and bypassing the detention basins or these offsite subareas shall be included in the routing calculations.
- The proposed storm drainage pipes shall be reconfigured to eliminate blind connections between pipes. Manholes or cleanouts shall be added at pipe junctions.
- The proposed detention basin shall provide proposed grading. The grading of a three feet high levee around the basin will require significantly more disturbance than what is shown on the plan.
- A trench drain detail and gravel trench detail shall be added to the plan.
- Details are included for "Temporary Sedimentation Basin Outlet Detail" and "Performed Scour Hole Type 1" but it is not clear where these items are included in the Site Plan.

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1:37  
TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 11 of 18**

**Continuation of Condition #29...**

- Permeable pavement is proposed for the parking lot and access drive. The permeable pavement, while being less impervious than typical asphalt, will result in more stormwater runoff than the existing woods. This shall be reflected in the drainage calculations.
- More detail is needed for the detention basin outlet. The Site Plans provide a top of berm of 190.0 and state "1' wide 1' high riprap outlet"; and the drainage report uses a 20 feet long weir at elevation 189.9. The plans and drainage report shall be consistent.
- The tennis court uses a manufactured underground detention system located below the tennis court. These systems typically have access ports for inspection as part of the maintenance program. The manufactured detention system shall be located to outside the tennis court to make maintenance and inspection more practical. Relocating the system to near the putting green just downhill of the tennis court may be more practical.
- The cross slope along the tennis court is labeled at 0.83%; however, the cross slope of 0.2 feet over 60 feet measures at 0.3%. This will most likely result in puddling over the tennis court. Additionally, the gravel trench on the high side (northwest side) of the tennis court has 0.2 feet difference in elevation between the top of trench and the tennis court. This shall be increased, as the nominal difference in elevations will most likely result in stormwater overflows onto the tennis court that will enter the storm drainage system and ultimately the detention system.
- Show proposed grading around the cabana that diverts stormwater runoff away from the cabana.

**30.** Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:

- An updated review must be completed by the Rockland County Department of Highways and all required permits obtained.
- The comments contained in the November 26, 2013 letter from the Rockland County Department of Health letter must be met.
- A review shall be completed by the New York State Department of Environmental Conservation and /or the United States Army Corps of Engineers, and any required permits obtained, especially since a drainage retention basin and walks are proposed within the wetland area. In addition, all proposed increases in drainage flow going into the wetland area must be reviewed and approved by them.

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 37

TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
January 15, 2014  
Page 12 of 18**

**Continuation of Condition #30...**

- The applicant has no provided a parking area so that residents can drive to use these recreational amenities. However, no turnaround area is provided for this access and parking area. If all spaces are full, a vehicle will have difficulty turning around, and might have to instead back out into the County highway. To avoid vehicles having to back out, or maneuvering with difficulty to exit the parking area, a vehicle turnaround must be provided.
- The proposed walks leading from the putting green and residences seem to enter the pool area right at the pool equipment, leaving only about a 3' area to walk between the fence and pool equipment. Either the pool equipment area or the walk entrance into the pool area must be relocated so that the pedestrians will not have to squeeze into this area for access.
- No walkway is proposed from the tennis court to any other recreational amenity. The resident could benefit from having a walkway installed connecting the tennis court to the walk which traverses between the putting green and the proposed pool.
- No fence is shown around the perimeter of the tennis court. A fence would be beneficial to the players so that errant balls do not enter into the periphery area, especially since steep grading is being proposed.
- All proposed signage, if any, shall be indicated on the site plan and shall conform to the Town of Orangetown sign standards.
- Trees to be preserved must be clearly identified in the field prior to any construction or grading. No regrading shall occur within the "drip zone" area of the tree in order to ensure the preservation of the existing trees and their root systems.
- Since extensive regrading is being proposed directly adjacent to the wetland area, all sloped areas must be fully re-established before the silt fencing is removed, to ensure that soil erosion does not occur.
- Clarify if regrading being proposed in the areas where the walks are being located. If so, then erosion control measures must also be installed along these areas to ensure that soil erosion does not occur.

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1 37  
TOWN OF ORANGETOWN



**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 13 of 18**

**Continuation of Condition #30...**

- Prior to any grading or construction on the site, a soil and erosion control plan shall be developed that meets the New York State Guidelines for Urban Erosion and Sediment Control.
- There shall be no net increase in the peak rate of discharge from the site at all design points.
- Map Note #9 under the General Notes section, states "...construction shall comply with the Town of Pearl River and/or..." This must be correct to state "Town of Orangetown."

**31.** The Rockland County Department of Highway reviewed the proposed action and offered the following comments:

- The existing access from Veterans Memorial Drive shall be shown on the drawings. The applicant shall offer a narrative to show why a new access on Gilbert Avenue is necessary for the proposed development.
- The exist stream and headwalls near the proposed access on Gilbert Avenue shall be shown to have no impact on the safety and will provide positive flow of storm water.
- Proposed driveway at gilbert Avenue shall be shown to be in conformance with the latest New York State Department of Transportation Standards and requirements.
- The strip between the designated street line and the right of way line along Gilbert Avenue next to this property shall be gratuitously dedicated to the Rockland County Highway Department.
- The available sight distance along any county road access location shall be shown on the Site Plan.
- A Rockland County Highway Department Work Permit will be required for the proposed development prior to any construction on site.
- Separate additional Rockland County Road Opening Permit will be required for any sewer or utility connections that will involve disruption to the paved surface within any county road.

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1:37  
TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 14 of 18**

- 32.** The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.
- 33.** Application is to be made to the Rockland County Department of Health for review of the Stormwater Management system for compliance with the County Mosquito Code.
- 34.** Applicant is reminded that the Rockland County Health Department must approve the engineering plans for the pool prior to construction.
- 35.** The Bureau of Fire Prevention offered the following comments which shall be incorporated herein as conditions of approval:
- a)** The access drive from Gilbert Avenue must be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches, with a minimum grade of 10 percent for fire apparatus access. Will there be a gate on the access road. Please clarify.
  - b)** Access road must be capable of supporting up to 75,000 pounds.
  - c)** Specify the type of system that will be used for the swimming pool; Salty water, chlorine, etc. When this information is provided, additional requirements may apply.
  - d)** Fire Extinguishers shall be installed where necessary as per NFPA 10.
  - e)** Egress requirements (i.e. gates, doors, exist signs, emergency lightings) shall comply with Chapter 10 of the New York State Fire Code.
  - f)** Describe the type of pool; will it be heated, and if so, what type.
- 36.** The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
- Rockland County Sewer District No.1
  - Rockland County Health Department
  - Rockland County Department of Highways
- 37.** The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans prior to signing the final plans.
- 38.** All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1:37  
TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 15 of 18**

39. 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 §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

40. TREE PROTECTION: The following note shall be placed on the Site Plan:

The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
  - One (1) foot radius from trunk per inch DBH
  - Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
    - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
    - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

TOWN CLERKS OFFICE  
2014 JAN 30 PM 1 37  
TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 16 of 18**

41. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.
42. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.
43. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.
44. If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Wetlands - U.S. Army Corps of Engineers).
45. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.
46. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications
47. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

TOWN CLERKS OFFICE

2014 JAN 30 PM 1 37

TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 17 of 18**

**Overrides**

The Board made a motion to override Conditions #4, #5, #8, #11 and #12 of the December 12, 2013 letter from Rockland County Department of Planning, signed by Thomas B. Vanderbeek, P.E., Commissioner of Planning, for the following reasons:

#4. Two trees are shown to remain along the 6' wide walkway leading to the pool from the driveway. Given that the grading is proposed to change by at least six feet, it seems unlikely that these two trees will survive. In addition, a tree is still being shown to remain within this walkway leading to the pool, as well as within the walkway intersection leading from the pool to the housing units and putting green. These trees shall instead all be shown to be removed.

The Board held that the walkway is located in the wetlands and would be constructed to go around the existing trees. No trees would be removed.

A motion to override the condition was made and moved by Bruce Bond and seconded by William Young and carried as follows: Bruce Bond, aye; Kevin Garvey, aye; Robert Dell, aye; Michael Mandel, absent, aye; Jeffrey Golda, aye; William Young, aye and John Foody, aye.

#5. The tree locations are only shown near the proposed recreational amenities. No trees are identified in the areas where the proposed walk is located leading from the pool to the putting green or residence. Since this area is heavily treed, it seems likely that other trees will need to be removed in order to install the proposed walks. All trees must be depicted, and the locations of those to be removed must be identified.

The Board held that the walkway is located in the wetlands and would be constructed to go around the existing trees. No trees would be removed.

A motion to override the condition was made and moved by Bruce Bond and seconded by William Young and carried as follows: Bruce Bond, aye; Kevin Garvey, aye; Robert Dell, aye; Michael Mandel, absent, aye; Jeffrey Golda, aye; William Young, aye and John Foody, aye.

#8. The walkway from the parking area to the proposed pool requires the users to walk along the driveway area before they can access the sidewalk. Either a sidewalk must be provided along the driveway, or this proposed walkway access relocated so that it is closer to the parking spaces.

The Board held that the area in the driveway that would be used to access the walkway would be striped, highlighting the route for pedestrians to the walkway.

A motion to override the condition was made and moved by Bruce Bond and seconded by John Foody and carried as follows: Bruce Bond, aye; Kevin Garvey, aye; Robert Dell, aye; Michael Mandel, absent, aye; Jeffrey Golda, aye; William Young, aye and John Foody, aye.

DEC 15 03 PM 1 37  
TOWN OF ORANGETOWN

**#13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**January 15, 2014**

**Page 18 of 18**

**Override**

#11. A landscaping plan shall be submitted for Rockland County Department of Planning Review. Low evergreen landscaping or a berm must be provided in front of the parking spaces facing the roadway to shield headlights from shining into oncoming vehicles traveling on the road.

The Board held that the project site is lower in grade than the street level, and any type of lighting would not shine into oncoming vehicles traveling on the road.

A motion to override the condition was made and moved by Bruce Bond and seconded by William Young and carried as follows: Bruce Bond, aye; Kevin Garvey, aye; Robert Dell, aye; Michael Mandel, absent, aye; Jeffrey Golda, aye; William Young, aye and John Foody, aye.

#12. A lighting plan shall be submitted for Rockland County Department of Planning Review. Fields of illumination must be provided and demonstrate that no lighting shall shine into the County right of way.

The Board held that since the recreational facilities are for daytime only, no lighting is proposed, with the exception of security lighting on motion detectors.

A motion to override the condition was made and moved by Bruce Bond and seconded by William Young and carried as follows: Bruce Bond, aye; Kevin Garvey, aye; Robert Dell, aye; Michael Mandel, absent, aye; Jeffrey Golda, aye; William Young, aye and John Foody, aye.

**A motion was made to exempt the applicant from review by the Town of Orangetown Architecture and Community Appearance Board of Review for the Recreational Facilities project.**

The foregoing Resolution was made and moved by Robert Dell and seconded by John Foody and carried as follows: Bruce Bond, aye; Michael Mandel, absent; William Young, aye; John Foody, aye; Robert Dell, aye; Jeffrey Golda, aye and Kevin Garvey, aye.


The foregoing Resolution was made and moved by Bruce Bond and seconded by William Young and carried as follows: Bruce Bond, aye; Michael Mandel, aye; William Young, aye; John Foody, aye; Robert Dell, aye; Jeffrey Golda, aye and Kevin Garvey, 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: January 15, 2014**

**Town of Orangetown Planning Board**

Attachment

  
TOWN CLERK'S OFFICE  
JAN 15 3 00 PM '14

TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**PB #13-02: The Hollows at Blue Hill Recreation Site Plan – Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
January 15, 2014**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law. The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: The Hollows at Blue Hill Recreation Site Plan**

**SEQR STATUS:** Type I \_\_\_\_\_ Unlisted XXXXXX

**CONDITIONED NEGATIVE DECLARATION:** Yes \_\_\_\_\_ No XXXXXX

**DESCRIPTION OF ACTION: Preliminary Site Plan Approval Subject to Conditions**

**LOCATION:** The site is located on Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.05, Block 1, Lot 53 in the OP/ PAC zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

John Giardiello, P.E., Director, Office of Building, Zoning and Planning  
Administration and Enforcement  
Town of Orangetown  
20 Greenbush Road  
Orangeburg, NY 10962  
Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC,- Town Supervisor, Applicant, Involved Agencies

TOWN CLERKS OFFICE  
JAN 30 PM 1 37  
TOWN OF ORANGETOWN