

**TOWN OF ORANGETOWN PLANNING BOARD
Meeting of September 29, 2010**

MEMBERS PRESENT:

Bruce Bond, Chairperson; Kevin Garvey; John Foody; William Young;
Andy Stewart and Robert Dell

MEMBERS ABSENT: Jeffrey Golda

ALSO PRESENT: Robert Magrino, Deputy Town Attorney, Richard Pakola,
Deputy Town Attorney, Ann Marie Ambrose, Stenographer, Cheryl Coopersmith,
Chief Clerk and Mike Manzare, Building Inspector

Bruce Bond, Chairperson 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:

New Items:

Nolan Monument Site Plan	Consultation	PB #10-44
Site Plan Consultation 74.07/1/7; CC zoning district		

Continued Item from April 28, 2010 Meeting:

Thorpe Village Wetlands	Continued: Needs	PB #10-18
Remediation Project Site Plan	Drainage	
Prepreliminary/Preliminary/ Final Site Plan and SEQRA Review 74.16/1/23; R-40 zoning district		

St. Thomas Aquinas College Site Plan		PB #10-41
Athletic Field Site Plan	Postponed to the	
Prepreliminary /Preliminary/ Final Site Plan and SEQRA Review 74.20/1/2; LO zoning district	October 13th Meeting	

The decisions of the September 15, 2010 Planning Board Meeting was reviewed, edited and approved. The motion for adoption was made and moved by Kevin Garvey and seconded by William Young and carried as follows: Robert Dell, aye; Kevin Garvey, aye; Bruce Bond, aye; Jeffrey Golda, absent; John Foody, aye; Andy Stewart, aye and William Young, aye.

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 Kevin Garvey and seconded by Andy Stewart and agreed to by all in attendance. The meeting was adjourned at 8:05 p.m. The next Planning Board meeting is scheduled for October 13, 2010.

**DATED: September 29, 2010
Town of Orangetown Planning Board**

PB #10-44: Nolan Monument Site Plan: Consultation
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TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York 10901
FROM: Orangetown Planning Board
RE: Nolan Monument Site Plan: The application of Nolan Monument, applicant, for 508 Route 303 Realty, LLC, owner, for Consultation, at a site to be known as "Nolan Monument 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. The site is located at 508 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 7 in the CC zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, September 29, 2010**, the Board made the following determinations:

Jay Greenwell, Robert Hoene and Dan Nolan appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated September 22, 2010.
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 September 29, 2010.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., September 27, 2010.
4. A letter from the Rockland County Department of Planning, signed by Salvatore Corallo, Commissioner of Planning, dated September 28, 2010.
5. A letter from the Rockland County Drainage Agency, signed by Shajan Thottakara, P.E., dated September 20, 2010.
6. Site Plan prepared by Jay Greenwell, PLS, LLC, and dated July 7, 2010, revised July 22, 2010.

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

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 to comply with the Route 303 Overlay Zone requirements or variances will need to be sought. Provide on the Site Plan the items that address the above, such as parking location, 25 foot buffer, etc.
4. Show on the Site Plan where outside storage may be provided or label "No outside storage" on the Site Plan.
5. The applicant shall disclose in writing the type of operations that will or will not be performed on the site, such as grinding, polishing, etching, etc.
6. Approval from the Town of Orangetown Architecture and Community Appearance Board of Review will be required.
7. Approval from the New York State Department of Transportation will be required.
8. The proposed stockade fence, along the western property line, shall be relocated away from the existing headwall, so as not to interfere with stormwater runoff, entering the pipe.
9. The proposed gravel area, around the northern and westerly sides of the existing building shall be paved.
10. The area of disturbance shall be given for this Site Plan.
11. Drainage Calculations and a SWPPP may be required for this Site Plan.
12. Typical details shall be added to the plans.
13. The Rockland County Department of Planning had the following comments:
A review should be done by the New York State Department of Transportation (NYSDOT) and any required permits obtained. In particular, the NYSDOT should review:
 - (a) The two proposed one-way signs at the south driveway that are located in the State right of way.
 - (b) Determine if the two proposed do not enter signs at the north driveway are sufficient or if there is a need for one way signs to be placed there as well as at the south driveway, and
 - (c) Determine if no left turns signs should be placed along Route 303, to deter drivers from entering the site from the northbound lane of Route 303 and from exiting the site to proceed northbound on Route 303.

Continuation of Condition #13...

As indicated in the September 20, 2010 letter from the Rockland County Drainage Agency, a permit must be obtained from that agency.

There shall be no net increase in stormwater runoff from the site.

Lighting, signage and landscaping plans that meet all Town of Orangetown requirements must be provided.

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.

The Site Plan and Landscape Plan shall comply with the Route 303 Overlay Zone to the extent applicable.

The Rockland County Department of Planning requests the opportunity to review any variances that may be requested from the Town of Orangetown Zoning Board of Appeals in order to implement the revised Site Plan, as required by New York State General Municipal Law, Section 239-m, (a)(v).

14. Based upon Rockland County Drainage Agency (RCDA) evaluation of available mapping and information submitted, it has been determined that the proposed activity is within the jurisdiction of the RCDA. Accordingly, a permit from the RCDA pursuant to the Rockland County Stream Control Act, Chapter 846, is required.

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: September 29, 2010
Town of Orangetown Planning Board