

**Project Review Committee Report – June 2, 2021  
Planning Board Meeting of June 9, 2021**



**Rockland Country Club Site Plan**

**PB #21-28**

Prepreliminary/ Preliminary/ Final Site Plan

and SEQRA Review/ 597 Route 340, Sparkill, 78.09/1/ 24; R-80 zoning district

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

**SMK Erie West Subdivision Plan**

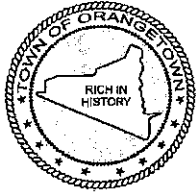
**PB #21-34**

Prepreliminary/ Preliminary/ Subdivision Plan and SEQRA Review

104 West Erie Street, Blauvelt/ 70.13/1/20; R-15 zoning district

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

*Attendees: J. Slavin, B. Peters, A. Gorton, R. Pakola, D. Majewski*



**OFFICE OF BUILDING, ZONING, PLANNING  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN  
20 GREENBUSH ROAD  
ORANGEBURG, N.Y. 10962**

**Jane Slavin, RA  
Director**

**(845) 359-8410**

**Fax: (845) 359-8526**

Date: June 3, 2021

To: Cheryl Coopersmith, Chief Clerk  
Planning Board

From: Jane Slavin, RA.,  
Director O.B.Z.P.A.E.

Subject: **Rockland Country Club Site Plan**  
Prepreliminary/ Preliminary/ Final Site Plan  
and SEQRA Review/ 597 Route 340, Sparkill  
78.09/1/ 24; R-80 zoning district



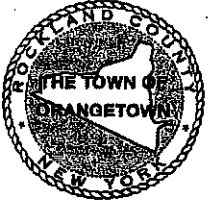
**PB #21-28**

Submission Reviewed:

Site plan package as prepared by DRPilla Consulting Engineers, dated 5-27-2021.

- 1) Applicant has moved the proposed location of the tanks.
- 2) ACABOR review and approval is required.
- 3) The following revisions are required to the SEAF;
  - a) Number 5 - check residential and Other – Recreation.
  - b) Number 13 – identify wetland or waterbody.

JS – 6-3-2021



## Department of Environmental Management and Engineering Town of Orangetown

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

June 3, 2021

Planning Board  
Town of Orangetown  
1 Greenbush Road  
Orangeburg, New York 10962  
Attn: Cheryl Coopersmith, Chief Clerk



PB# 21-28

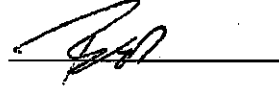
**Re: Rockland County Club Site Plan  
Fuel Tank Replacement**

Gentlemen:

This Department has the following comments/ recommendations.  
(This letter supersedes our letter of 4/27/21)

1. It is unclear if the listed total area of disturbance (a.o.d.) includes the proposed underground electric/ utility installation, removal of existing tanks, installation of backfill and repaving, etc. As a reminder, any and all construction that requires digging into existing surfaces, shall be included in the a.o.d.
2. A detail shall be provided showing the crossing of the proposed underground electric with the existing sanitary building connection. This cross-section shall include all existing and proposed elevations and vertical distance between the piping.
3. All existing storm sewer structures/ facilities, with all related elevations and sizing, within the proposed work area shall be shown on the plans.
4. The soil erosion and sediment control plans and details shall be modified to reflect SESC features/ controls around all proposed construction/ excavation (e.g. existing tank removal, utility installation, etc.)
5. The SESC drawing (C-102.01) appears to show the silt fencing and haybales being installed within the existing pavement area. The applicant's engineer shall clearly depict on the drawings and details how this is to be accomplished.
6. The SESC details (C-201.00) show a soil stockpile detail but no soil stockpiles are shown on the SESC drawing (C-102.01.) This shall be clarified.
7. The Soil erosion and sediment control symbols shall conform to NYSDEC standards.
8. A note shall be added to the Site Plan indicating the source benchmark for the referenced datum (including the BM elevation.)

Very truly yours,

A handwritten signature in black ink, appearing to be "J. A. D.", is written over a solid horizontal line.

cc: Highway file  
Sewer file



# BROOKER ENGINEERING, PLLC

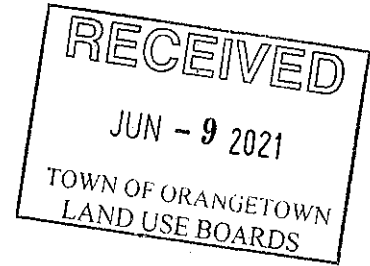
**NY OFFICE**74 Lafayette Avenue, Suite 501  
Suffern, NY 10901845.357.4411 Tel  
845.357.1896 Fax**NJ OFFICE**22 Paris Avenue, Suite 105  
Rockleigh, NJ 07647

201.750.3527 Tel

June 9, 2021

Town of Orangetown Planning Board  
20 Greenbush Road  
Orangeburg, New York 10962

Attn: Cheryl Coopersmith, Chief Clerk

Re: Rockland Country Club Site Plan (Fuel Tank Replacement) tax lot 78.09-1-24  
Planning Board Drainage Review (For June 9, 2021 Planning Board meeting)  
BBE #OTN0165

Dear Ms. Coopersmith:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following drainage review report in support of the Rockland Country Club Site Plan application to the Town of Orangetown Planning Board:

**Information Reviewed**

1. "Rockland Country Club Fuel Tank Replacement Plans", prepared by DR Pilla Consulting Engineers, Sheets 1-6, last revised 05/24/2021, signed and sealed by Dominick Richard Pilla, PE.
2. Project Application dated April 13, 2021

**Project Description**

This is our second drainage review report for this project; our last review was dated May 4, 2021. The 130 acre golf course and country club is located on the east side of Route 340, about 1100 feet south of Van Terrace. The maintenance building is located along Route 340. The land slopes downhill to the west, towards Route 304.

The project consists of providing new above ground gasoline storage tanks located in the existing parking lot. The tanks will replace an existing underground tank and an existing tank inside the garage. The pad is approximately 33'-6" x 10'-0" and is located on existing pavement or compacted gravel surface. Topography has been added to the site plan. No significant increases in stormwater runoff or changes in drainage patterns that require mitigation will result from this action.

**Project Comments**

1. Show proposed grading that includes spot grades at the corners of the pad and swales to direct uphill stormwater runoff around the pad.

**Drainage Review Recommendation**

The proposed action will not result in any significant increases in stormwater runoff or changes in drainage patterns that requires mitigation. We therefore recommend that the Rockland Country Club Site Plan be approved for drainage subject to the above Project Comment.

Very truly yours,

**BROOKER ENGINEERING, P.L.L.C.**

Kenneth DeGennaro, P.E.

P:\VILLAGES\OTN Town of Orangetown\OTN0165 rockland cc\2021-05-04 OTN00165 coopersmith.docx

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Brian Brooker, P.E.    Eve Mancuso, P.E., C.M.E.    Ken DeGennaro, P.E., C.F.M.    Stuart Strow, P.E., C.F.M.  
 Anthony Riggi, P.E.    Dennis Rocks, P.E., C.F.M.    John Bezuyen, P.L.S.    Hillary Chadwick, P.E.    Joseph J. Moran, P.E.  
 Vincent Kane, P.E.    Nestor Celiz, P.E.    Benjamin Levitz, P.E.    Joseph Nyitray, P.E.

already Read into Record

**Project Review Committee Report – May 19, 2021  
Planning Board Meeting of May 26, 2021**

Continue &  
provide  
Revised  
Plan

**3 Tweed Boulevard Site Plan  
Critical Environmental Area**

**PB #21-08**

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review  
3 Tweed Boulevard, Upper Grandview/ 71.05/1/22.4; R-22 zoning district

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

**Rockland Country Club Site Plan**

**PB #21-28**

Prepreliminary/ Preliminary/ Final Site Plan  
and SEQRA Review/ 597 Route 340, Sparkill, 78.09/1/ 24; R-80 zoning district

1. The PRC recommends that the Planning Board address comment #2 of the Town of Orangetown Department of Environmental Management and Engineering memorandum dated May 10, 2021. This information must be provided by the applicant on the plans.

**Hyun Site Plan- Critical Environmental Area**

**PB #21-29**

Final Site Plan Review  
161 Tweed Boulevard, Upper Grandview, 75.09/1/3; R-22 zoning district

1. The PRC recommends that Perc Test must be repeated and witnessed by a Town of Orangetown Engineer from the Department of Environmental Management and Engineering.

**Fleck Site Plan- Critical Environmental Area**

**PB #21-30**

Prepreliminary/ Preliminary/ Final Site Plan  
for driveway improvement plan and SEQRA Review,  
31 Shadyside Avenue, Upper Grandview; 71.05/1/36; R-22 zoning district

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

**Mauro Site Plan- Critical Environmental Area**

**PB #21- 31**

Prepreliminary/ Preliminary/ Final Site Plan, and SEQRA Review  
1079 Route 9W, South Nyack; 71.09/1/8; R-22 zoning district

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

**Comito-Bight Site Plan - Critical Environmental Area**

**PB #21-32**

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA/  
455 South Broadway, Upper Grandview, 71.05/2/12.2; RG zoning district

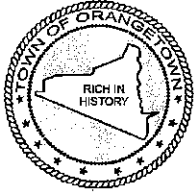
1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

**Alatsas Site Plan**

**PB #21-33**

Prepreliminary/ Preliminary/ Final Site Plan  
and SEQRA Review, 9 & 11 Bergen Avenue, Palisades  
77.20/2/85 & 86; R-15 zoning district

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



**OFFICE OF BUILDING, ZONING, PLANNING  
ADMINISTRATION AND ENFORCEMENT**  
TOWN OF ORANGETOWN  
20 GREENBUSH ROAD  
ORANGEBURG, N.Y. 10962

**Jane Slavin, RA  
Director**

**(845) 359-8410**

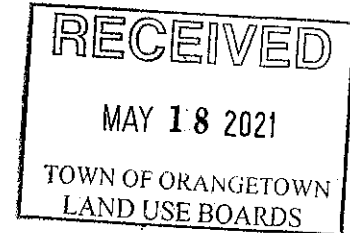
**Fax: (845) 359-8526**

**Date:** May 18, 2021

**To:** Cheryl Coopersmith, Chief Clerk  
Planning Board

**From:** Jane Slavin, RA.,  
Director O.B.Z.P.A.E.

**Subject:** **Rockland Country Club Site Plan**  
Prepreliminary/ Preliminary/ Final Site Plan  
and SEQRA Review/ 597 Route 340, Sparkill  
78.09/1/ 24; R-80 zoning district



**PB #21-28**

Submission Reviewed:

Site plan package as prepared by DRPilla Consulting Engineers, dated 4-7-2021.

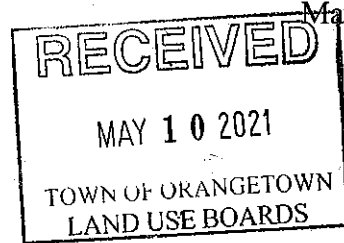
- 1) The drawing scale indicated on the Zoning Map is incorrect and must be revised.
- 2) Per Use Table 3.11, Rockland Country Club is located in the R-80 Zoning district, and is a conditional use under column 4 by the Planning Board.
- 3) Per Chapter 43, Article V, Section 5.22; *"all required yards shall be unobstructed"*. Per table 3.12, Use Group B, column 8, front yard required is 50' with 27'-1 1/2" proposed, variance required.
- 4) ACABOR review and approval is required.
- 5) The following revisions are required to the SEAF;
  - a) Number 5 - check residential and Other – Recreation.
  - b) Number 13 – identify wetland or waterbody.



**Department of Environmental Management and Engineering**  
**Town of Orangetown**

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

Planning Board  
Town of Orangetown  
1 Greenbush Road  
Orangeburg, New York 10962  
Attn: Cheryl Coopersmith, Chief Clerk



May 10, 2021

**Re: Rockland County Club Site Plan  
Fuel Tank Replacement**

**PB# 21-**

Gentlemen:

This Department has the following comments/ recommendations.

1. The total area of disturbance shall be clearly delineated and list on the drawings.
2. Existing and proposed (if applicable) grading shall be shown on the drawings.
3. All existing storm sewer structures/ facilities, with all related elevations and sizing, within the proposed work area shall be shown on the plans.
4. Soil erosion and sediment control plans and details shall be submitted to this Department for review and approval.
5. All existing sanitary sewer building connections shall be shown on the plans (if applicable.)
6. The datum for the contours shall be given
7. A note shall be added to the Site Plan indicating the source benchmark for the referenced datum (including the BM elevation.)

Very truly yours,

cc: Highway file  
Sewer file



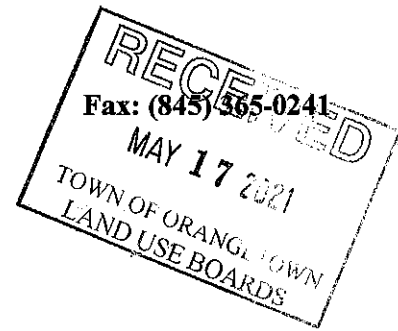


## Bureau of Fire Prevention

TOWN OF ORANGETOWN  
20 GREENBUSH ROAD  
ORANGETOWN, N.Y. 10962

David Majewski  
Chief Fire Inspector

(845) 365-0204



Date: May 14, 2021

To: Cheryl Coopersmith, Chief Clerk  
Planning Board

From: David Majewski  
Chief Fire Inspector

Subject: **Rockland Country Club Site Plan PB # 21-28**  
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review  
597 Route 340, Sparkill  
78.09-1-24; R-80 zoning district

### Site Plan Review:

#### Submission Reviewed:

Rockland Country Club Fuel Tank Replacement Plans prepared by Dominick R. Pilla  
last revised 4/7/2021.

1. The minimum separation distance between tanks is 3', 1'6" is shown. IFC table 2306.2.3

### Construction plans should include the following information:

2. Show emergency disconnect switch.
3. Show extinguisher placement
4. Show warning signs.



# BROOKER ENGINEERING, PLLC

**NY OFFICE**

74 Lafayette Avenue, Suite 501  
Suffern, NY 10901

845.357.4411 Tel  
845.357.1896 Fax

**NJ OFFICE**

22 Paris Avenue, Suite 105  
Rockleigh, NJ 07647

201.750.3527 Tel



May 4, 2021

Town of Orangetown Planning Board  
20 Greenbush Road  
Orangeburg, New York 10962

Attn: Cheryl Coopersmith, Chief Clerk

Re: Rockland Country Club Site Plan (Fuel Tank Replacement) tax lot 78.09-1-24  
Planning Board Drainage Review (For May 26, 2021 Planning Board meeting)  
BBE #OTN0165

Dear Ms. Coopersmith:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following drainage review report in support of the Rockland Country Club Site Plan application to the Town of Orangetown Planning Board:

**Information Reviewed**

1. "Rockland Country Club Fuel Tank Replacement Plans", prepared by DR Pilla Consulting Engineers, Sheets 1-4, last revised 04/07/2021, signed and sealed by Dominick Richard Pilla, PE.
2. Project Application dated April 13, 2021

**Project Description**

This is our first drainage review report for this project. The 130 acre golf course and country club is located on the east side of Route 340, about 1100 feet south of Van Terrace. The maintenance building is located along Route 340. The land slopes downhill to the west, towards Route 304.

The project consists of providing new above ground gasoline storage tanks located in the existing parking lot. The tanks will replace an existing underground tank and an existing tank inside the garage. The pad is approximately 33' x 11'-6" and is located on existing pavement or compacted gravel surface. No topography has been provided for the proposed work area. Based on our site visit, it is our opinion that showing detailed topography for existing and proposed conditions is not necessary to perform this work, but we defer to the requirements of the Building Department and DEME. No significant increases in stormwater runoff or changes in drainage patterns that require mitigation will result from this action.

**Project Comments**

We have no Project Comments for this application.

**Drainage Review Recommendation**

The proposed action will not result in any significant increases in stormwater runoff or changes in drainage patterns that requires mitigation. We therefore recommend that the Rockland Country Club Site Plan be approved for drainage subject to no conditions.

Very truly yours,

**BROOKER ENGINEERING, P.L.L.C.**  
Kenneth DeGennaro, P.E.

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

Brian Brooker, P.E.    Eve Mancuso, P.E., C.M.E.    Ken DeGennaro, P.E., C.F.M.    Stuart Strow, P.E., C.F.M.  
 Anthony Riggi, P.E.    Dennis Rocks, P.E., C.F.M.    John Bezuyen, P.L.S.    Hillary Chadwick, P.E.    Joseph J. Moran, P.E.  
 Vincent Kane, P.E.    Nestor Celiz, P.E.    Benjamin Levitz, P.E.    Joseph Nyitray, P.E.

## Planning Board Review Summary

### Project Data

Job Name Rockland Country Club Site Plan	Owner Rockland Country Club	Address 597 Route 340	Tax Lot Number 78.09-1-24
Job Description: Construct concrete pad for new above ground fuel storage tanks over existing paved parking lot.		Planning Board No. N/A	BBE Number OTN0165

### Planning Board Data

Date of:				Drainage:		
PB meeting	Site Plans	Drainage Calcs.	BBE Review Letter	Approved	Not Approved	Approved w/ Conditions
05/26/2021	04/07/2020	Map note on drawing C-1.01	05/03/2021	X		

### Construction Data

Area of Disturbance:	<1.0 acre
Erosion Control Plan Required:	Yes
SWPPP Required:	No
Post Construction Stormwater Quantity Required:	No
Post Construction Stormwater Quality Required:	No
Description of Required Stormwater Management:	N/A

### Photographs



Description: Standing in maintenance area parking lot, looking northwest at location of proposed concrete pad for fuel storage tanks.

Description: Standing in maintenance area parking lot, looking south along driveway in front of location for concrete pad.

Date: 04/28/2021

Date: 04/28/2021



Description: Standing in maintenance area parking lot, looking southwest at location of proposed concrete pad for fuel storage tanks.

Description: Standing in near southern corner of maintenance garage, looking north toward area of proposed concrete pad.

Date: 04/28/2021

Date: 04/28/2021

 **Rockland County**  
Ed Day, Rockland County Executive

**DEPARTMENT OF PLANNING**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

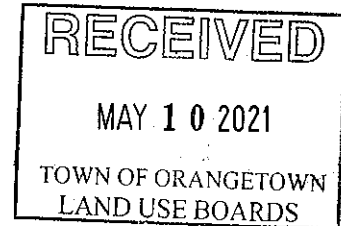
**Douglas J. Schuetz**  
*Acting Commissioner*

**Arlene R. Miller**  
*Deputy Commissioner*

April 30, 2021

Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 78.09-1-24



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

**Map Date:** 3/10/2021

**Date Review Received:** 4/16/2021

**Item:** **ROCKLAND COUNTRY CLUB (O-172G)**

Site plan for the removal of a 1,000 gallon underground gasoline tank and a 275 gallon aboveground diesel tank and their replacement with a 500 gallon aboveground gasoline tank and a 500 gallon aboveground diesel tank. The tanks are at an existing country club located on 130 acres in the R-80 zoning district.

East side of NYS Route 340, west side of US Route 9W, approximately 245 feet south of Van Terrace

**Reason for Referral:**

NYS Route 340, US Route 9W, Palisades Interstate Parkway, Sparkill Creek, Tallman Mountain State Park

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

***\*Recommend the following modifications***

- 1 A review must be completed by the New York State Department of Transportation, any comments or concerns addressed, and any required permits obtained.
- 2 By State Law, the applicant must register with the local fire inspector using Form 209U for the proposed chemical bulk storage materials.
- 3 Under SARA - Title 3, the applicant must register with the Rockland County Fire Training Center.

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown  
New York State Department of Environmental Conservation  
New York State Department of Transportation

**ROCKLAND COUNTRY CLUB (O-172G)**

Palisades Interstate Park Commission  
Rockland County Office of Fire and Emergency Services  
Rockland County Drainage Agency  
Dominick R Pilla Associates

Matthew Ceplo

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

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

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

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

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*

**DRAINAGE AGENCY**  
**DIVISION OF THE HIGHWAY DEPARTMENT**

23 New Hempstead Road  
New City, New York 10956  
Phone: (845) 638-5081; Fax: (845) 708-7116

**Charles H. "Skip" Vezzetti**  
Superintendent of Highways  
Chairman, Drainage Agency

**Vincent Altieri, Esq.**  
Executive Director

**Via email: ccoopersmith@orangetown.com**

May 3, 2021

To: Town of Orangetown Planning Board  
From: Shajan S. Thottakara, P.E., CFM *sst*  
Subject: **Proposal/Referral/Minutes: Planning Board**  
Project: **Rockland Country Club-Gasoline Tank Replacement**  
Location: 380 Route 9W, Sparkill  
Parcel(s) ID: Section 78.09, Block 1, Lot 24  
Resource: **Sparkill Creek**



The Rockland County Drainage Agency (RCDA) has reviewed the above-referenced proposal as prepared by DRPILLA, dated/last revised April 7, 2021, included with the municipal referral that indicates a meeting date of 5/26/2021.

Please note that the above referenced site/parcel is within the jurisdiction of the RCDA; however, a Stream Control Act permit from the RCDA is not requested for the proposal referenced above. Please note that any future development proposal for this site will require a review and written determination from the RCDA as to whether a permit is required.

Any future decisions or determinations made by municipal land use boards and departments regarding developments at this site should indicate that it is within the jurisdiction of the RCDA and any future development proposal will require a review and written determination from the RCDA as to whether a permit is required. The RCDA recommends that the municipal departments ensure the project with any land disturbance has adequate soil erosion and sediment control measures to prevent sediment from leaving the site.

The Rockland County Drainage Agency does not object to the Planning Board assuming responsibilities of lead agency for SEQRA purposes in the above-referenced matter.

Please contact Shajan S. Thottakara, P.E., CFM at (845) 638-5081 or by email: [thottaks@co.rockland.ny.us](mailto:thottaks@co.rockland.ny.us), if you have any questions regarding this matter.

Copy to: Vincent Altieri, Esq., RCDA  
Building Department, Town of Orangetown  
Zoning Board of Appeals, Town of Orangetown  
Rockland County Planning Department  
Shajan S. Thottakara, P.E., CFM/File

[OBZPAE@orangetown.com](mailto:OBZPAE@orangetown.com)  
[darbolino@orangetown.com](mailto:darbolino@orangetown.com)  
(by email)

(File: 21 OSR 19)

 **Rockland County**  
Ed Day, Rockland County Executive

**ROCKLAND COUNTY SEWER DISTRICT NO. 1**

4 Route 340  
Orangeburg, New York 10962  
Phone: (845) 365-6111 Fax: (845) 365-6686  
RCSD@co.rockland.ny.us

**George Hoehmann**  
Chairman

**Michael R. Saber, P.E.**  
Executive Director

April 29, 2021

Ms. Cheryl Coopersmith  
Town of Orangetown Planning Board  
20 South Greenbush Road  
Orangeburg, NY 10962

Re: Rockland Country Club Site Plan  
597 Route 340, Sparkill  
Tax Lot 89/78.09-1-24 (formerly 55-66-623.20)



Dear Ms. Coopersmith:

Our office has received and reviewed a proposed site plan that was last revised on April 7, 2021, which Dominick R. Pilla Associates prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the Planning Board serving as lead agency for this review.
2. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,

  
Joseph LaFiandra  
Engineer II

cc: M. Saber      M. Dolphin  
Helen Kenny-Burrows – Rockland County Department of Planning

File: TOO 78.09-1-24 – Rockland Country Club  
Reader

Rocklandgov.com

**Town of Orangetown Planning Board Meeting**  
**Wednesday, May 26, 2021**

**Time:** 7:30 p.m. Virtual on "GOTO Meeting"

**Project Name:** Rockland Country Club Site Plan

**Location of Parcel:** The site is located at 597 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 24 in the R-80 zoning district.

**Response to request that the Town of Orangetown Planning Board BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

**On behalf of Rockland County Planning Dept. (Involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.**

**The above named involved agency hereby (please check one):**

**CONSENTS** that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

**DOES NOT CONSENT** to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that \_\_\_\_\_ serve as intends to follow the procedures outlined in Title 6 Part 17.6(b) (5) NYCC.

**TAKES NO POSITION** on Lead Agency designation in this matter

**Dated:** 4/22/2021

Rockland County Planning Dept.

Agency Name

By: Michael Kerzer

Signature

Michael Kerzer

Printed Name of Signer

Please return within 30 days by  
Fax: (845) 359-8526  
E-mail: ccoopersmith@aol.com





**Town of Orangetown Planning Board Meeting**  
**Wednesday, May 26, 2021**

**Time:** 7:30 p.m. Virtual on "GOTO Meeting"

**Project Name: Rockland Country Club Site Plan**

**Location of Parcel:** The site is located at 597 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 24 in the R-80 zoning district.

**Response to request that the Town of Orangetown Planning Board  
BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of Orangetown ZBA (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

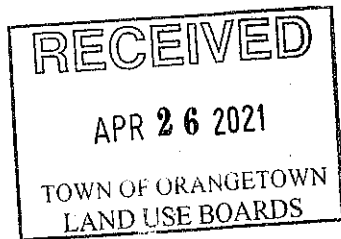
DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that \_\_\_\_\_ serve as \_\_\_\_\_ intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

TAKES NO POSITION on Lead Agency designation in this matter

Dated: 4/21/2021

Orangetown ZBA  
Agency Name  
By: [Signature]  
Signature  
Dan Sullivan Chairman  
Printed Name of Signer

Please return within 30 days by  
Fax: (845) 359-8526  
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**Response to request that the Town of Orangetown Planning Board BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of Rockland County Hwy Dept (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

**CONSENTS** that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

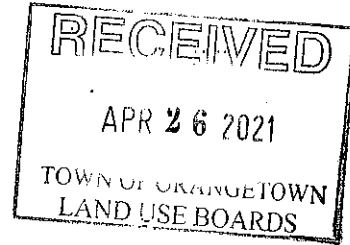
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**TAKES NO POSITION** on Lead Agency designation in this matter

Dated: 04.26.21

Rockland Cty Hwy Dept  
Agency Name  
By: [Signature]  
Signature  
Dyan Rajasingham  
Printed Name of Signer

Please return within 30 days by  
Fax: (845) 359-8526  
E-mail: ccoopersmith@aol.com



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**Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Planning Board Office.**

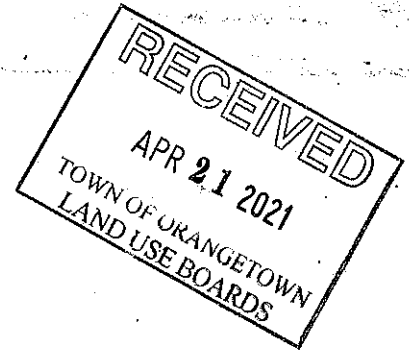
**If your agency does not have any comments at this time, please respond to this office by sending back this sheet.**

- **U.S. Postal: 20 South Greenbush Road, Orangeburg, New York 10962**
- **Email to Planning Board at ccoopersmith@orangetown.com, or**
- **Fax to the Town of Orangetown Planning Board @845 359-8526**

- Comments Attached (or to be provided prior to Meeting date noted above)
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

Dated: 04.26.21

Rockland County Hwy Dept.  
 Agency Name  
 By: Dyan Rajasingham  
 Please Print Name



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- ( ) No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.

This project is out of the jurisdiction of this agency and has no further comments.

Dated: 4/21/21

*Allan Beers*

Rockland County Division of  
Environmental Resources  
50 Sanatorium Road  
Building A- 6<sup>th</sup> Floor  
Pomona, NY 10970

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Dated: 4/21/2021

Orangetown ZBA  
Agency Name  
By: Dan Sullivan, Chairman  
Please Print Name