



AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF ANY EROSION CONTROL MEASURES, THE INSTALLATION OF EROSION CONTROL MEASURES OR THE REMOVAL OF TREES AND VEGETATION A CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT & 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. PHASE II REGULATIONS:

- STORMWATER MANAGEMENT BY AN APPROPRIATE LICENSED AND 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.
- THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES, STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY.
- THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
- CONSERVED TREES SHALL BE MARKED WITH A 5 TO 10 FOOT LIGHT CONSPICUOUS ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
- 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 METHODS CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW OR SAND SHALL BE INSTALLED TO PROTECT THE 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 3/4" OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
 - IF THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH CHANGE HAS RECEIVED FINAL APPROVAL FOR THE PLANNING BOARD, IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN 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.
 - ALL LANDSCAPING, SHOWN ON THE SITE PLAN, SHALL BE MAINTAINED IN A VIGOROUS GROWING USE OF THE SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL 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 ENFORCEMENT (EM&E) SHALL CONDUCT A VISUAL INSPECTION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION.
 - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 - IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, PROPER UNDERGROUND WATER, OR 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 CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION, OR APPROVE AN ALTERNATE TREATMENT IN 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 (METLANDS-US ARMY CORP. OF ENGINEERS).
 - PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY(30) DAYS OF THE COMPLETION OF CONSTRUCTION JURISDICTION OVER THE PLANNING BOARD SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION, SIGNING AND REFUSE CONTROL.
 - ZONES R-22

DISTRICTS:
 FIRE: SOUTH NYACK FIRE DISTRICT
 SCHOOL: SOUTH ORANGETOWN CENTRAL
 WATER: TOWN OF ORANGETOWN
 SEWER: TOWN OF ORANGETOWN

- AREA OF DISTURBANCE-8734 SF AS SHOWN ON DRAWING-12. ONLY THOSE TREES SHOWN TO BE REMOVED WILL BE REMOVED.
- NO WATER SUPPLY IMPROVEMENTS ARE NECESSARY.
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
- ALL UTILITIES, INCLUDING ELECTRIC & TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP & HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L & M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- ELEVATION OF THE TOWN IS NAVD86-CATCH BASIN GRATE WASHINGTON STREET.

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 633 WOODMONT LANE
 SLOATSBURG, NY, 10974
 TEL: (917) 418-0999

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 STRAW BALE DIKE
 PRO. POOL FENCE
 TREE LEGEND
 EXISTING PINE TREE
 EXISTING MAPLE TREE

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 LOCATED IN THE HAMLET OF UPPER GRANDSVEN ROCKLAND COUNTY, NEW YORK

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PLANNING BOARD MEETING DATE: SEP 16 2021
 TOWN OF ORANGETOWN
 7105-2-20
 III ROUTE 9W
 LOCATED IN THE HAMLET OF UPPER GRANDSVEN ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI, PE, PLLC
 633 WOODMONT LANE
 SLOATSBURG, NY, 10974
 TEL: (917) 418-0999

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PAUL GDANSKI, PE, PLLC
 633 WOODMONT LANE

