

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 6/30/21

2020 LAND USE BOARD APPLICATION

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 50525  
 ASSIGNED  
 INSPECTOR: Mike

Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Site Plan for Ebenezer Full Gospel Assembly

Street Address: 136 Sunset Road  
Blauvelt, NY 10913

Tax Map Designation:  
Section: 70.05 Block: 1 Lot(s): 16  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the Northwest side of Sunset Road, approximately  
450 feet north of the intersection of Fifth Avenue, in the  
Town of ORANGETOWN in the hamlet/village of Blauvelt.

Acreage of Parcel <u>15.5 acres</u>	Zoning District <u>R-80</u>
School District <u>South Orangetown</u>	Postal District <u>10913</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Blauvelt</u>
Water District <u>Suez NY</u>	Sewer District <u>Town of Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)  
Proposed 10,048 sf addition of multi-purpose recreation room with basement of same area, in general conformance with originally approved plan from 2000. The church was constructed as approved, but the multi-purpose room was not built.  
A variance is requested for less than the required number of parking spaces.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 7/19/21 Applicant's Signature: 

# APPLICATION REVIEW FORM

**Applicant:** Ebenezer Full Gospel Assembly Phone # 845-222-5680

**Address:** 136 Sunset Road, Blauvelt, NY 10913  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Same as above Phone # --

**Address:** --  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Jay A. Greenwell, PLS, LLC Phone # 845-357-0830

**Address:** 85 Lafayette Ave., Suffern, NY 10901  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** None at this time Phone # --

**Address:** --  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** Jay A. Greenwell, PLS Phone # above

**Address:** above  
Street Name & Number (Post Office) City State Zip Code

## GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:  
(Check all that apply)

**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

- |   |   |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park     |
| <input type="checkbox"/> Long Path            | <input checked="" type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> County Facility          |

List name(s) of facility checked above:

Hackensack River

### Referral Agencies:

- |   |   |
|---|---|
| <input type="checkbox"/> RC Highway Department                        | <input type="checkbox"/> RC Division of Environmental Resources             |
| <input checked="" type="checkbox"/> RC Drainage Agency                | <input checked="" type="checkbox"/> RC Dept. of Health                      |
| <input type="checkbox"/> NYS Dept. of Transportation                  | <input checked="" type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority                        | <input type="checkbox"/> Palisades Interstate Park Commission               |
| <input type="checkbox"/> Adjacent Municipality _____                  |   |
| <input checked="" type="checkbox"/> Other <u>RC Sewer District #1</u> |   |

**APPLICATION REVIEW FORM**

**FILL IN WHERE APPLICABLE.**

**( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )**

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? NA
- 2) Is any open space being offered? NA If so, what amount? NA
- 3) Is this a standard or average density subdivision? NA

**If site plan:**

- 1) Existing square footage 8533 sf
- 2) Total square footage 18,573 sf + 10,048 sf bsmt.
- 3) Number of dwelling units 0

**If special permit, list special permit use and what the property will be used for.**

NA

**Environmental Constraints:**

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area NO

Are there streams on the site? If yes, please provide the names. Yes-unnamed streams

Are there wetlands on the site? If yes, please provide the names and type:

Yes; NYS DEC Wetland NA-4 (No impact to wetlands or buffer)

**Project History:**

Has this project ever been reviewed before? Yes

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

Project was approved by PB (97-51) and ACABOR (98-100)

Also PB # 20-50, Preliminary Site Plan (subject to conditions)

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

None



OFFICE OF BUILDING, ZONING, PLANNING,  
 ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**  
 20 Greenbush Road  
 Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
 Director

(845)359-8410

Fax: (845) 359-8526

**ZONING BOARD OF APPEALS**

Date: July 21, 2021

Applicant: Site plan for Ebenezer Full Gospel Assembly

Address: 136 Sunset Road Blauvelt, NY

Section: 70.05

Block: 1

Lot: 16

Permit# 50525

Plans Submitted: Architectural plans dated July 7, 2021 by Eric Knüte Osborne 5 pages

Site Site Plan dated 11/12/2019 last revised 3/19/ 2021 signed and sealed by Jay Greenwell PLS

and Paul Gdanski, P.E.

Project Name: Site Plan for Ebenzer Full Gospel Church

Date of Submittal to Land Use Board: 7/20/ 2021

Date of Board Meeting: TBD

RECEIVED

JUL 21 2021

Sincerely,

Debbie Arbolino

Administrative Aide

TOWN OF ORANGETOWN  
 BUILDING DEPARTMENT

Date/Initial of OBZPAE Review Completed: \_\_\_\_\_



**Owners within 200' of  
Tax Lot 70.05-1-16**

**70.05-1-17.2  
Corwick Realty Corp  
PO Box 71970  
Phoenix AZ 85050**

**70.09-1-8  
Dennis DeNitto  
114 Sunset Blvd  
Blauvelt, New York 10913**

**70.05-1-15  
Corwick Realty Corp  
460 From Road  
Paramus, new Jersey 07652**

**70.09-1-5  
Kenneth Frank  
120 Sunset Road  
Blauvelt, New York 10913**

**70.09-1-4  
Walter Bentley  
124 Sunset Road  
Blauvelt, New York 10913**

**70.09-1-2  
Arturo Garcia  
128 Sunset Road  
Blauvelt, New York 10913**

**70.09-1-1  
George O'Neill  
132 Sunset Road  
Blauvelt, New York 10913**

**70.09-2-3  
David & Cameron Spier  
129 Sunset Road  
Blauvelt, New York 10913**

**70.09-2-2  
Edward Rice III  
131 Sunset Road  
Blauvelt, New York 10913**

**70.09-2-1  
Gwen Anderson  
135 Sunset Road  
Blauvelt, New York 10913**

**70.09-2-52  
James Donovan  
139 Sunset Road  
Blauvelt, New York 10913**

**70.09-3-1.1  
George Glazer  
306 Van Wyck Road  
Blauvelt, New York 10913**

**69.12-1-7.1  
John & Sheila O'Connor  
14 Pvt Lovett Court  
Blauvelt, New York 10913**

**69.12-1-8  
Corwick Realty Corp  
200 Old Hook Road  
Harrington Park, New Jersey 07640**

**69.12-1-3  
Corwick Realty Corp  
360 West Nyack Road  
West Nyack, New York 10994**

**69.12-1-4  
Adam Matrafailo  
140 Sunset Road  
Blauvelt, New York 10913**

**69.12-1-9  
Rockland County Sewer District #1  
4 Route 340  
Orangeburg, New York 10962**

**69.08-1-6  
Corwick Realty Corp  
200 Old Hook Road  
Harrington Park, New Jersey 07640**

85 Lafayette Ave.  
Suffern, NY 10901  
(845) 357-0830  
fax 357-0756  
email: Greenwellpls@aol.com

**Jay A. Greenwell, PLS, LLC**  
**Land Surveying and Land Planning**

March 30, 2021

**NARRATIVE SUMMARY**

**Site Plan for Ebenezer Full Gospel Assembly**

The subject application involves tax lot 70.15-1-16, being 15.5 acres of R-80 lands lying on the westerly side of Sunset Road, just north of Fifth Avenue, in the Hamlet of Blauvelt.

The property is currently developed with a church and parking area that was constructed in accordance with the site plan approved by ACABOR and the Planning Board in 1998 and 1999. At that time, and due to budgetary constraints, the extreme southwesterly end of the church was not constructed; that area was to have included the multipurpose recreation room. At this time, the congregation desires to construct that area but the configuration is slightly different and the area is a little larger than originally depicted. In addition, the building department has determined that the basement must count towards the floor area ratio and the parking requirements. While the original approved plan designated a parking requirement based on 1 space per 200 square feet, it did not address additional spaces for the basement area.

The site has a large area of NYS DEC wetlands affecting the northeasterly area and we have shown this on the site plan. The 100' buffer is shown and there will be no disturbance to the wetlands or the buffer. The NYS DEC has been consulted on the location of the wetland boundary and has confirmed the site plan will not disturb same.

The original approvals did not include the overflow parking / paved recreation area that has been installed to the north of the church, and requests to formalize that area are a part of this site plan application. Stormwater mitigation for new impervious areas is required and is a part of this design, and it is part of an ongoing review by the Orangetown DEMA, the Rockland County Drainage Agency, and the Town's Drainage Consultant. Prior to resolving all the details regarding the stormwater mitigation, we are submitting to the ZBA to finalize the parking design and secure the variance necessary for less the required parking spaces on site.

The Planning Board has given the project a neg dec under SEQRA and a preliminary approval, subject to conditions. In developing the site plan, the Planning Board was in favor of the concept of "land banking" some of the required spaces, since the church does not anticipated needing the additional spaces and this approach would keep the areas green. As proposed, the church has 80 paved spaces in accordance with the approved plan, an additional 27 spaces in the overflow parking / paved recreation area, and 38 "land banked spaces" as shown on the site plan for a total of 145 spaces (vs. a requirement of 169 spaces).

John Johnson, President and Pastor of the Church has provided the following bullet points with respect to the church parking requirements:

- The church is an immigrant Protestant church, with most members being of Indian descent. Rockland County has about 6000 Asian Indians, and out of that number only 15% are Christian. There are about 10 Indian Asian Protestant churches in Rockland County; all the 900 Christians in Rockland County go to one of these churches.
- Church services are held on the weekends, on Saturday and Sunday. There are a few Friday evenings programs also (approximately 10 Fridays in a year)
- During summer time, when schools are closed, the church conducts a Vacation Bible School for youth ages 5 to 17, for two weeks.
- Currently the church has about 45 families, (around 100 people) as members plus 50 children
- About 60 cars are parked in the parking lot on any given Sunday.
- Church membership has not increased in the last 10 years; as a matter of fact, during that same time, the church lost about 15 families (40 members +/-) when they moved out of NY.
- The church has tried different programs to gain membership from the neighborhood & other communities, but no results in the past 20 years. The only addition the church has is biological growth, being on average 2 children per year.

The above demonstrates that the parking on site is adequate for the current and projected church population demand, particularly with the option of being able to add the land banked parking if needed in the future.

Jay d. Arum Date 6/30/21



TAX LOT 70.05-1-16  
SITE MAP  
SCALE 1"=100'

see detail

RE-PAVE PARKING LOT WITH NEW CURBING  
A MACADAM OVERFLOW PARKING  
AND ACCESS DRIVE  
EXIST. IMPERVIOUS AREA = 15,730 SF  
PROP. IMPERVIOUS AREA = 12,330 SF

PROPOSED 30 (6 LENGTHS & 5 ROWS)  
CULTEC 330XLHD UNITS  
IN 25.67' x 43.52' EXCAVATION  
WITH CLEANOUT POINTS

SEE SHEET 3 FOR  
MANUFACTURER'S SPECS

EXISTING SANITARY SEWER  
EASEMENT TO THE COUNTY OF  
ROCKLAND (WIDTH VARIES)

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**LEGEND**

- 142- CONTOUR
- +141.5 SPOT GRADE
- CB CATCH BASIN/FIELD INLET
- FI FLOW LINE
- SM SANITARY MANHOLE / PIPE
- ED EDGE OF PAVEMENT
- CC CONCRETE CURB
- GV GAS LINE / VALVE
- WV WATER LINE / VALVE
- UP UTILITY POLE
- OW LIGHT POLE
- OHV OVERHEAD WIRES
- UE UNDERGROUND ELECTRIC EXISTING/PROPOSED PARKING

**DISTRICTS**

SCHOOL: SO, ORANGETOWN CSD 392401  
FIRE: BLAUVELT F001  
WATER: SUZIE W  
LIBRARY: BLAUVELT L002  
AMBULANCE: SO, ORANGETOWN AM01

**PROPOSED MULTI-PURPOSE GYMNASIUM  
PER ORIGINAL APPROVAL  
(SEE SPECIAL SITE PLAN NOTE)**  
A=10,048 SF WITH 10,048 SF BASEMENT  
FF=96.5 BSM=82.75

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PER ORIGINAL APPROVAL  
(SEE SPECIAL SITE PLAN NOTE)**  
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FF=96.5 BSM=82.75

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**BULK REGULATIONS ZONE R-80**

GROUP B	MIN. LOT AREA	MIN. LOT WIDTH	MIN. STREET FRONTAGE	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. BLDG. HEIGHT	MAX. F.A.R.
REQUIRED	5 AC	400'	50 FT	30 FT	100 FT	50 FT	67 FT	0.10
EXISTING	676,012 SF	1000'	93.53'	135.50'	119.7'	1000 FT	258'	0.013
PROPOSED	675,740 SF	NO CHANGE	NO CHANGE	NO CHANGE	44.7'	NO CHANGE	205' ±	NO CHANGE, 0.0274

⊕ VARIANCE REQUIRED

PARKING REQUIRED: 1/200 SF OF GROSS FLOOR AREA (GFA) BUT NOT LESS THAN 1 FOR EACH 5 SEATS  
EXISTING CHURCH GFA = 6533 SF @ 1/5 SEATS FOR 300 SEATS = 68  
PROPOSED MULTI-PURPOSE ROOM = 10,048 SF @ 1/200 SF = 50.2  
BASEMENT = 10,048 SF @ 1/200 SF = 50.2  
TOTAL REQUIRED = 169 SPACES; PROVIDED = 80 PAVED, 27 IN OVERFLOW AREA & 38 LAND BANKED = 145⊕

**LOT AREA**

676,012 SF  
- 50% AREA WITHIN DESIGNATED STREET LINE = (544) 272 SF  
NET AREA = 675,740 SF  
= 15.513 AC

**ORANGETOWN PLANNING BOARD APPROVAL**

APPROVED FOR FILING BY OWNER:

OWNER: DATE:

**REVISIONS**

DATE	REVISIONS
3/19/21	REV FOR RE-SUBMIT
1/27/21	REV PARKING
9/15/20	REV FOR PB
7/13/20	REV FOR SUBMISSION
7/02/20	CULTEC SUBMIT

**SITE PLAN FOR  
EBENEZER FULL GOSPEL ASSEMBLY**

136 SUNSET ROAD, BLAUVELT  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, PLS, LLC**

LAND SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756

DATE: 11/12/19  
JOB NO.: 21161

**NOTES:**

- THIS IS A SITE PLAN OF TAX LOT 70.05-1-16, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
- RECORD OWNER: EBENEZER FULL GOSPEL ASSEMBLY, 136 SUNSET ROAD, BLAUVELT, NEW YORK, 10913
- APPLICANT: EBENEZER FULL GOSPEL ASSEMBLY, C/O JOHN JOHNSON, PRES., 136 SUNSET ROAD, BLAUVELT NY 10913
- LOT AREA: 675,740 SF; 15.513 AC.
- ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-A(4) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
- LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN THIS).
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
- ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
- SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
- DATUM: USGS
- ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
- 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 DEPT. SUPV. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE FOR THIS MEETING.
- 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.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEPT SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEMA AT LEAST 48 HOURS IN ADVANCE FOR 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, 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 DEMA. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEMA 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 DEMA, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE 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-US ARMY CORPS OF ENGINEERS).
- PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN SUCH A MANNER AS TO BE APPROVED BY THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL WASTE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH AND ENVIRONMENTAL OFFICE AND THE TOWN OF ORANGETOWN.
- A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE 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 STUMPING OF EARTH UNDERNEATH 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:  
1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH  
2. 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 ISOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:  
1. LIGHT TO HEAVY IMPACTS - INSTALLATION OF 3/4 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.  
2. LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 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 RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.

**SPECIAL SITE PLAN NOTE:**

THE ORIGINAL SITE PLAN FOR "EBENEZER FULL GOSPEL ASSEMBLY" WAS PREPARED BY ADLER & YOUNG, P.C. LAST REVISED 7/5/00. IT WAS APPROVED BY ACABOR 08-100 AND SIGNED 6/1/99; APPROVED/SIGNED BY THE PLANNING BOARD 8/17/00.

AT THE TIME OF THE ORIGINAL APPROVAL, THE MULTI-PURPOSE GYMNASIUM WITH BASEMENT WAS INCLUDED IN THE PLANS BUT WAS NOT CONSTRUCTED INITIALLY DUE TO BUDGETARY CONSTRAINTS. THE SIZE PROPOSED WAS 62'0" X 136'0" (OR 8,556 SF PER FLOOR).

BASED ON THE ORIGINAL APPROVAL, 73 PARKING SPACES WERE REQUIRED AND 78 SPACES WERE PROVIDED. BASED ON THE PROPOSED ADDITION, 145 SPACES ARE REQUIRED. 80 SPACES ARE EXISTING. 27 SPACES WILL BE STRIPPED IN THE OVERFLOW PARKING / PLAY AREA. 38 SPACES ARE LANDBANKED. 145 SPACES TOTAL (VARIANCE REQUIRED).

**EXISTING MASONRY CHURCH**  
EXIST-8533 SF

**EXISTING MACADAM OVERFLOW PARKING LOT & PLAY AREA**

**EXISTING SANITARY SEWER EASEMENT TO THE COUNTY OF ROCKLAND (WIDTH VARIES)**

**APPROX. LIMIT OF 100' BUFFER TO 100' DEC WETLANDS**

**EXISTING SANITARY SEWER EASEMENT TO THE COUNTY OF ROCKLAND (WIDTH VARIES)**

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**APPROX. LIMIT OF 100' BUFFER TO 100' DEC WETLANDS**



PROPOSED 30 (6 LENGTHS & 5 ROWS) CULTREC 330XLHD UNITS IN 25.67' x 43.5' EXCAVATION WITH CLEANOUT PORTS

PROP CB TCCB=77.5 INV=74.5

PROP CB TCCB=77.8 INV=75.3

SEE SHEET 4 FOR MANUFACTURERS SPECS

EXISTING SANITARY SEWER EASEMENT TO THE COUNTY OF ROCKLAND (WIDTH VARIES)

PROP CONC CURB AND RE-PAVED PARKING/PLAY AREA

EXIST. MACADAM OVERFLOW PARKING LOT & PLAY AREA

EXISTING SANITARY SEWER EASEMENT TO THE COUNTY OF ROCKLAND (WIDTH VARIES)

EXIST. DETENTION POND

EXISTING MASONRY CHURCH

PROPOSED 32 SPACES TO BE LAND-BANKED

EXISTING 15' SANITARY SEWER EASEMENT TO THE TOWN OF ORANGETOWN (INST. ID 2010-26693)

CONSERVATION EASEMENT (INST. ID 2010-26692)

SUNSET ROAD

SUNSET ROAD

N53°26'56"E  
1301.60'

100' BUFFER TO NYS DEC WETLAND

100' BUFFER TO NYS DEC WETLAND

LIMIT OF FIELD TOPO

LIMIT OF FIELD TOPO  
TOPO OBTAINED FROM ROCKLAND COUNTY TOPO

488.43'  
497.05' PA  
S53°14'35"W

PROPOSED MULTI-PURPOSE GYMNASIUM PER ORIGINAL APPROVAL (SEE SPECIAL SITE PLAN NOTE)  
A=10048 SF WITH 10,048 SF BASEMENT  
FF=96.5 BSMT=82.75

CENTERLINE OF 5' WIDE GAS EASEMENT TO ROCKLAND GAS CO. INC PER L501 P. 243

**TREE LEGEND**

11	CALLIPER IN INCHES
BR	TREE TYPE (SEE BELOW)
E	ELM
M	MAPLE
K	OAK
CH	CHERRY
PP	POPLAR
T	TULIP
GT	CATALPA
D	DEAD
W	WALNUT
B	BIRCH
H	HICKORY
A	ASH
2	TWIN, 3=TRIPLE, ETC.

**LEGEND**

EXISTING	PROPOSED
14.0	CONTOUR
141.5	SPOT GRADE
CP	CONCRETE CURB
CP	GATCH BASKET/FIELD INLET
---	EDGE OF PARKING
---	SANITARY MANHOLE/PIPE
---	EDGE OF FURNISHMENT
---	CONCRETE CURB
---	GAS LINE
---	WATER LINE
---	UTILITY POLE
---	LIGHT POLE
---	GAS/ELEC./TEL./CABLE
---	6" FENCE
---	OVERHEAD WIRES
---	TO BE REMOVED
---	BUILDING ENTRANCE
---	CONTOUR
---	SPOT GRADE
---	CONCRETE CURB
---	GATCH BASKET/FIELD INLET
---	EDGE OF PARKING
---	SANITARY MANHOLE/PIPE
---	EDGE OF FURNISHMENT
---	CONCRETE CURB
---	GAS LINE
---	WATER LINE
---	UTILITY POLE
---	LIGHT POLE
---	GAS/ELEC./TEL./CABLE
---	6" FENCE
---	OVERHEAD WIRES
---	TO BE REMOVED
---	BUILDING ENTRANCE

**DISTRICTS**

SCHOOL: 50, ORANGETOWN CSD 392401  
FIRE: BLAUVELT F001  
WATER: SUEZ NY  
LIBRARY: BLAUVELT LC002  
AMBULANCE: 00, ORANGETOWN AM001

**GDANSKI CONSULTANTS, INC.**  
25 RIVERSIDE DRIVE  
SUFFERN, NEW YORK 10901

PAUL GDANSKI, PE  
NYS LIC. # 072890

DATE	REVISIONS
01/27/24	REV PARKING
09/16/20	REV FOR RB
07/13/20	REV FOR SUBMISSION

DESIGNED JAG  
DRAWN LDW  
CHECKED JAG  
APPROVED JAG

JAY A. GREENWELL, PLS, LLC  
NYS LIC. # 49876

**GRADING, DRAINAGE & UTILITY PLAN**

**EBENEZER FULL GOSPEL ASSEMBLY**

LOCATED IN BLAUVELT, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, PLS, LLC**

LAND SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756

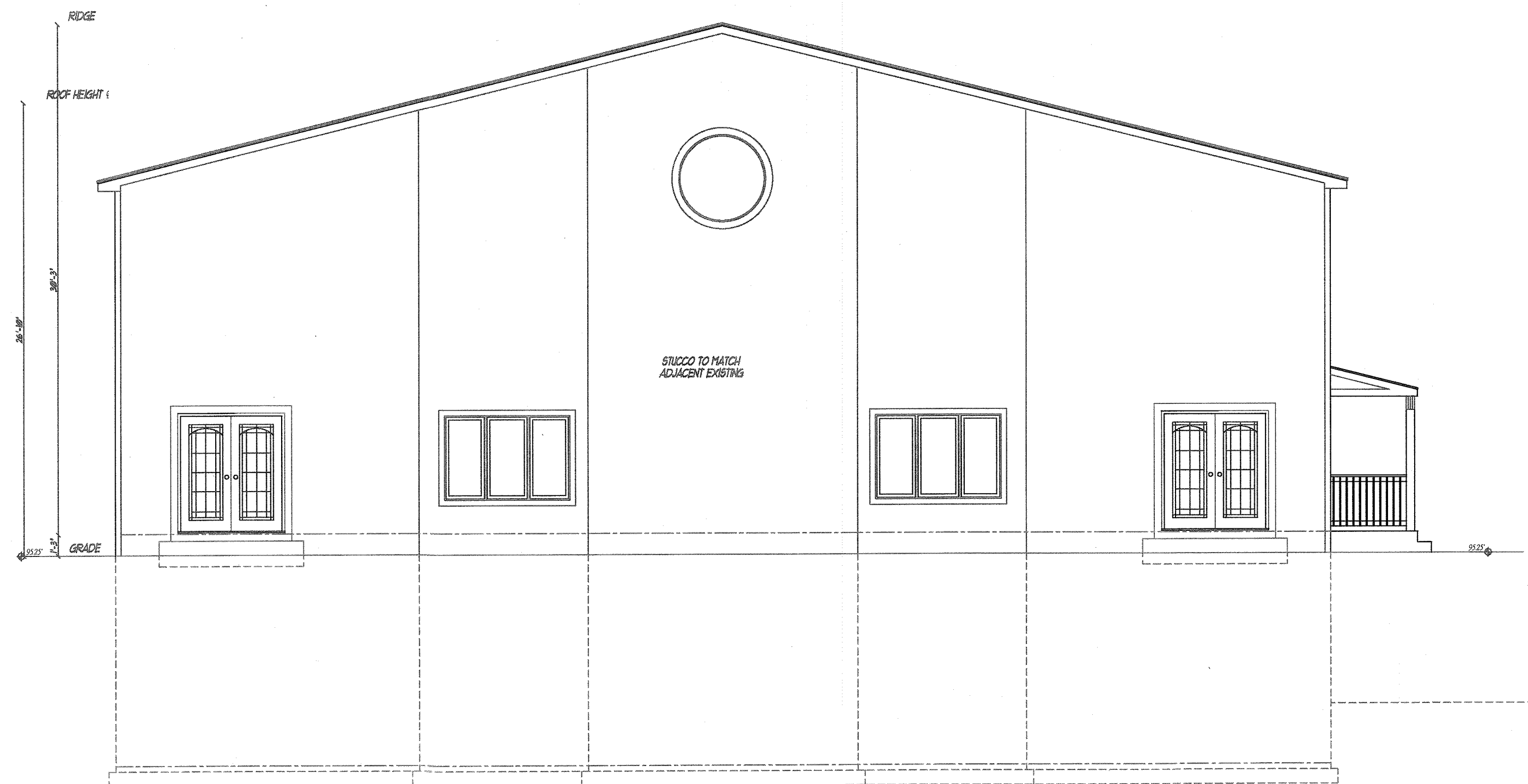
TAX LOT #	70.05-1-16
AREA	SEE ABOVE
FILE	21161.GDU
SCALE	1"=20'
DATE	11/12/19
JOB NO.	21161



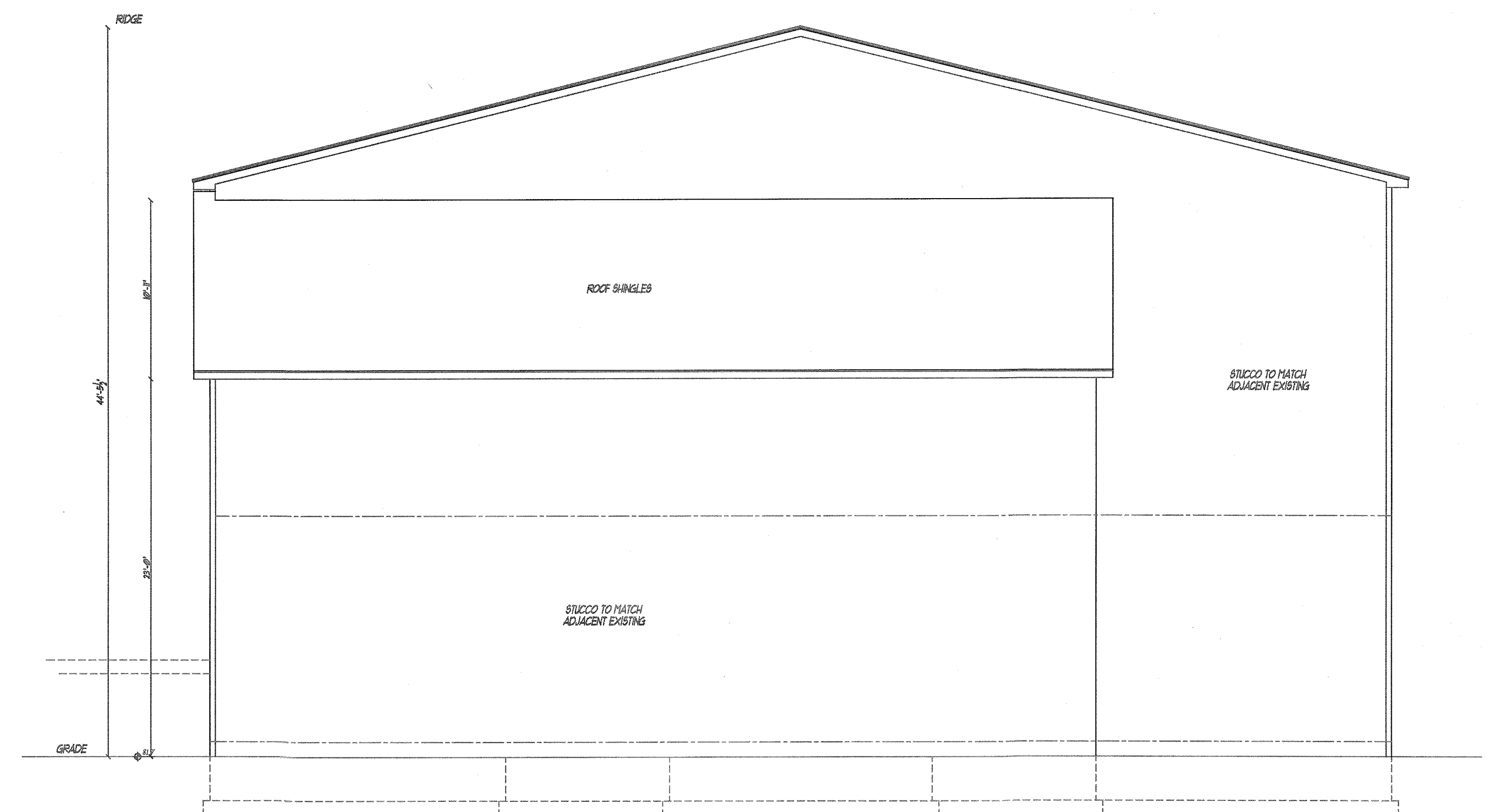




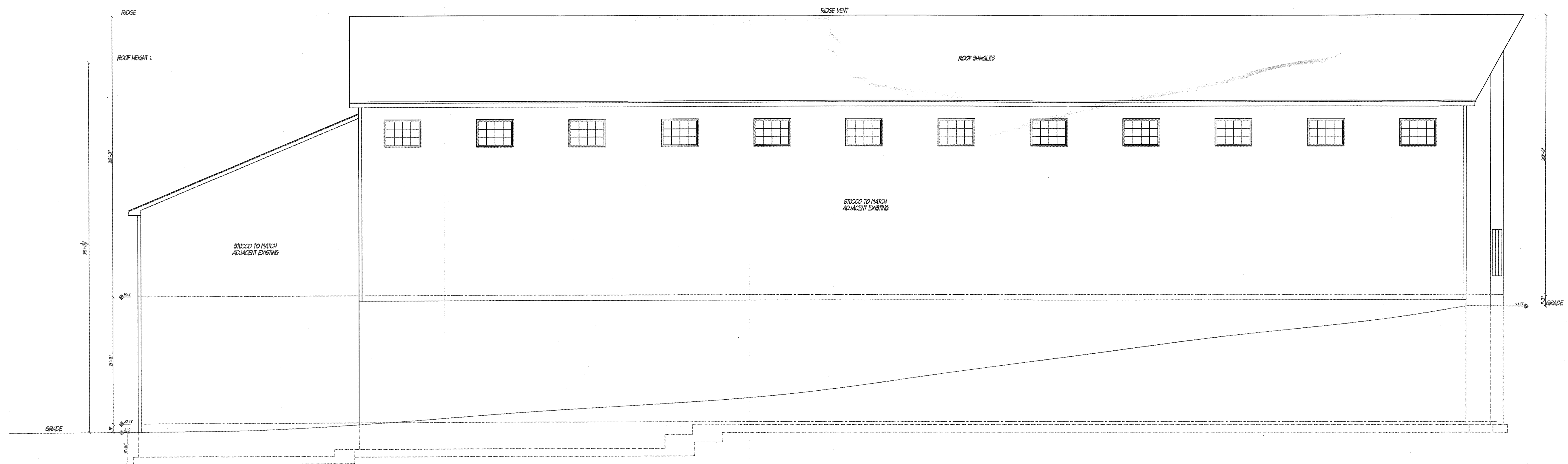
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**FRONT ELEVATION**



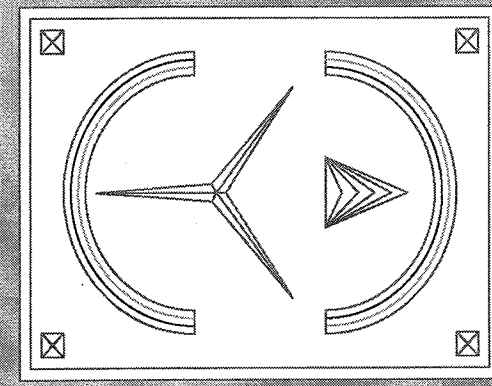
**BACK ELEVATION**



**LEFT ELEVATION**

**PROJECT DATA**

**NOTES:**




**ERIC KNUTE OSBORN  
ARCHITECT**  
 42 YEARS EXPERIENCE  
 RESIDENTIAL - COMMERCIAL - ADDITIONS  
 58 BARNES ROAD  
 WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474  
 EMAIL - EKOSBORNARCHITECT@GMAIL.COM  
 (845) 629-7474

**PROJECT**  
 NEW ADDITION @  
**EBENEZER FULL  
GOSPEL ASSEMBLY**  
 BLAUVELT, NEW YORK  
 TOWN OF ORANGETOWN, ROCKLAND COUNTY

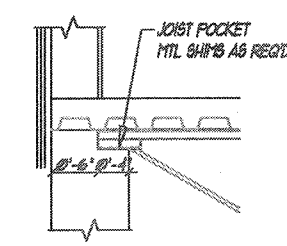
**ELEVATIONS**

START DATE: DEC. 2019  
 PLAN REVIEW: 28 AUGUST 2020

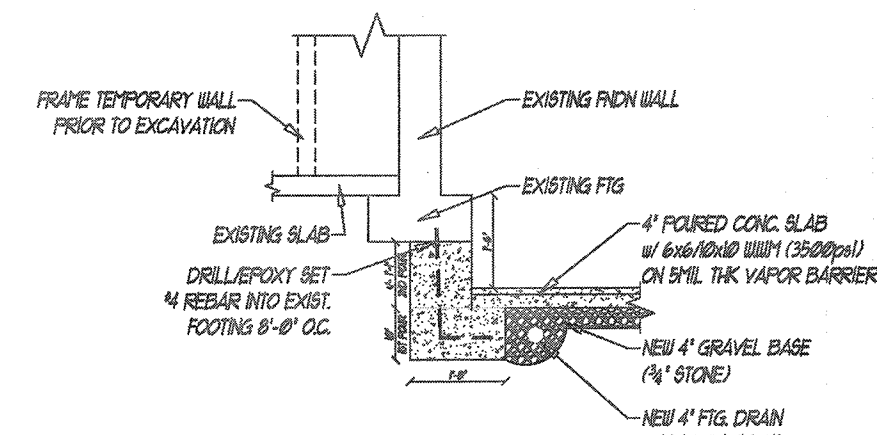
PROJECT #  
 SCALE 1/4" = 1'-0"  
 DWG. No.  
**A-2**

**SEAL & SIGNATURE**  
  
 7 JULY 2021  
 N.Y. LIC. #021-585

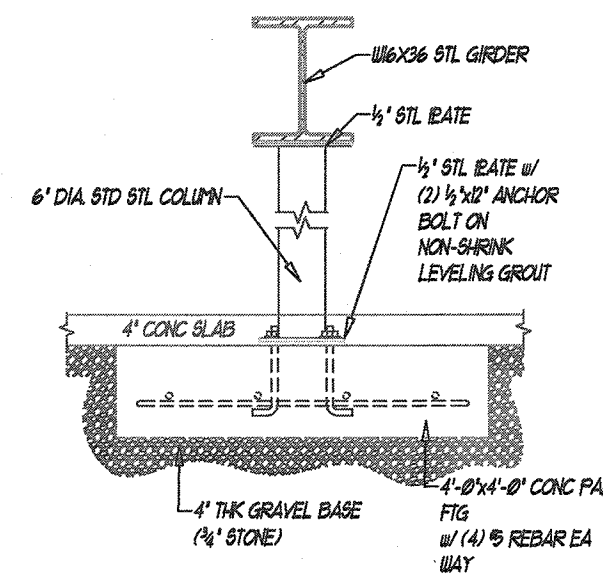
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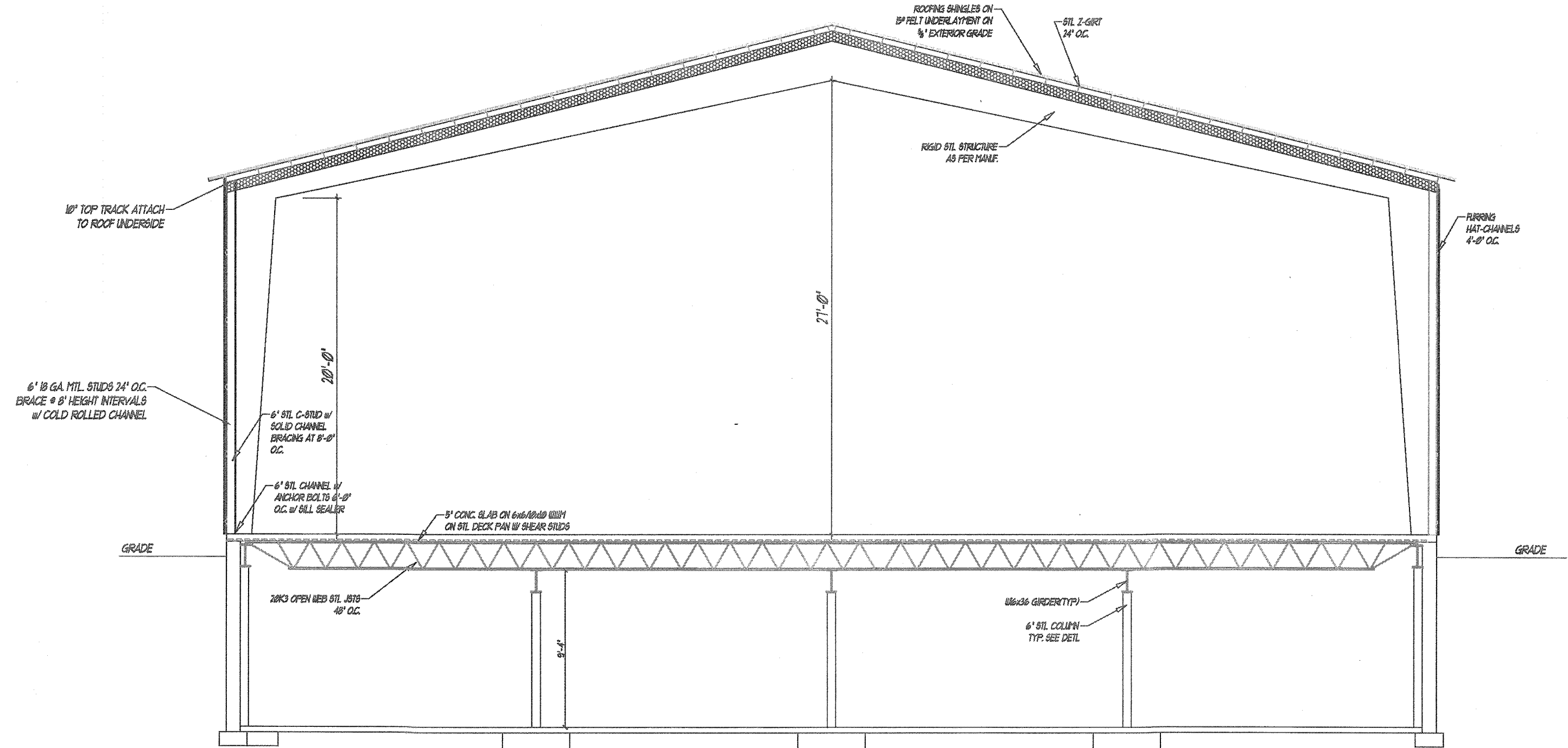
FLOOR JOIST POCKET DETAIL  
SCALE: 1/4" = 1'-0"



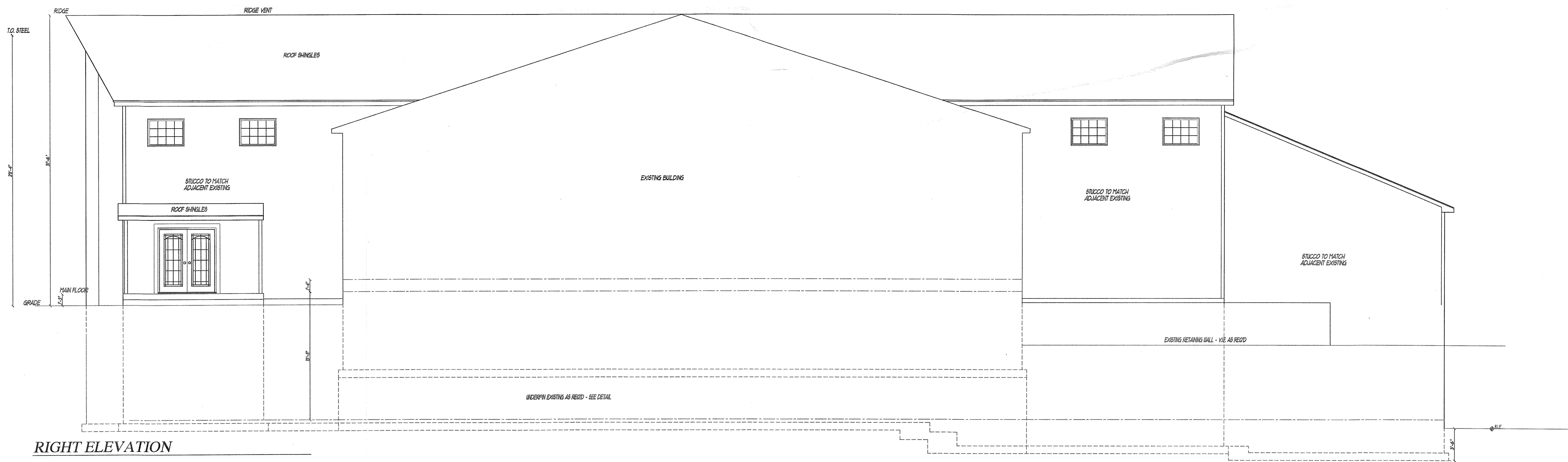
UNDERPIN DETAIL  
SCALE: 1/4" = 1'-0"  
CONC. UNDERPIN FTG. UNDERPINNING REMOVE LOOSE SOIL PRIOR TO POURING WITH 4" STIL. RE-BARS CONTIGUOUS WITH EXISTING DRILLERPOXY SET INTO EXIST. FCG



STEEL GIRDER POSTFOOTING DETAIL  
SCALE: 1/4" = 1'-0"



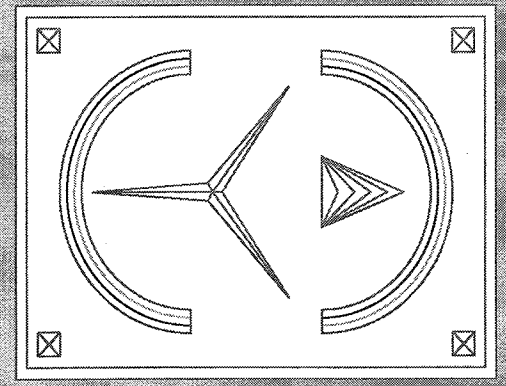
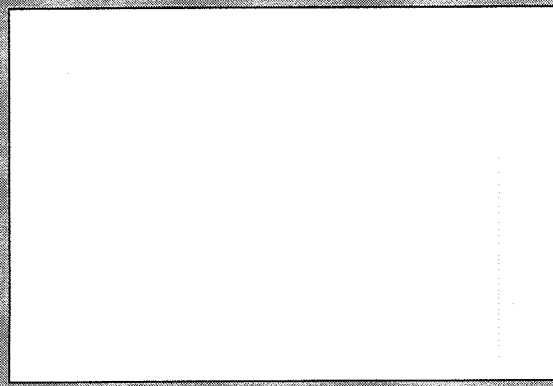
BUILDING SECTION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

<b>PROJECT DATA</b>

<b>NOTES:</b>



**ERIC KNUTE OSBORN ARCHITECT**  
42 YEARS EXPERIENCE  
RESIDENTIAL - COMMERCIAL - ADDITIONS  
58 BARNES ROAD  
WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474  
EMAIL - EKOSBORNARCHITECT@GMAIL.COM  
(845) 629-7474

**PROJECT**  
NEW ADDITION @  
**EBENEZER FULL GOSPEL ASSEMBLY**  
BLAUVELT, NEW YORK  
TOWN OF ORANGETOWN, ROCKLAND COUNTY

**ELEVATIONS**  
**BUILDING SECTION**

START DATE: DEC. 2019
PLAN REVIEW: 28 AUGUST 2020

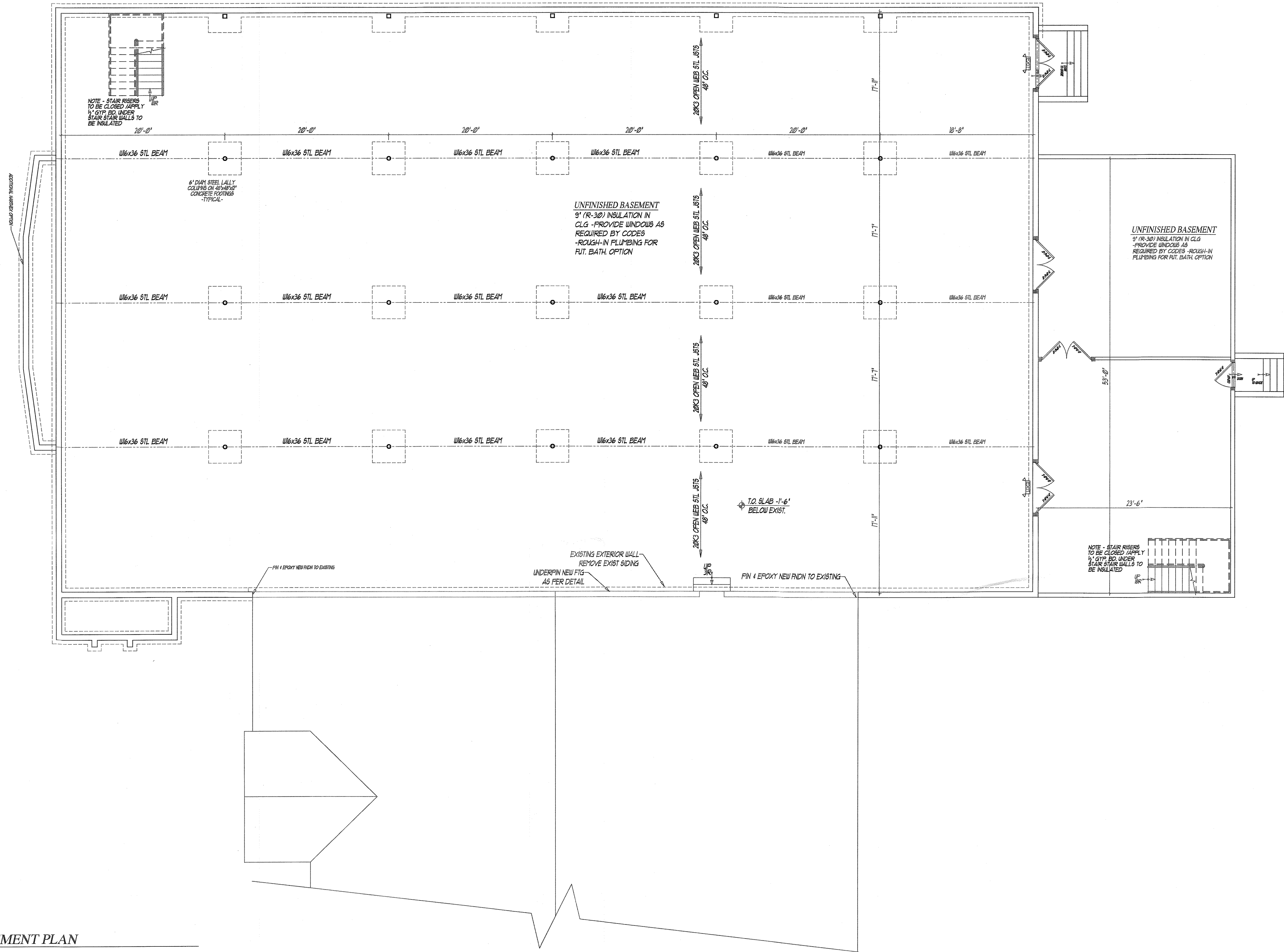
PROJECT # 2020-COM-3
SCALE 1/4" = 1'-0"
DWG. No.
<b>A-3</b>
3 OF 5

<b>SEAL &amp; SIGNATURE</b>
7 JULY 2021
N.Y. LIC. #021-585



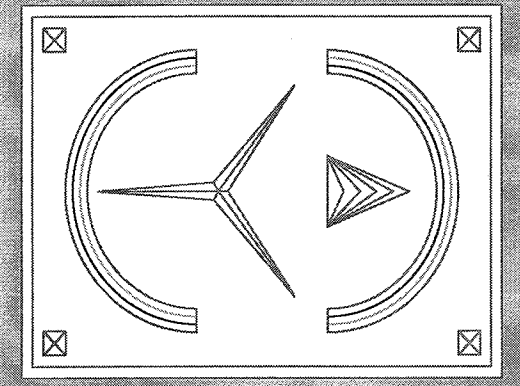
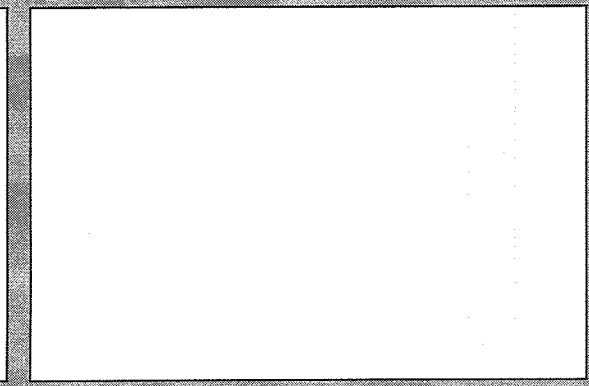
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**BASEMENT PLAN**



<b>PROJECT DATA</b>

<b>NOTES:</b>



**ERIC KNUTE OSBORN ARCHITECT**  
 42 YEARS EXPERIENCE  
 RESIDENTIAL - COMMERCIAL - ADDITIONS  
 58 BARNES ROAD  
 WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474  
 EMAIL - EKOSBORNARCHITECT@GMAIL.COM  
 (845) 629-7474

**PROJECT**  
 NEW ADDITION @  
**EBENEZER FULL GOSPEL ASSEMBLY**  
 BLAUVELT, NEW YORK  
 TOWN OF ORANGETOWN, ROCKLAND COUNTY

**BASEMENT PLAN**

START DATE: DEC. 2019
PLAN REVIEW: 28 AUGUST 2020

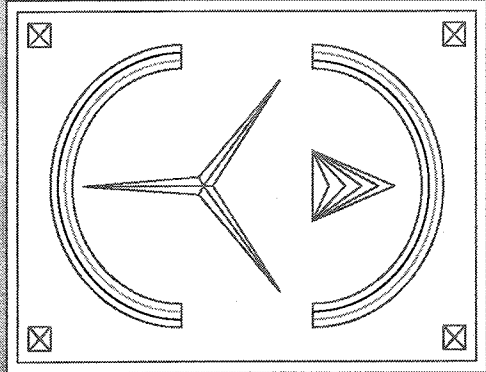
PROJECT # 2020-COM-3
SCALE 1/4" = 1'-0"
DWG. No.
<b>A-4</b>
4 OF 5

**SEAL & SIGNATURE**  
  
 7 JULY 2021  
 N.Y. LIC. #021-585

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MAIN FLOOR PLAN

PROJECT DATA	NOTES:		<p style="text-align: center;"><b>ERIC KNUTE OSBORN ARCHITECT</b>          42 YEARS EXPERIENCE          RESIDENTIAL - COMMERCIAL - ADDITIONS          58 BARNES ROAD          WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474          EMAIL - EKOSBORNARCHITECT@GMAIL.COM          (845) 629-7474</p>	<p style="text-align: center;"><b>PROJECT</b>          NEW ADDITION @  <b>EBENEZER FULL GOSPEL ASSEMBLY</b>          BLAUVELT, NEW YORK          TOWN OF ORANGETOWN, ROCKLAND COUNTY</p>	<b>FLOOR PLANS</b>	START DATE: DEC. 2019 PLAN REVIEW: 28 AUGUST 2020	PROJECT # 2020-COM-3 SCALE 1/4" = 1'-0" DWG. No. <h2 style="text-align: center;">A-5</h2>	SEAL & SIGNATURE  7 JULY 2021 N.Y. LIC. #021-585
						5 OF 5		