

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Wednesday, December 8, 2021**

**MEMBERS PRESENT:**

Thomas Warren, Chairman  
Michael Mandel  
Stephen Sweeney  
Robert Dell  
Denise Lenihan  
Bruce Bond (alternate)

**MEMBERS ABSENT:** Michael McCrory and Andrew Andrews

**ALSO PRESENT:** Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Cheryl Coopersmith, Chief Clerk Boards and Commissions and Kaitlyn Bettmann, Senior Clerk Typist

Thomas Warren, Chairman, called the meeting to order at 7:30 p.m.  
Mr. Warren read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

**Orangetown Commerce Center** **PB #21-61**  
Extension of Performance Bond **Extended Two Years**  
5 Greenbush Road, Orangeburg **to March 1, 2023**  
74.15/1/2; LI zoning

**Continued from October 13, 2021 Meeting:**

**South Corner Plaza Site Plan** **PB #17-37**  
Final Site Plan, Reapproval of Prepreliminary/  
Preliminary/ Final Site Plan Review and **Continued:**  
Reaffirmation of SEQRA **Revise Plans**  
2 Route 340, Orangeburg; **Submit Full**  
74.11/2/47; CC zoning district **EAF**

**Raymond & Longfelder Site Plan** **PB #21-62**  
Critical Environmental Area **Final Site Plan**  
Prepreliminary/Preliminary/ **Approval Subject**  
Final Site Plan Review **to Conditions**  
and SEQRA Review **Neg. Dec.**  
917 Route 9W, Upper Grandview  
71.17/1/5; R-22 zoning district

**SMK Erie West Subdivision Plan** **PB #21-63**  
Final Subdivision Plan Review **Final Site Plan**  
104 West Erie Street, Blauvelt **Approval Subject**  
70.13/1/20; R-15 zoning district **to Conditions**

**Rockland Cidery Site Plan** **PB #21-64**  
Prepreliminary/ Preliminary/ Final **Postponed to**  
Site Plan and SEQRA Review **January 12, 2022**  
68 Sickletown Road, Pearl River **Meeting**  
69.19/1/6; R-40 zoning district

**Doller Subdivision – Lot #2** **PB #21-65**  
Prepreliminary/Preliminary/ **Final Site Plan**  
Final Site Plan and SEQRA Review **Approval Subject**  
152 Kings Highway, Orangeburg **to Conditions**  
74.16/1/3.2; R-40 zoning district **Neg. Dec.**

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**TOWN OF ORANGETOWN PLANNING BOARD**  
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**Student Bus Company Plan** PB #21-66  
Prepreliminary/Preliminary/  
Final Site Plan and SEQRA Review **Final Approval Subject**  
125 South Greenbush Rd., Orangeburg **to Conditions**  
74.07/1/15.1; LI zoning district **Neg. Dec.**

**Sunrise Day Camp Playground Plan** PB #21-67  
Prepreliminary/Preliminary/  
Final and SEQRA Review **Final Site Plan**  
667 Blauvelt Road, Pearl River **Approval Subject**  
69.14/1/28; R-80 zoning district **to Conditions**  
**Neg. Dec.**

**The Club at Pearl River** PB#21-68  
**Dog Run Site Plan** **Final Site Plan**  
Prepreliminary/Preliminary/  
Final and SEQRA Review **Approval Subject**  
661 Blue Hill Road West, Pearl River **to Conditions**  
73.10/1/4; PAC & OP zoning districts **Neg. Dec.**

**Orangetown Classic Diner Site Plan** PB #21-69  
Prepreliminary/ Preliminary/  
Final Site Plan and SEQRA Review **Postponed**  
512 Route 303, Orangeburg **by Applicant**  
74.07/1/4; CC zoning district **for ZBA**  
**Appearance**

**40 Washington Spring Road** PB #21-70  
**Resubdivision Plan** **Final Resubdivision Plan**  
Prepreliminary/ Preliminary/  
Final Site Plan and SEQRA Review **Approval Subject**  
40 Washington Spring Road, Palisades **to Conditions**  
78.19/1/13; R-22 zoning district **Neg. Dec.**

The decisions of the November 10, 2021 Planning Board Meeting were reviewed, edited, and approved. The motion for adoption was made and moved by Stephen Sweeney and seconded by Michael Mandel carried as follows: Thomas Warren – Chairman, aye; Michael Mandel, aye; Denise Lenihan, aye; Stephen Sweeney, aye; Robert Dell, aye; Michael McCrory, absent; Bruce Bond, aye and Andrew Andrews, absent.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Stephen Sweeney and seconded by Michael Mandel and agreed to by all in attendance. The meeting was adjourned at 10:05 p.m. The next Planning Board meeting is scheduled for January 12, 2022.

DATED: December 8, 2021

**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**  
**Town of Orangetown Planning Board**



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**Town of Orangetown Planning Board Recommendation  
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**TO: Geraldine Tortorella, Hocherman Tortorella & Wekstein, One  
North Broadway, Suite 701, White Plains, New York 10601**

**FROM: Town of Orangetown Planning Board**

**RE: Orangetown Commerce Center Plans – Extension of  
Performance Bond Term:** The application of BF Orangetown LLC, owner, to  
Extend the Term of the Performance Bond at a site known as “**Orangetown  
Commerce Center Plans – Performance Bond Term Extension**”, 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 5 Greenbush, Orangeburg,  
Town of Orangetown, Rockland County, New York, and as shown on the  
Orangetown Tax Map as Section 74.15, Block 1, Lot 2 in the LI zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held  
**Wednesday, December 8, 2021** at which time the Board made the following  
determinations:

The Board received the following communications:

1. Project Review Committee Report dated November 24, 2021.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning  
Administration and Enforcement, Town of Orangetown, signed by  
Jane Slavin, R.A., AIA, Director, dated December 6, 2021.
3. Interdepartmental memorandum from the Department of Environmental  
Management and Engineering, Town of Orangetown, signed by  
Bruce Peters, dated December 3, 2021.
4. A letter from Hocherman Tortorella & Wekstein, dated February 17, 2021,  
signed by Geraldine N. Tortorella.
5. A copy of PB#19-21, Recommendation to Town Board to Establish the Term  
and Value of the Performance Bond, dated March 27, 2019.

The Hearing was open to the public.

There being no one from the Public, a motion was made to close the Public  
Hearing portion of the meeting by Michael Mandel and seconded by  
Bruce Bond and carried as follows: Thomas Warren - Chairman, aye;  
Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew  
Andrews, absent; Bruce Bond, aye, Denise Lenihan, aye and Stephen Sweeney,  
aye.

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**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 and having heard from Town of Orangetown's Professional Drainage Consultant and 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 involved and interested agencies, 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;
- 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.

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On motion by Michael Mandel and seconded by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, aye; Michael Mandel, aye; Denise Lenihan, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, aye, the Board made a Negative Declaration pursuant to SEQRA.

**DECISION:** In view of the foregoing, the Planning Board **Extended the Term of the Performance Bond for two years until March 1, 2023.**

The foregoing Resolution was made and moved by Michael Mandel and seconded by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, aye; Michael Mandel, aye; Robert Dell, aye; Denise Lenihan, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, aye.

The Clerk of the Board is hereby authorized, directed and empowered to sign this **RECOMMENDATION** and file a certified copy in the Office of the Town Clerk and this Office of the Planning Board.

**Dated: December 8, 2021**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**  
**Town of Orangetown Planning Board**



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**PB #21-62: Raymond & Longfelder Site Plan  
Critical Environmental Area  
Final Site Plan Approval Subject to Conditions**

**Permit #51914**

**Town of Orangetown Planning Board Decision  
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**TO: Vahid Rostami, Ph. D., Atzl, Nasher & Zigler, 234 North Main  
Street, New City, New York**  
**FROM: Orangetown Planning Board**

**RE: Raymond & Longfelder Site Plan:** The application of Jan Hayward Raymond & Nancy Michal Longfelder, owners for Prepreliminary/ Preliminary/ Final Site Plan Review at a site located in the Critical Environmental Area, at a site to be known as "**Raymond & Longfelder 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 at 917 Route 9W, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 5 in the R-22 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, December 8, 2021** at which time the Board made the following determination:

Vahid Rostami appeared and testified for the applicant.

The Board received the following communications:

1. Project Review Committee Report dated November 24, 2021.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, AIA, RA, Director, dated December 6, 2021.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated December 3, 2021.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated November 22, 2021.
5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, PE, dated December 7, 2021.
6. Letters from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated November 18 and Michael Kenzer dated November 4, 2021.
7. Letters from Rockland County Highway Department, signed by Dyan Rajasingham, Engineer III, dated November 8, 2021.
8. Letter from Rockland County Health Department, signed by Elizabeth Mello, Senior Public Health Engineer, dated November 8, 2021.
9. An email from Orange & Rockland Utilities from Alfred Gaddi, PE, dated August 13, 2021.

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**PB #21-62: Raymond & Longfelder Site Plan  
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10. Letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated November 19, 2021.
11. Short Environmental Assessment form dated August 19, 2021 signed by Vahid Rostami, Ph.D. P.E., Project Engineer.
12. Site Plans prepared by Atzl, Nasher & Zigler, dated August 19, 2021:
  - Sheet 1: Site Development Plan
  - Sheet 2: Existing condition
  - Sheet 3: Retaining Wall Plan & Details
  - Sheet 4: Retaining Wall Profile & Details
  - Sheet 5: Retaining Wall Notes
13. Copy of the Building Permit dated September 10, 2021 prepared by Rick Oliver.

The Board reviewed the plans. The hearing was opened to the Public.

There being no one from the Public, a motion was made to close the Public Hearing portion of the meeting by Bruce Bond and second by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, absent; Robert Dell, aye; Stephen Sweeney, aye, Michael McCrory, absent, Bruce Bond, aye.

**SEQRA:**

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) 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 Michael Mandel and seconded by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, 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.

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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 the applicant's consultant, Atzl, Nasher & Zigler and having heard from the following offices, officials and/or Departments: (Town of Orangetown): 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 Highway Department, Rockland County Planning Department, Rockland County Department of Health, Rockland County Sewer District #1, and having reviewed the drawings presented by the applicant's professional consultants; Atzl, Nasher & Zigler, 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;
- 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.

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**PB #21-62: Raymond & Longfelder Site Plan  
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On motion by Michael Mandel and seconded by Bruce Bond and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, 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 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. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped by the Chief Clerk to the Board and the construction plans are reviewed and approved by the Inspector.
5. Applicant is proposing to remove existing wood steps and retaining wall and replace with a new segmental block wall with a maximum exposed height of 8'-0" and new concrete walk.
6. Plans shall show the extent of land disturbance required for the construction of the wall and installation of the geogrid.

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7. Applicant must obtain all required permits from the New York State Department of Transportation.

8. The Short Environmental Assessment Form appears to be in order.

**9. Review Recommendation – Brooker Engineering**

The application has provided sufficient information to demonstrate that the project will not result in any potential significant adverse impacts with respect to drainage that require mitigation. The Drainage Consultant therefore recommends that the Raymond and Longfelder Site Plan be approved for drainage subject to the following comments:

1. Verify by map note the amount of new impervious area that is being added.

**Project Description**

This is the first drainage review report for this project. The project consists of the replacement of an existing timber retaining wall along the existing driveway with a segmental block retaining wall built in fill. The property is on the east side of Route 9W and the land slopes downhill to the east. The rear property line abuts the Rail Trail. The proposed project includes an additional 290 square feet of new impervious area in the form of a concrete sidewalk adjacent to the driveway. Stormwater runoff flows north east and the existing drainage pattern is remaining.

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

- A review must be completed by the New York State Department of Transportation, any comments or concerns addressed, and all required permits obtained.
- The Village of Grandview is one of the reasons this proposal was referred to Rockland County Department of Planning for review. The municipal boundary is along the eastern property line of the site. As required under Section 239nn of the New York State General Municipal Law, the Village of Grand View-on-Hudson must be given the opportunity to review the proposed site plan and provide any concerns related to the project to the Town of Orangetown.
- Retaining walls that are over 4 feet in vertical height shall be designed by a licensed New York State Professional Engineer and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the licensed NYS Professional Engineer

11. 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 no future correspondence is requested for this site.

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

- Rockland County Health Department
- Rockland County Highway Department
- Rockland County Department of Planning
- Town of Orangetown Zoning Board of Appeals
- Rockland County Sewer District No. 1

**13.** The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

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

**15.** 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.

**16. 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.

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**Continuation of Condition #16...**

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.

**17.** 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.

**18.** 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.

**19.** The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

**20.** If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, 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 (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification 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 (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer'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. Federal Wetlands - U.S. Army Corps of Engineers).

**21.** Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

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**P PB #21-62: Raymond & Longfelder Site Plan  
Critical Environmental Area  
Final Site Plan Approval Subject to Conditions**

**Permit #51914**

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**22.** 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 DEMA 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

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

The foregoing Resolution was made and moved by Stephen Sweeney and seconded by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent, Stephen Sweeney, aye, and Bruce Bond, 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: December 8, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown Planning Board**



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**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION**

**Notice of Determination of Non-Significance  
PB #21-62: Raymond & Longfelder Site Plan  
Critical Environmental Area  
Final Site Plan Approval Subject to Conditions  
Town of Orangetown Planning Board Decision  
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**Permit #51914**

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: Raymond & Longfelder Site Plan - Critical Environmental Area**

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

**DESCRIPTION OF ACTION: Site Plan Review – Critical Environmental Area**

**LOCATION:** The site is located at 917 Route 9W, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 5 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 action. The proposed action is consistent with the Town of Orangetown 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:

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 CLERK'S OFFICE

2022 JAN 14 P 12:34

TOWN OF ORANGETOWN

**PB #21-63: SMK Erie West Subdivision Plan  
Final Subdivision Plan Approval  
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Reaffirmation of Neg. Dec.**

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**TO: Jay Greenwell, 85 Lafayette Avenue, Suffern,  
New York, 10901  
FROM: Orangetown Planning Board**

**RE: SMK Erie West Subdivision Plan:** The application of SMK Home Builders, owner, for Final Subdivision Plan at a site to be known as “**SMK Erie West 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 at 104 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 20; in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, December 8, 2021** at which time the Board made the following determinations:

Jay Greenwell and Sean Keenan appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated November 24, 2021.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated December 6, 2021.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated December 2, 2021.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated November 23, 2021.
5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, PE, dated December 8, 2021.
6. Letter and notice from Rockland County Health Department, signed by Elizabeth Mello, Senior Public Health Engineer, PE, dated November 12, 2021.
7. Project Narrative dated November 8, 2021 prepared by Jay Greenwell, PLS.
8. Drainage Analysis, prepared by Civil Design Works, dated October, 2021.
9. Subdivision Plans prepared by Jay Greenwell, PLS:
  - Sheet 1: Subdivision of Property, dated April 22, 2021, last revised October 18, 2021
  - Sheet 2: Grading, Drainage & Utility & Erosion Control, dated April 22, 2021, last revised October 18, 2021
  - Sheet 3: Road Profile, dated April 22, 2021, last revised October 18, 2021
  - Sheet 4A: Plan and Profiles - Sanitary, dated August 11, 2021, last revised September 22, 2021

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- Sheet 4B: Plan and Profiles – Drainage, dated September 22, 3032, last revised October 18, 2021
  - Sheet 5A: Detail Sheet, dated April 22, 2021, last revised October 18, 2021
  - Sheet 5B: Stormtech Details. Dated October 18, 2021
  - Sheet 6: Suez Water Main Details, dated April 22, 2021, last revised October 18, 2021
    - Sheet 7: Tree Plan – Limit of Disturbance Cul-De-Sac/Pond Planting Plans, dated April 22, 2021, last revised October 18, 2021
    - Sheet 8: Existing Conditions, dated August 11, 2021
10. Copy of Preliminary Approval with Conditions, PB#21-34, dated June 9, 2011.

The hearing was then opened to the Public.

**Public Comment:**

Liz Dudley, 250 South Greenbush Road, Orangeburg, wanted to know if the size of the lots and the style of the houses fit into the neighborhood.

Vanessa Lapin, 659 Western Highway, Orangeburg, raised concerns regarding the environmental impacts of the proposed development on the Town of Orangetown. Also, she referred to the Comprehensive Plan being developed by the Town.

There being no one else to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Bruce Bond and second by Michael Mandel and carried as follows: Thomas Warren, Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Stephen Sweeney, aye; Andrew Andrews, absent, Michael McCrory, absent and Bruce Bond, 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.

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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): 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 Highway Department, Rockland County Health Department, Rockland County Department of Planning, Rockland County Sewer District #1, and having reviewed the drawings presented by Jay Greenwell, PLS, 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;
- 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 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.

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On motion by Bruce Bond and second by Michael Mandel and carried as follows: Thomas Warren, Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Stephen Sweeney, aye; Andrew Andrews, absent, Michael McCrory, absent and Bruce Bond, 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 Subdivision 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. Along the north portion of Lots #1, #2 and #3, dimension out an undisturbed limit line. In addition, pull out the limit of disturbance by 10-feet from contour 162 on Lot #6.
4. The Drainage calculations supplied are currently under review by DEME. However, the total area of disturbance shall be added to the project narrative and the drawings. However, the sections shall be divided with labeled separation tabs.
5. The project narrative of the drainage calculations shall include a table showing elevations vs. area vs. volume numbers for the proposed detention system.
6. Soil analysis, perc tests and determination of groundwater elevations shall be performed at the proposed detention system location. These tests/ investigations shall be performed in the spring when the ground water table is typically at its highest. This shall be done PRIOR to this proposal receiving Final Approval and the information/ test results/ evaluations shall be added to the drainage calculations. DEME shall be notified at least 48 hours in advance of these field tests/ investigations. Copies of all correspondence related to this issue shall be submitted to DEME and the Building Department for review and approval.

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7. A catch basin(s) and connecting piping shall be added to the inside of the proposed cul-de-sac circle.
8. The invert elevations for all proposed sanitary cleanouts shall be given on the drawings.
9. All of the proposed soil erosion and sediment control features to be used shall be added to the legend.
10. The soil erosion and sediment control symbols shall conform to NYSDEC standards.
11. The revised drainage report is under review by DEME. However, the copy supplied is unbound. The retainage report shall be supplied in a 3-ring binder, with labeled separation tabs (see comment #4 above)
12. Full size drainage area maps shall be provided. Also, the hatching used on the pre and post drainage area maps shall be clearly identified in the legend.
13. The Drainage Analysis-Methodology shall also contain year storm vs volume vs elevation table for all proposed detention systems.
14. The proposed 12- foot wide access path layout is insufficient. The path needs to reach the emergency overflow and the outlet structure. Also, the path cannot just dead end. Ideally, the path shall encompass the basin. Otherwise, turn-arounds shall be provided.
15. Some of the features of the proposed outlet structure seem to differ between the site plan – sheet 2, and the details – sheet 5A. For example, the site plan call-out notes lists a single 14- inch diameter orifice and 2-5-inch diameter orifices. However, the details show no circular orifices and a rectangular orifice. Also, the invert elevation for the outgoing 15-inch pipe differs on the drawings. All of the sheets shall be coordinated to reflect the same information.
16. The drawings indicate that there is a detail for the proposed 6-inch detention pond undrain but it is not on the drawings. This shall be corrected.
17. The plans call for a flared end section to be installed at the end of the 15-inch HDPE piping into the detention basin. This shall be revised to be a precast concrete headwall/ wingwall. A detail for same shall be added to the drawings.
18. The proposed sediment depth marker, within the detention basin, shall be moved out of the path of the inlet piping.

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19. Rip rap shall be added to the end of the precast headwall/ wingwall (currently flared end section) of the inflow piping into the proposed detention basin.

20. The word "Optional" shall be removed from all Stormtech details showing an inspection port. The inspection ports are required.

21. A post construction stormwater maintenance agreement, in accordance with NYSDEC Phase II regulations, for the proposed stormwater systems, shall be submitted to DEME and the Orangetown Town Attorney's Office for review and approval. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with a telephone number, yearly report to be submitted to DEME, etc.

22. The proposed regrading between lots #4 and #6 and the north-west side of Lot #6 appear to be creating swales that will direct water towards the R.O.W./ PVT Del Regno Court extension. This is not acceptable. The grading shall be revised in these areas so as not to create a drainage ditch.

23. Legal descriptions, including metes and bounds descriptions, shall be provided for all proposed easements and dedications to the Town of Orangetown: e.g. Erie Street extension, Detention Basin Lot, Erie Street road widening, etc. These documents shall be sent to the Town Attorney's Office and DEME for review and approval.

24. The "Existing Conditions" plan shows that there is an existing small block/ rock wall (curbing) partially within the R.O.W. for Erie Street. The proposed site plan calls for a road widening in this area which will put the existing railroad tie edging (around existing plantings) completely within the R.O.W. the applicant shall contact the Town of Orangetown Highway Department to see if this presents any safety/ maintenance issues for the Department. Copies of all correspondence relating to this issue shall be sent to the Planning Board and DEME.

25. The drawings shall be revised to show a scour prevention mat or other scour/ erosion prevention device being installed under the proposed rip rap emergency spillway and over the existing sanitary sewer main. Details and dimensions for same shall be added to the plans. Design calculations for said mat shall be added to the Drainage analysis.

26. A minor amount of regrading for the project is depicted as happening offsite and on Town of Orangetown property. **The applicant shall obtain written permission, PRIOR to signing of the subdivision Plan, from the Town of Orangetown Parks Department.** Copies of all correspondence relating to this issue, including the written approval, shall be sent to the Planning Board and DEME.

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27. The note on the plan calling for the removal/ relocation of the existing shed and chain link fence on proposed Lot #7 shall be revised to state **"Fence and shed to be removed or relocated prior to construction of the detention basin."**

28. The detail provided for the proposed fence around the detention basin shall indicate what size the gates will be. Currently the notes call for both 4 and 6-foot wide gates. Also, the applicant/ applicant's representative shall contact the Town of Orangetown Highway Department to verify the color of the proposed PVC privacy slats.

29. The call-out note on the existing sanitary sewer manhole within proposed Lot #7 shall be revised to state that the **"Manhole shall be raised by removing the existing tip cone/ straight section and replace with new straight and cone sections, with pre-installed ladder rungs. Exactly elevations to be field verified by applicant's surveyor."** Details for this work shall be added to the drawings. A note shall be added to the required detail(s) stating that catalogue cuts for all appurtenances related to the raising of the existing manhole shall be submitted to the Town of Orangetown Sewer Department for review and approval **PRIOR** to the actual raising of said manhole.

30. The plans call for a private sanitary sewer easement on proposed Lot #6 to benefit Lot #5. A copy of the easement shall be sent to the Town Attorney's Office and DEME for review and approval.

31. The vertical curve information (PVI, PVT, MO locations and elevations) shall be given on the road profile.

32. The roadway profile shall follow the centerline of the proposed road all the way around the circle.

33. The profile for SMH2 to SMH3 to existing SMH is missing and shall be provided.

34. The sanitary house connection profile for proposed Lot #6 is labeled as Lot #5 on sheet 4a. Also, the profile for sanitary house connection for Lot #5 is missing.

35. Some drainage profiles are missing, e.g. CB4 to CB5, YI to YI to CB1.

36. A concrete truck washout shall be added to the SESC sheet. Also, the SESC sheet shall indicate if any soil stockpiles or sedimentation basins are to be located onsite.

37. Proposed monuments and iron pins shall be added to the subdivision plan legend.

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38. The Town of Orangetown Bureau of Fire Prevention reviewed the submitted plan and found that its comments have been addressed satisfactorily.

**39. Drainage Review Recommendation- Brooker Engineering**

The Drainage Consultant to the Planning Board, Brooker Engineering, held that the proposed action has provided sufficient analysis to demonstrate potential significant increases in stormwater runoff can be mitigated and therefore recommends that the SMK Erie West Subdivision be approved for drainage subject to the following comments.

**Project Description**

This is the second drainage review report for this project, the last review was dated June 7, 2021. The property is located on the north side of Erie Street and west of PVT. Del Regno Court. Stormwater runoff flows northwest through the site. There is a berm along the western property line; it appears that stormwater runoff flows to the northwest corner of the property and enters the creek at a low point in the berm. The project proposes a stormwater management basin at the northwest corner of the property on a lot to be dedicated to the Town of Orangetown.

For this revision, the drainage analysis has been updated to show the drainage subareas directed to the stormwater management basin and bypassing the stormwater management basin. There are two hydrologic points of interest: the stream at the northwest corner of the site and Erie Street. The stormwater management basin provides approximately 21,461 cubic feet of storage for stormwater runoff. An underground stormtech system was added at proposed Lot 5 to mitigate against increases in stormwater runoff toward Erie Street. The drainage calculations show a reduction in peak discharges at each location.

**Project Comments**

1. Verify that the eastern property line acts a drainage divide and off-site runoff from the east does not enter the site, and subsequently the stormwater management basin.
2. The methodologies contained in the preliminary hydrologic and hydraulic analysis sent to our office adequately demonstrates the stream will not surcharge the detention basin. This information with narrative and supporting data shall be included in the updated drainage report.
3. Add the footing drain inverts at each catch basin; it appears many of the footing drains require check valves. If the invert of the footing drain is at the invert of the main storm drain pipe at the catch basin, the check valve will often be closed and not allow the footing drain to convey flow to the structure without backing up to the basement. Brooker Engineering recommends lowering the inverts of some of the catch basins to allow for more vertical separation between footing drain and storm drain pipe, which will allow the check valve to be needed less frequently.

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**Continuation of Condition #39...**

4. Provide a graphic scale on the watershed maps in the drainage report. Coordinate the data on the proposed conditions watershed map with the calculations on pages 8-9.
5. Show the breakdown in impervious area per lot (as noted on Drawing 2) with the overall impervious area on the watershed map. Show the breakdown in existing conditions impervious area.
6. Coordinate the outflow orifice with the calculations and the plans.
7. The NYSDEC BMP for the proposed stormwater management basin should be indicated on the plan.

**40.** The Rockland County Department of Health (RCDOH) review the submitted information and offered the following comments:

- Realty Subdivision application is to be made to RCDOH.
- Application is to be made to the RCDOH for sanitary sewer extension approval. Sewer capacity analysis is to be included.
- Application is to be made to the RCDOH for water main extension approval.
- Application is to be made to the RCDOH for review of the stormwater management system for compliance with the County Mosquito Code.

**41.** 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 §21. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Subdivision Plan Approval pursuant to Town Code §21 and §6A.

**42.** The applicant shall comply with all pertinent items in the Guide to the Preparation of Subdivisions and Board Decisions prior to signing the final plans.

**43.** All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Subdivision Plan.

**44. TREE PROTECTION:** The following note shall be placed on the Subdivision 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:

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**Continuation of Condition #44...**

- 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  $\frac{3}{4}$  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 a radius of three (3) feet larger than the tree canopy.
- 45.** 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.
- 46.** 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.
- 47.** The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

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48. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, 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 (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification 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 (applicants' engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicants engineer'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. Federal Wetlands - U.S. Army Corps of Engineers).

49. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

50. 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

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

The foregoing Resolution was made and moved by Michael Mandel and second by Bruce Bond and carried as follows: Thomas Warren, Chairman, aye; Denise Lenihan, aye; Andrew Andrews, absent; Bruce Bond, aye; Michael Mandel, aye; Robert Dell, aye; Stephen Sweeney, aye and Michael McCrory, absent.

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: December 8, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown Planning Board**



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**PB#21-65: Doller Lot #2 Site Plan  
Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Permit #51915**

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**TO: Montana contracting Corp., 173 North Route 9W, Congers,  
New York, 10920**  
**FROM: Orangetown Planning Board**

**RE: Doller Lot #2 Site Plan:** The application of Montana Construction Corp., for 152 Kings Highway, owner, for Prepreliminary/ Preliminary/ Final Site Plan Review at a site known as "**Doller Lot #2 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 and 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 at 152 Kings Highway, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 3.2 in the R-40 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, December 8, 2021** meeting at which time the Board made the following determinations.

John Bartolotta, Brian Quinn and Jay Greenwell appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated November 24, 2021.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, dated December 6, 2021.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated December 3, 2021.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated November 22, 2021.
5. Letter from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated October 28, 2021.
6. Letters from the Rockland County Department of Health, signed by Elizabeth Mello, PE, Senior Public Health Engineer, dated November 8, 2021.
7. Letter from the Rockland County Sewer District No.1, signed by Joseph LaFindra, Engineer I, dated November 19, 2021.
8. Email from Orange & Rockland Utilities from Alfred Gaddi, dated October 27, 2021.
9. Notices from Rockland County Highway Department, signed by Dyan Rajasingham, dated November 8, 2021.
10. Notices from the Town of Orangetown Zoning Board of Appeals, signed by Dan Sullivan, Chair, dated November 3, 2021.
11. Letter from the New York State Department of Transportation, signed by Stephen DeMassio, PE, dated March 17, 2021.
12. Email from Jay Greenwell, dated October 12, 2021.

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13. Site Plan prepared by Jay Greenwell, PLS, dated August 2, 2021, last revision date of August 19, 2021.
14. Short Environmental Assessment Form, signed by Montana Contracting Corp., dated September 27, 2021.
15. Copies of the following Board Decision: PB#06-22, Preliminary Planning Board Approval of the Doller Subdivision, dated March 22, 2006 and PB#06-60, Final Planning Board Approval of the Doller Subdivision, dated July 12, 2006.
16. Copy of Filed Doller Subdivision.
17. Building Permit Referral dated September 9, 2021, signed by Rick Oliver, Building Inspector.

The Board reviewed the plans. The hearing was then opened to the Public.

**Public Comment:**

Tom McMenamain, representing the Sisters of Sparkill, Director of facilities; raised concerns regarding the impact of the proposed development on an already existing flooded condition on the Sisters' property. He expressed concerns regarding the condition of a 42- inch drainage pipe that is in bad condition, believing the condition would worsen, creating a swampy area and losing trees on their property. Mr. McMenamain requested a refreshing of the drainage study since it was done in 2006 and that there has been an increase in the amount of water over the past 15 years.

There being no one else from the Public, a motion was made to close the Public Hearing portion of the meeting by Bruce Bond and second by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, absent; Robert Dell, aye; Stephen Sweeney, aye, Michael McCrory, absent, Bruce Bond, aye.

**SEQRA:**

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) 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 Stephen Sweeney and seconded by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, 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

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**Town of Orangetown Planning Board Decision  
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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 the applicant's consultant, Jay Greenwell, PLS and having heard from the following offices, officials and/or Departments: (Town of Orangetown): 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 Highway Department, Rockland County Planning Department, Rockland County Department of Health, Rockland County Sewer District #1, and having reviewed the drawings presented by the applicant's professional consultants; Jay Greenwell, PLS, 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;
- 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.

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On motion by Stephen Sweeney and seconded by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, 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 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. In the Southwest corner of the lot, move contour 118 over in order to save the 14-inch birch tree.
4. The application shall be reviewed by the Town of Orangetown Architecture and Community Appearance Board of Review.
5. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped by the Chief Clerk to the Board and the construction plans are reviewed and approved by the Inspector.
6. The Short Environmental Assessment Form appears to be in order.
7. A note shall be added to the plans stating that the Town of Orangetown Sewer Inspector shall be notified at least 48 hours prior to any and all construction relating to the proposed sanitary house connection.
8. The page listed for the existing 15' x 30' drainage easement to the Town of Orangetown is incorrect. It is Liber 914 Page 223. The call out note shall be corrected.

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**9.** The Rockland County Health Department (RCDOH) reviewed the information provided and offered the following comment:

1. Application is to be made to RCDOH for the proposed well.
2. Application is to be made to RCDOH for review of the stormwater management system for compliance with the County Mosquito code.

**10.** 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 no future correspondence is requested for this site.

**11.** Orange and Rockland Utilities reviewed the submitted information and found that there is an active gas service at 152 Kings Highway. O&R's new business department must be contacted for all relocations and reconnects. All code 753 rules must be followed.

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

- Rockland County Health Department
- Rockland County Sewer District #1
- Rockland County Department of Highways
- Town of Orangetown Zoning Board of Appeals

**13.** The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

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

**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:

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**Continuation of Condition #15...**

- 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.

**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).

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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 DEMA 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.

23. 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.

The foregoing Resolution was made and moved by Stephen Sweeney and second by Michael Mandel and carried as follows: Thomas Warren, Chairman, aye; Denise Lenihan, aye; Andrew Andrews, absent; Bruce Bond, aye; Michael Mandel, aye; Robert Dell, aye; Stephen Sweeney, aye and Michael McCrory, absent.

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: December 8, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown Planning Board**



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**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION**

**Notice of Determination of Non-Significance**

**PB#21-65: Doller Lot #2 Site Plan**

**Permit #51915**

**Final Site Plan Approval**

**Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision**

**December 8, 2021**

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: Doller Lot #2 Site Plan**

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

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

**DESCRIPTION OF ACTION: Site Plan Review**

**LOCATION:** The site is located at 152 Kings Highway, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 3.2 in the R-40 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 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:

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

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**PB#21-66: Student Bus Company Plan**  
**Final Approval Subject to Conditions/ Neg. Dec.**

**Permit #38330**

**Town of Orangetown Planning Board Decision**  
**December 8, 2021**  
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**TO: Donald Brenner, P.E., LL.B., 4 Independence Avenue, Tappan, NY 10983**  
**FROM: Orangetown Planning Board**

**RE: The application of Student Bus Company:** The application of Student Bus Company, applicant, for 125 Greenbush, LLC, owner, for Preliminary/Preliminary/Final Site Plan Review at a site known as “**Student Bus Company 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 and Chapter 21A of the Code of the Town of Orangetown. The site is located at 125 South Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York and shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 15.1 in the LI zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, December 8, 2021** at which time the Board made the following determination:

Jay Greenwell, Renato Marquez and Donald Brenner appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated November 24, 2021.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, dated December 6, 2021.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated December 3, 2021.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated November 22, 2021.
5. Letter from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated November 17, 2021 and a notice from Michael Kezner dated November 10, 2021.
6. Letters from the Rockland County Department of Health, signed by Elizabeth Mello, PE, Senior Public Health Engineer, dated November 8, 2021.
7. Letter from the Rockland County Sewer District No.1, signed by Joseph LaFindra, Engineer I, dated November 19, 2021.
8. Notice from Rockland County Highway Department, signed by Dyan Rajasingham, dated November 17, 2021.
9. Notices from the Town of Orangetown Zoning Board of Appeals, signed by Dan Sullivan, Chair, dated November 3, 2021.
10. Site Plans prepared by Jay Greenwell, PLS:
  - Sheet 1: Proposed Parking Lot Modifications, dated November 20, 2007, last revised August 30, 2021
  - Sheet 2: Proposed Parking Lot Modifications, dated September 1, 2021
11. A Short Environmental Assessment Form dated November 1, 2021, signed by Donald Brenner.

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12. A copy of the Building Permit signed by John Giardiello, past Director, dated August 4, 2007.

13. Copies of the following decisions: ZBA#08-09, Outdoor Storage Variance approved for Term of Present Lease with conditions, dated April 16, 2008 and Amendment to PB#07-55, dated March 28, 2008 and PB#07-55, dated January 23, 2008, Student Bus Company Site Plan Final Approval subject to Conditions.

The Board reviewed the Plan.

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 Bruce Bond and seconded by Michael Mandel and carried as follows:

Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, absent; Robert Dell, aye; Stephen Sweeney, aye, Michael McCrory, absent, Bruce Bond, aye.

**SEQRA:**

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) 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 Michael Mandel and seconded by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, 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 the applicant's consultant, Jay Greenwell, PLS and having heard from the following offices, officials and/or Departments: (Town of Orangetown): 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 Planning

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Department, Rockland County Department of Health, Rockland County Sewer District #1, and having reviewed the drawings presented by the applicant's professional consultants; Jay Greenwell, PLS, 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;
- 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 Michael Mandel and seconded by Bruce Bond and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, 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 Site Plan Approval Subject to the Following Conditions:**

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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 project description states that this is an application for a renewal of a special permit. That is incorrect, as no special permit was ever granted.

4. The applicant received the following approvals;

- a. January 23, 2008, PB#07-55, Final Site Plan approval with Conditions.
- b. March 28, 2008, Amendment to PB#07-55, override of January 22, 2008 Rockland County Planning Department letter;

*#1. Since the proposal will utilize parking spaces that were developed to serve the existing buildings, the applicant must demonstrate that there will be adequate parking to serve both the existing uses and the proposed student bus parking. If this cannot be demonstrated, the plan must be revised to show where more parking could be placed on the site.*

*The Board held that because the existing building is empty and there is ample space on the site for parking, the need to demonstrate that there is adequate parking for both the existing uses and proposed use is not required.*

*#7. A bulk table and parking calculations for the entire site shall be added to the site plan to indicate the existing and proposed conditions in relation to the Town's bulk and parking requirements.*

*The Board held that the existing building is empty and there is ample space on the site for parking.*

- c. April 16, 2008, ZBA#08-29, Outdoor storage variance approved for term of present lease with conditions.

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Continuation of Condition #4...

#1. The requested outdoor storage variance for 30 buses as conditioned would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties; however, if the building becomes occupied while the buses are being stored on site, a re-evaluation must be made by both the Planning Board and Zoning Board of Appeals.

#2. The requested outdoor storage variance for 30 buses as conditioned would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. There shall be no bus maintenance performed on premises.

5. The Applicant must advise if the building is still vacant or provide parking calculations demonstrating that there is ample parking on the site.
6. The current plan as submitted differs significantly from the plot plan that was approved by in 2008.
7. The current plan indicates 35 proposed bus parking spots, where 30 was previously approved in 2008. Applicant must confirm the number of proposed bus parking spots.
8. A variance from the Zoning Board of Appeals is required to permit the bus parking per Chapter 43, Table 3.11, LI district, Column #7, Item #5, all storage to be in completely enclosed buildings.
9. The revision dates from 2008 should be removed as this is a NEW application.
10. The Short Environmental Assessment Form appears to be in order.
11. The Town of Orangetown DEME has no comment on this project at this time, however, it should be noted that there is currently another application before the Planning Board for the same location on the site, for a completely different project.
12. The Town of Orangetown Bureau of Fire Prevention reviewed the information and had no comment at this time.
13. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:

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**Continuation of Condition #13...**

- The September 3, 2021 letter from Donald Brenner states that a special permit was granted by the Planning Board on January 23, 2008. However, the minutes from this meeting make no mention of a Special Permit request, and only indicate that Prepreliminary/Preliminary/Final Site Plan Approval was granted. In addition, outdoor storage of vehicles is not a special permit use in the LI zoning district, but rather is explicitly stated to be prohibited in the Table of General Use Regulations, Additional Use Regulations, - Column 7, #5. As such, at ZBA #08-29 on April 16, 2008, the applicant requested a variance from this regulation (not a special permit) to allow the storage of vehicles to be located outdoors, which the Zoning Board of Appeals granted. The special permit cannot be renewed since no special permit was ever granted for this site.
- As a condition for approval of the variance granted in 2008, the ZBA specified that the variance was only to last for the life of the (at that time) present lease, which was three years. Based on the year the variance was granted, the lease should have elapsed in 2011, after which the variance would have expired. Since 10 years have now passed, it must be stated whether this variance can be renewed, or if a new variance is required to be obtained. If a new variance is required, the Rockland County Department of Planning requested the opportunity to review it, as required by New York State General Municipal Law, Section 239-m(3)(a)(v).
- As noted above, a variance was granted for the temporary outdoor storage of buses on Tax lot 74.0 7-1-15.1 in 2008. The application before us is to permit a bus storage area in the same location. However, aerial imagery available to this department indicates that sometime between 2013 and 2016, the bus storage was relocated to Tax Lot 74.07-1-15.2. A recent site visit confirmed the buses have since been returned to their originally approved location on Lot 15.1. It must be stated when the location of the bus storage changed and if approvals were sought to relocate the bus parking to Lot 15.2, and then back to Lot 15.1. Since so much has changed with the site, this cannot be considered a "renewal", but rather a completely new application.
- Aerial photograph by Bing, dated 2021, shows 41 buses parked in the site. The existing conditions site plan, provided by Jay Greenwell, PLS, also identifies 35 parking spaces for buses. This is alarming since the condition of approval for the variance and site plan from 2008 was for a maximum storage of 30 buses. Based on the history of the site, we are concerned that additional buses will be parked on site, exceeding the permitted limit, if approvals are granted by the Planning Board and Zoning Board of appeals. The Town must monitor the site to ensure that the maximum permitted number of buses is not exceeded.

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**Continuation of Condition #13...**

- A review must be completed by the County of Rockland Department of Highways, any concerns addressed, and all required permits obtained.
- A review must be completed by the County of Rockland Division of Environmental Resources, and any concerns addressed.
- A review must be completed by the New York State Department of Transportation, any comments or concerns addressed, and all required permits obtained.
- A review must be completed by the County of Rockland Drainage Agency, and any required permits obtained.
- A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and any required permits obtained.
- A date of June 30, 2008, labeled as "Revision for final" is provided directly above the revision table on Sheet 1 of the site plan. This date, with the same label, is also provided on the revision table itself. The date provided above the revision table should be removed.
- The most recent date on the revision table on Sheet 1 of the site plan is August 30, 2021. However, Sheet 2 has a date of September 1, 2021. This date must be added the revision table on Sheet 1.
- The 2020 Land Use Board Application lists United Water as the water provider. This must be corrected to Suez.

**14.** The Rockland County Highway Department reviewed the plan and information and offered the following comment:

The proposed parking lot modifications shall be in compliance with the Town's parking requirements for the entire facility so that the proposed actin would not cause any adverse traffic impact in and out of the site in questions.

**15.** Rockland County Sewer District 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.

**16.** 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 Planning
- Rockland County Department of Health
- Rockland County Sewer District #1

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**17.** The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions 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. 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.

**20.** 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.

TOWN CLERK'S OFFICE

2022 JAN 14 P 12:37

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision  
December 8, 2021  
Page 9 of 11**

**21.** 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.

**22.** The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

**23.** 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).

**24.** Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

**25.** 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

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

**27.** 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.

TOWN OF ORANGETOWN  
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**Town of Orangetown Planning Board Decision**  
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28. The applicant shall comply with all pertinent and applicable conditions of all previous Board Decisions: ZBA#08-09, Outdoor Storage Variance approved for Term of Present Lease with conditions, dated April 16, 2008 and Amendment to PB#07-55, dated March 28, 2008 and PB#07-55, dated January 23, 2008, Student Bus Company Site Plan Final Approval subject to Conditions

**Overrides**

The Board made a motion to override Conditions #2, #5 and #6 of the November 17, 2021 letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, for the following reasons:

"#2. On October 19, 2021, our department reviewed a site plan (with a revised date of September 15, 2021) for the construction of a 147,000 SF addition to the existing warehouse on the site. The proposed addition is to be located partially in the area used for bus storage, and calls for the removal of all parking spaces in this section of the site. In addition, the removal of the islands to allow for trucks to access the warehouse for loading is proposed. Only eight parking spaces are proposed for a new parking lot to be located directly east of this area, in what is now a landscaped area. The "Office/driver area for bus use" depicted on the September 1, 2021 site plan included with this submission is also slated for demolition on the September 15<sup>th</sup> plan recently reviewed by this department. Lastly, the application materials submitted with that site plan stated that the buses would be removed from the site prior to the start of construction. One of our conditions of approval was to provide a written agreement indicating the location of where the buses would instead be located, verifying that the new site can satisfactorily accommodate them. This proposal is in direct contradiction with the proposed site plan for the warehouse site plan reviewed in October. A final action must be taken on the warehouse expansion site plan before it can be determined if the bus storage lease can be renewed. If the expansion is approved, the bus storage cannot be permitted as it would contradict the approved site plan, placing bus storage in locations that are slated to be developed."

The Board held that the Student Bus Site Plan project is independent of the 125/155 Site Plan Projects and not in conflict. The applicant has a 3-year lease for the site with the South Orangetown School District and a year to year lease with the property owner. The applicant and the property owner have agreed that if needed, the applicant would vacate the site at the end of a school year.

A motion to override the condition was made and moved by Bruce Bond and seconded by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, absent; Bruce Bond, aye; Robert Dell, aye; Stephen Sweeney, aye, and Michael McCrory, absent.

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**Town of Orangetown Planning Board Decision**  
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**Overrides**

"#5. The storage area proposed on sheet 2 has several issues that must first be resolved. The existing condition plan shows that parking for 35 buses was provided. It must be clarified as to how 35 buses were being stored when no more than 30 were permitted. Two rows of parking for 32 cars, or 3 additional bus spaces and 26 cars, is now proposed. It must be stated whether these spaces are for the bus drivers. If they are, and 30 buses are stored on the site, four additional parking spaces for the drivers must be provided. Lastly, it must be illustrated that the buses can be maneuvered on the site, given the location of the car parking. A bus circulation plan must be provided."

The Board held that only 30 buses will be stored on site not 35, and that there will be sufficient parking for personnel and bus drivers to use on site

A motion to override the condition was made and moved by Michael Mandel and seconded by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, absent; Bruce Bond, aye; Robert Dell, aye; Stephen Sweeney, aye, and Michael McCrory, absent.

"#6. It must be clarified how many staff will be working in the office. Parking for those employees must also be provided on the site plan."

The Board held that the site has adequate parking for all of the employees, including the office staff.

A motion to override the condition was made and moved by Bruce Bond and seconded by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, absent; Bruce Bond, aye; Robert Dell, aye; Stephen Sweeney, aye, and Michael McCrory, absent.

The foregoing Resolution was made and moved by Michael Mandel and second by Stephen Sweeney and carried as follows: Thomas Warren, Chairman, aye; Denise Lenihan, aye; Andrew Andrews, absent; Bruce Bond, aye; Michael Mandel, aye; Robert Dell, aye; Stephen Sweeney, aye and Michael McCrory, absent.

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: December 8, 2021**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**  
**Town of Orangetown Planning Board**



TOWN CLERK'S OFFICE  
2022 JAN 14 P 12:37  
TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION**

**Notice of Determination of Non-Significance  
PB#21-66: Student Bus Company Plan  
Final Approval Subject to Conditions/ Neg. Dec.**

**Permit #38330**

**Town of Orangetown Planning Board Decision  
December 8, 2021**

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: Student Bus Company Plan - Final Approval Subject to Conditions/ Neg. Dec.**

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

**DESCRIPTION OF ACTION: Site Plan Review**

**LOCATION:** The site is located at 125 South Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York and shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 15.1 in the LI 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 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:

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 CLERK'S OFFICE

2022 JAN 14 P 12:31

TOWN OF ORANGETOWN

**PB #21-67: Sunrise Day Camp Playground Site Plan  
Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
December 8, 2021  
Page 1 of 8**

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

**RE: Sunrise Day Camp Playground Site Plan:** The application of Sunrise Association Day Camp, applicant, for UJA Henry Kaufmann Campgrounds, owner, for Prepreliminary/ Preliminary/ Final Site Plan Review at a site known as "**Sunrise Day Camp Playground 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 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 in the R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, December 8, 2021** the Board made the following determinations:

Donald Brenner and Troy Wojciekofsky appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated November 24, 2021.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE), Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated December 6, 2021.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., December 3, 2021.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated November 22, 2021.
5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, PE., dated December 7, 2021.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated November 19, 2021 and notice from Michael Kezner dated November 10, 2021.
7. Notices from Rockland County Department of Highway, signed by Dyan Rajasingham, Engineer III, dated November 9, 2021.
8. Notices from Rockland County Department of Health, signed by Elizabeth Mello, PE, dated November 8, 2021.
9. Letter from Rockland County Sewer District No. 1 signed by Joseph LaFiandra, Engineer II, dated November 19, 2021.
10. Email from Orange and Rockland Utilities from Alfred Gaddi, PE, dated October 25, 2021.
11. Notices from the Town of Orangetown Zoning Board of Appeals signed by Dan Sullivan, Chair, dated May 5, 2021.
12. Project Summary prepared by Donald Brenner dated August 13, 2021.

TOWN CLERK'S OFFICE

2022 JAN 14 P 12:37

TOWN OF ORANGETOWN

**PB #21-67: Sunrise Day Camp Playground Site Plan  
Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
December 8, 2021  
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13. A Short Environmental Assessment Form signed by Troy Wojciekofsky, PE, Engineer, Senior Project Manager, dated August 27, 2021.

14. Site Plans prepared by Stantec dated August, 2021:

Cover: Cover

C-101: Overall Site Plan

C-102: Existing conditions and Demo Plan

C-103: Site Plan

C-104: Grading, Storm, and Erosion Control Plan

C-501: Details

The Board reviewed the plan. The meeting was open 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 Michael Mandel and second by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, aye.

**Tree Removal Granted for 3 Designated Trees:**

The Board granted the removal of 3 trees as noted on the submitted plan, the Director of the Office of Building, Zoning, Planning Administration and Enforcement may issue the permit for removal of the designated trees.

The foregoing Resolution was made and moved by Michael Mandel and second by Bruce Bond and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, aye.

**Architecture and Community Appearance Board of Review (ACABOR):**

The Planning Board made a motion to waive the applicant's application to the ACABOR for review of the playground application.

The foregoing Resolution was made and moved by Michael Mandel and seconded by Bruce Bond and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel aye; Andrew Andrews, absent; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, absent.

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

TOWN CLERK'S OFFICE

2022 JAN 14 P 12:37

TOWN OF ORANGETOWN

**PB #21-67: Sunrise Day Camp Playground Site Plan  
Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
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Page 3 of 8**

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. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. Per Chapter 43, Article IV, Section 4.32(b)(i); "*Yards, spacing of buildings and screenings. No buildings, tent, activity area or recreation facility shall be less than 300 feet from any lot line,*" The proposed playground is located at 257' from the property line, Variance required. (*Applicant was granted similar variances for the 92Y portion of the campground on 9-2-2020.*)
5. The engineer of record shall certify to the Floodplain Administrator that the proposed construction and equipment is in compliance with the Town Floodplain regulations and FEMA.
6. The Short Environmental Assessment Form, dated August 27, 2021, as prepared by Troy Wojciekofsky, P.E., shall be revised as follows:
  - 1) Page 2 of 3, items 9, 10 and 11 shall be revised to indicate "NA."
7. The Stormwater Pollution Prevention Plan (SWPPP) provided is under review by DEME. A formal review shall be sent to the applicant's engineer under separate cover. However, below is a tentative list of corrections/ additions needed to the SWPPP:
  - a.) The Executive Summary shall fully explain why the project requires SPDES Permit coverage.

TOWN CLERK'S OFFICE

2022 JAN 14 P 12: 37

TOWN OF ORANGETOWN



**PB #21-67: Sunrise Day Camp Playground Site Plan  
Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
December 8, 2021  
Page 4 of 8**

**Continuation of Condition #7...**

- b.) The Executive Summary, Section 2- Methodology/ NYSDEC Uniform Sizing Criteria and Section 3- Hydrologic and Hydraulic Analysis shall clearly identify the specific type of NYSDEC Water quantity system that is being proposed.
- c.) The total area of disturbance shall be listed in the very beginning of the Executive Summary.
- d.) The pre and post-construction drainage calculations shall be separated into 2 separate, labeled appendices.
- e.) Section 3.3.1-Water Quantity needs to fully explain how the proposed subsurface stormwater will satisfy all of the storage requirements for the year storms analyzed.
- f.) The drainage calculations shall include storage-elevations tables and curves for the proposed stormwater practices. Section 3.3.1 shall include a table showing elevations vs. area vs volume numbers for the proposed subsurface detention basin.
- g.) The NOI shall be provided and be included in a separate Appendix of the SWPPP.
- h.) The during and post construction inspection checklists shall be separated into separate Appendices.
- i.) The drainage calculations shall be added to the SWPPP for all of the proposed SESC features, in accordance with the NYS Standards and Specification for Erosion and Sediment Control (Nov. 2016).

**8.** Soil borings, perc tests and determination of groundwater elevations shall be performed at the subsurface detention system location. These tests shall be performed **PRIOR** to this proposal receiving **Final Approval** to ensure the adequacy of the proposed design. This information shall be added to the drainage calculations. The tests shall be performed in the spring or fall when the ground water table is typically at its highest. DEME shall be notified 48 hours prior to these tests so they can be witnessed.

**9.** The total area of disturbance (a.o.d.) shall be listed on the drawings and the limit of disturbance shall be clearly defined on the drawings as well.

**10.** A minimum of two (2) individual cross-sections (not a typical cross section with table of values for all 6 basins) for the proposed subsurface stormwater system, shall be added to the drawings.

**11.** A detail for the proposed swale shall be added to the drawings.

**12.** 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 elevation.

TOWN OF ORANGETOWN  
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**PB #21-67: Sunrise Day Camp Playground Site Plan  
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**Town of Orangetown Planning Board Decision  
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**13.** The Town of Orangetown Bureau of Fire Prevention reviewed the plans and information and has no comments at this time.

**14. Drainage Review Recommendation – Brooker Engineering**

The application approximates the existing drainage pattern and stormwater runoff rates; there will not be any post construction potential significant impacts with respect to drainage that require mitigation. Brooker Engineering, the Planning Board's Drainage Consultant, therefore recommends that the Henry Kaufmann Campground Sunrise Playground Improvements Site Plan be approved for drainage subject to the following conditions:

**Project Description**

This is the first drainage review report for this project. The project consists of the construction of a new 78' by 50' playground area in a lightly wooded area with a total land disturbance of 0.14 acres. The ground cover for the playground is noted as being permeable. Stormwater runoff from this area flows west to the Nauraushaun Brook.

**Project Comments**

1. Show the grading of the swale on the east side of the new playground.
2. Provide a swale detail.
3. Provide spot grades at each corner of the playground.
4. Provide the specification for the stone base layer at the Turf Section Detail.
5. The turf ground cover is labeled "permeable"; provide the manufacturers specification for the permeability.
6. No walks or paths are shown to the playground. If none are proposed, state this via map note on the site plan.

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

- A review must be completed by the County of Rockland Drainage Agency, and all required permits obtained.
- If there is any encroachment into the Federal wetlands, a review must be completed by the United States Army Corps of Engineers and all required permits obtained.
- The engineer of record shall certify to the floodplain administrator for the Town of Orangetown that the proposed construction is in compliance with the floodplain regulations of the Town and the Federal Emergency Management Agency.
- A review must be completed by the County of Rockland Department of Highways, any concerns addressed, and any required permits obtained.

TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

**PB #21-67: Sunrise Day Camp Playground Site Plan  
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**16.** 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 no future correspondence is requested for this site.

**17.** Orange and Rockland Utilities (O&R) reviewed the information and noted that O&R has several gas services feeding numerous buildings around the complex. The proposed grading and installation may be in conflict with the existing gas services. O&R's new business department must be contacted for all disconnects and reconnects. All code 753 rules must be followed.

**18.** 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 Planning
- Rockland County Sewer District #1
- Rockland County Health Department
- Rockland County Department of Highways
- Town of Orangetown Zoning Board of Appeals

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

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

**21.** 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.

**22. TREE PROTECTION:** The following note shall be placed on the Subdivision 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:

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2022 JAN 14 P 12:37

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**PB #21-67: Sunrise Day Camp Playground Site Plan  
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**Town of Orangetown Planning Board Decision  
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**Continuation of Condition #22...**

- 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  $\frac{3}{4}$  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 a radius of three (3) feet larger than the tree canopy.

**23.** All landscaping shown on the subdivision 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.

**24.** 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.

**25.** The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

**26.** 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).

2022 JAN 14 P 12:38  
TOWN OF ORANGETOWN

**PB #21-67: Sunrise Day Camp Playground Site Plan  
Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
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**27.** Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

**28.** 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 DEMA 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

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

The foregoing Resolution was made and moved by Michael Mandel and seconded by Stephen Sweeney and carried as follows:  
Thomas Warren – Chairman, aye; Denise Lenihan, aye;  
Michael Mandel aye; Andrew Andrews, absent; Bruce Bond, aye;  
Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, absent.

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: December 8, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown Planning Board**



TOWN OF ORANGETOWN  
2022 JAN 14 P 12:38  
TOWN CLERK'S OFFICE

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION**

**Notice of Determination of Non-Significance  
PB #21-67: Sunrise Day Camp Playground Site Plan  
Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
December 8, 2021**

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: Sunrise Day Camp Playground Site Plan  
Final Site Plan Approval Subject to Conditions/ Neg. Dec.**

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

**DESCRIPTION OF ACTION: Site Plan Review**

**LOCATION:** The site is located at 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 in the R-80 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 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:

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 OF ORANGETOWN  
2022 JAN 14 P 12:38  
TOWN CLERK'S OFFICE

**PB #21-68: The Club at Pearl River Dog Run  
Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Permit #51392**

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

**RE: The Club at Pearl River Dog Run:** The application of Pearl River Veterans, LLC, owner, for Prepreliminary/ Preliminary/ Final Site Plan Review at a site known as "**The Club at Pearl River Dog Run 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 661 Blue Hill Road West, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 4 in the PAC & OP zoning districts.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, December 8, 2021**, the Board made the following determinations:

Donald Brenner and Diego Villareale appeared and testified.  
The Board received the following communications:

1. Project Review Committee Report dated November 24, 2021.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE), Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated December 6, 2021.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., December 3, 2021.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated November 22, 2021.
5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, PE., dated December 7, 2021.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated November 19, 2021.
7. Letter from Rockland County Department of Highway, signed by Dyan Rajasingham, Engineer III, dated November 8, 2021.
8. Letter from Rockland County Sewer District No. 1 signed by Joseph LaFiandra, Engineer II, dated November 19, 2021.
9. Email from Rockland County Department of Health by Elizabeth Mello, P.E. dated November 8, 2021.
10. Email from Orange and Rockland Utilities from Alfred Gaddi, PE, dated October 25, 2021.
11. Project Summary prepared by Donald Brenner dated August 13, 2021.
12. A Short Environmental Assessment Form signed by Diego Villareale, JMC, Associate Principal, dated August 31, 2021.
13. Site Plan prepared by JMC Site Development Consultants, dated August 13, 2021, entitled "The Club at Pearl River Proposed Dog Run Sketch Plan"

The Board reviewed the plan. The meeting was open to the public.

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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 second by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, aye.

**SEQRA**

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) 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 Stephen Sweeney and seconded by Michael McCrory and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Bruce Bond, aye; Michael Mandel, aye; Andrew Andrews, absent; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, absent 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 JMC Site Development Consultants and having heard from the following offices, officials and/or Departments: (Town of Orangetown): The 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 Sewer District No. 1, and having reviewed proposed Site 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;

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TOWN OF ORANGETOWN



**Town of Orangetown Planning Board Decision  
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- 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 Michael Mandel and seconded by Bruce Bond and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Bruce Bond, absent; Michael Mandel, aye; Andrew Andrews, absent; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, absent, the Board made a Negative Declaration pursuant to SEQRA.

**Architecture and Community Appearance Board of Review (ACABOR):**  
The Planning Board made a motion to waive the applicant's application to the ACABOR for review of the Dog Run Site Plan application.

The foregoing Resolution was made and moved by Bruce Bond and Michael Mandel seconded by and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel aye; Andrew Andrews, absent; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, absent.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was granted **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".

TOWN CLERK'S OFFICE  
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**Town of Orangetown Planning Board Decision  
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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. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.

4. The drawing indicates that the proposed dog run is 25' wide however the note indicates 20' wide, which is correct?

5. The proposed access ramp is located directly at the end of a parking spot. The proposed access ramp shall be relocated to avoid a conflict with the spot.

6. A grading plan shall be submitted for review.

7. On the Short Environmental Assessment Form the water company shall be revised to say SUEZ.

8. The existing sanitary sewer easement (with manhole and main) shall be shown on the plan, along with its metes and bounds, instrument number and ownership. The applicant's engineer is reminded that the dog run shall not be placed within said easement.

9. The Town of Orangetown Bureau of Fire Prevention reviewed the submitted plans and information and have not comments at this time.

**10. Drainage Review Recommendation- Brooker Engineering**

The application has provided sufficient information to demonstrate that the project will not result in any potential significant adverse impacts with respect to drainage that require mitigation. Brooker Engineering, the Planning Board's Drainage Consultant therefore recommends that The Club at Pearl River Dog Run Site Plan be approved for drainage subject to the following comments.

**Project Description**

This is the first drainage review report for this project. The project consists of the construction of a dog run at the Club at Pearl River development. The dog run is located on an existing grassy area and will have a permeable ground cover with stone aggregate below. Existing runoff rates are being approximately maintained. It appears no significant earthwork is required to construct the project. The dog run is a 25' by 60' gated area located just west of the gatehouse at the entrance.

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**Town of Orangetown Planning Board Decision  
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**Project Comments**

1. Provide the depth of aggregate stone under the turf system.
2. Provide an existing conditions and proposed conditions grading plan.
3. Demonstrate the drainage pattern will remain as per the approved design; verify if stormwater runoff will enter the adjacent stormwater management system.

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

- The proposed project will have no adverse impact on any County-wide interests, this matter is remanded for local determination.
- The Sketch Plat states the dog run area will be 60' x 20'. However, the width is show to be 25'. It must be stated as to what the actual width is, and the appropriate measurement corrected.
- The parcel information on the Cover Sheet and Notice of Lead Agency Coordination must be corrected to state the parcel is Lot 4, not Lot 5. If the public hearing notice was issued with the incorrect parcel ID, it must be corrected and reissued.
- The access for the dog run is located directly behind the southernmost parking space. This could lead to potential safety issues with the dogs or dog walkers. The entrance should be relocated so that its access is not directly behind a parking space.
- The Land Use Board application list the water district as United Water, this must be corrected to Suez.

12. 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.

13. The Rockland County Department of Health reviewed the submitted information and have no comments.

14. Orange and Rockland Utilities (O&R) reviewed the submitted plans and offered the following comments: Based on its maps, there does not seem to be any conflicts with the existing gas facilities. All code 753 rules must still be followed.

15. The Rockland County Highway Department reviewed the submitted information and believes that the proposed action would have no significant effects upon the County Roads. And has no further comments.

TOWN CLERK'S OFFICE

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**Town of Orangetown Planning Board Decision  
December 8, 2021  
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**16.** 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

**17.** The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions 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. 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.

**20.** 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.

TOWN OF ORANGETOWN  
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**Town of Orangetown Planning Board Decision  
December 8, 2021  
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- 21.** 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.
- 22.** The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.
- 23.** 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).
- 24.** Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.
- 25.** 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
- 26.** The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.
- 27.** 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.

TOWN OF ORANGETOWN  
2021 JAN 14 P 12:43  
TOWN CLERK'S OFFICE

**PB #21-68: The Club at Pearl River Dog Run  
Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Permit #51392**

**Town of Orangetown Planning Board Decision  
December 8, 2021  
Page 8 of 8**

The foregoing Resolution was made and moved by Stephen Sweeney and seconded by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Bruce Bond, aye; Michael Mandel, aye; Andrew Andrews, absent; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, absent.

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: December 8, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown Planning Board**



TOWN CLERK'S OFFICE

2022 JAN 14 P 12:43

TOWN OF ORANGETOWN

**NEGATIVE DECLARATION  
Notice of Determination of Non-Significance  
Town of Orangetown Planning Board Decision**

**PB #21-68: The Club at Pearl River Dog Run  
Final Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Permit #51392**

**Town of Orangetown Planning Board Decision  
December 8, 2021**

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 Club at Pearl River Dog Run - Final Site Plan Approval Subject to Conditions/ Neg. Dec.**

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

**DESCRIPTION OF ACTION: Site Plan Review**

**Location:** The site is located at 661 Blue Hill Road West, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 4 in the PAC & OP zoning districts.

**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:

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,

2022 JAN 14 P 12:43  
TOWN OF ORANGETOWN

**PB #21-70: 40 Washington Spring Road  
Resubdivision Plan  
Final Resubdivision Plan  
Approved Subject to Conditions**

**Town of Orangetown Planning Board Decision  
December 8, 2021  
Page 1 of 7**

**TO: Margaret Fowler, 500 North Broadway, Upper Nyack, New York  
10960**  
**FROM: Orangetown Planning Board**  
**RE: 40 Washington Spring Road Resubdivision Plan: The**  
application of Heaven Too Trust, owner, for Prepreliminary/ Preliminary/ Final  
Resubdivision Plan at a site known as **"40 Washington Spring Road  
Resubdivision 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 at 40 Washington Spring Road, Palisades, Town of Orangetown,  
Rockland County, New York, and as shown on the Orangetown Tax Map as  
Section 78.19, Block 1, Lot 13 in the R-22 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held  
**Wednesday, December 8, 2021** the Board made the following determinations:

Margaret Fowler appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated November 24, 2021.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE), Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated December 6, 2021.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., December 3, 2021.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated November 22, 2021.
5. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated November 19, 2021.
6. Notices from Rockland County Department of Highway, signed by Dyan Rajasingham, Engineer III, dated November 9, 2021.
7. Letter from Rockland County Sewer District No. 1 signed by Joseph LaFiandra, Engineer II, dated November 19, 2021.
8. Notices from Rockland County Department of Health by Elizabeth Mello, P.E. dated November 9, 2021.
9. Notices from the Town of Orangetown Zoning Board of Appeals, signed by Dan Sullivan, Chair, dated November 3, 2021.
10. Email from Orange and Rockland Utilities from Alfred Gaddi, PE, dated November 4, 2021.
11. Project Summary prepared by Margaret Fowler, Architect, dated October 15, 2021.

TOWN CLERK'S OFFICE

2022 JAN 14 P 12:43

TOWN OF ORANGETOWN



**PB #21-70: 40 Washington Spring Road  
Resubdivision Plan  
Final Resubdivision Plan  
Approved Subject to Conditions**

**Town of Orangetown Planning Board Decision  
December 8, 2021  
Page 2 of 7**

12. A Short Environmental Assessment Form signed by Margaret Fowler, Architect, dated October 15, 2021.
13. Resubdivision Plan prepared by Collazuol & Associates, dated January, 27, 20000, last revised August 25, 2021.

The Board reviewed the plan. The meeting was open 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 Bruce Bond and second by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, absent; Bruce Bond, aye and Stephen Sweeney, aye.

**SEQRA**

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) 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 Stephen Sweeney and seconded by Michael McCrory and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Bruce Bond, aye; Michael Mandel, aye; Andrew Andrews, absent; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, absent 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 Margaret Fowler, Architect and having heard from the following offices, officials and/or Departments: (Town of Orangetown): The Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental

TOWN CLERK'S OFFICE

2022 JAN 14 P 12:43

TOWN OF ORANGETOWN

**PB #21-70: 40 Washington Spring Road  
Resubdivision Plan  
Final Resubdivision Plan  
Approved Subject to Conditions**

**Town of Orangetown Planning Board Decision  
December 8, 2021  
Page 3 of 7**

Management and Engineering; and having heard from the following involved and interested agencies: Rockland County Sewer District No. 1, Rockland County Department of Highway, Rockland County Health Department, Town of Orangetown Zoning Board of Appeals, and having reviewed proposed Site 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;
- 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 Michael Mandel and seconded by Bruce Bond and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Bruce Bond, absent; Michael Mandel, aye; Andrew Andrews, absent; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, absent, 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 Resubdivision Plan Approval Subject to the Following Conditions:**

TOWN OF ORANGETOWN  
JAN 14 12:44  
TOWN CLERK'S OFFICE

**PB #21-70: 40 Washington Spring Road  
Resubdivision Plan  
Final Resubdivision Plan  
Approved Subject to Conditions**

**Town of Orangetown Planning Board Decision  
December 8, 2021  
Page 4 of 7**

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 application is before the Planning Board to correct an error in the previously approved subdivision map. Outline of history;
  - a) The subdivision was approved on May 24, 2000, PB#00-99. The approved map did not show an addition to the main dwelling that had been completed in 1984. The approved subdivision map shows a side yard setback for lot 13 of 22.2' to the main dwelling.
  - b) On December 21, 1983, a side yard variance of 8.2' to the proposed addition was granted per ZBA #83-80.
  - c) OBZPAE received an application in 2021 for an addition to the stucco garage. The site plan submitted indicated a setback to the main dwelling of 5.5'.
4. The applicant must return to the ZBA for approval of the actual as-built setback of 5.5'.
5. Applicant shall advise as to who prepared the revised plan dated 8-23-21.
6. The Short Environmental Assessment Form appears to be in order.

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**PB #21-70: 40 Washington Spring Road  
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7. The Town of Orangetown DEME reviewed the submitted information and have no comments.
8. The Town of Orangetown Bureau of Fire Prevention reviewed the submitted information and have no comments.
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. Orange and Rockland Utilities (O&R) reviewed the submitted plans and have no comments.
11. The applicant shall comply with all pertinent items in the Guide to the Preparation of Subdivision Plats and Board Decisions prior to signing the final plans.
12. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Subdivision Plan.
13. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
  - Rockland County Health Department
  - Rockland County Sewer District #1
  - Town of Orangetown Zoning Board of Appeals
  - Rockland County Department of Highways
14. 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 §21. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Subdivision Plan Approval pursuant to Town Code §21 and §6A.
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 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 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:

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**Continuation of Condition #15...**

- 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.

**16.** All landscaping shown on the subdivision 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.

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19. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, 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 (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification 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 (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer'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. Federal 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.

The foregoing Resolution was made and moved by Stephen Sweeney and seconded by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Bruce Bond, aye; Michael Mandel, aye; Andrew Andrews, absent; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, absent.

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: December 8, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown Planning Board**



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**NEGATIVE DECLARATION**

**Notice of Determination of Non-Significance  
Town of Orangetown Planning Board Decision**

**40 Washington Spring Road Resubdivision Plan - Final Resubdivision Plan  
Approved Subject to Conditions**

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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: 40 Washington Spring Road Resubdivision Plan - Final Resubdivision Plan Approved Subject to Conditions**

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

**DESCRIPTION OF ACTION: Resubdivision Plan Review**

**Location:** The site is located at 40 Washington Spring Road, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.19, Block 1, Lot 13 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 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:

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, - Town Supervisor, Applicant, involved Agencies

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