

Flynn & Flynn, P.L.L.C.

ATTORNEYS AT LAW

TERRENCE R. FLYNN, JR.

MARY P. FLYNN

114-12 Beach Channel Drive
Suite 9
Rockaway Park, New York 11694
TEL: 718-945-1000
FAX: 718-318-6162

January 6, 2022

CERTIFIED MAIL
NO. 7016 1370 0002 0552 6537
RETURN RECEIPT REQUESTED

Charlotte Madigan, Town Clerk
Town of Orangetown
26 Orangeburg Road
Orangeburg, NY 10962

TOWN OF ORANGETOWN
2022 JAN 10 P 2:31
TOWN CLERK'S OFFICE

Re: Bridget Killen & Shawn Casey or Entity to be formed-On-Premise Liquor License Application

Dear Ms. Madigan:

Please be advised that I am the attorney for Bridget Killen and Shawn Casey or Entity to be formed that are applying for an On-Premise Liquor License for the premises located at 45-49 West Central Avenue, Pearl River, NY 10965. This notification is given pursuant to Section 64, Subdivision 2A of the Alcoholic Beverage Control Law.

If you have any questions, please do not hesitate to call my office. Thank you for your cooperation in this matter.

Sincerely yours,


Terrence R. Flynn, Jr.

TRFJ/vc
Enclosure

OFFICE USE ONLY
 Original Amended Date

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 1/6/22 1a. Delivered by: Certified Mail Return Receipt

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:
 For premises outside the City of New York:

New Application Removal Class Change

For premises in the City of New York:

New Application New Application and Temporary Retail Permit Renewal Alteration Removal
 Class Change Method of Operation Corporate Change

For New and Temporary Retail Permit applicants, answer each question below using all information known to date
 For Renewal applicants, answer all questions
 For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)
 For Corporate Change applicants, attach a list of the current and proposed corporate principals
 For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
 For Class Change applicants, attach a statement detailing your current license type and your proposed license type
 For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.
 This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Orangetown

Applicant/Licensee information:

4. Licensee Serial Number (if applicable): _____ Expiration Date (if applicable): _____

5. Applicant or Licensee Name: Bridget Killen + Shawn Casey or Entities to be formed

6. Trade Name (if any): _____

7. Street Address of Establishment: 45-49 West Central Ave

8. City, Town or Village: Pearl River, NY Zip Code: 10965

9. Business Telephone Number of applicant/Licensee: 845-735-5300

10. Business E-mail of Applicant/Licensee: busy1117@hotmail.com

11. Type(s) of alcohol sold or to be sold: Beer & cider Wine, Beer & Cider Liquor, Wine, Beer & Cider

12. Extent of Food Service: Full Food menu; full kitchen run by a chef/cook Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: RESTAURANT/BAR
 Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke

14. Method of Operation: (check all that apply)
 Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____
 Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment
 Video/Arcade Games Third Party Promoters Security Personnel
 Other (specify): _____

15. Licensed Outdoor Area: (check all that apply) None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure
 Sidewalk Cafe Other (specify): _____

TOWN OF ORANGETOWN
 2022 JAN 10 P 2:32
 TOWN CLERK'S OFFICE

WKC
 GOLF LLC

OFFICE USE ONLY
Original Amended Date

- 16. List the floor(s) of the building that the establishment is located on: 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, + rooftop
- 17. List the room number(s) the establishment is located in within the building, if appropriate: _____
- 18. Is the premises located within 500 feet of three or more on-premises liquor establishments? Yes No
- 19. Will the license holder or a manager be physically present within the establishment during all hours of operation? Yes No
- 20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee
 Name: _____ Serial Number: _____
- 21. Does the applicant or licensee own the building in which the establishment is located? Yes (if YES, SKIP 23-26) No

Owner of the Building in Which the Licensed Establishment is Located

- 22. Building Owner's Full Name: Bridget Killen + Shawn Casey
- 23. Building Owner's Street Address: 15 DeForest Ct
- 24. City, Town or Village: West Nyack State: NY Zip Code: 10994
- 25. Business Telephone Number of Building Owner: _____

TOWN OF ORANGETOWN
TOWN CLERK'S OFFICE
JAN 10 P 2:32

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

- 26. Representative/Attorney's Full Name: Terrence R. Flynn, Jr
- 27. Representative/Attorney's Street Address: 444 Beach 129th Street, 2nd Floor
- 28. City, Town or Village: Belle Harbor State: New York Zip Code: 11694
- 29. Business Telephone Number of Representative/Attorney: 718-945-1000
- 30. Business E-mail Address of Representative/Attorney: trflynnjr@gmail.com

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under Penalty of Perjury - that the representations made in this form are true.

- 31. Printed Principal Name: Bridget Killen + Shawn Casey Title: owner

Principal Signature: Bridget Killen Shawn Casey

**Planning Board
Town of Orangetown**

TO: Town Board

FROM: Planning Board

DATE: February 9, 2022

RE: **Referral to the Town of Orangetown Town Board: The Reserve at Pearl River Site Plan**

The Planning Board referred the proposed development, **The Reserve at Pearl River Site Plan** to the Town Board for its review and adoption of a resolution, in accordance with Town Code Chapter 43, Article IV, Section 4.612 - Planned Adult Community (PAC) floating zone Procedures:

4.6.12 Procedures

D.(1)

No site development plan or subdivision plat shall receive preliminary approval by the Planning Board, unless the plat or plan proposed for such approval shall first have been referred back to the Town Board for its review, and the Town Board shall have adopted a resolution evidencing the fact that the proposed plat or plan does not substantially deviate from the final concept plan or layout presented to, and reviewed by, the Town Board as part of the zone change process. The adoption of such resolution shall appear as a map note on any approved plat or plan.

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

**Project Review Committee Report – January 26, 2022
Planning Board Meeting of February 9, 2022**

Sansone Subdivision Plan

PB#22-05

Request for Two 90 Day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office; 483 Kings Highway, Sparkill; 74.20/3/5; RG zoning district

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

59 Tweed Boulevard Site Plan

PB #22-03

Critical Environmental Area

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review

59 Tweed Boulevard, Upper Grandview

71.13/1/ 40; R-22 zoning district

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

Hauser Site Plan & Tree Remediation Plan

PB#21-60

Prepreliminary/ Preliminary/ Final Site Plan, Tree Remediation Plan and SEQRA Review, 200 Kings Highway, Tappan, 77.07/1/ 35.1; R-15 zoning district

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

500 North Middletown Road Site Plan

PB#21-45

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review

500 North Middletown Road, Pearl River

64.17/3/1; CO zoning district

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

The Reserve at Pearl River Site Plan

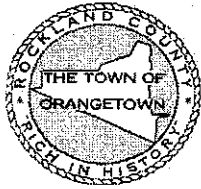
PB #22-06

Prepreliminary/ Preliminary/ Final Site Plan
and SEQRA Review

Blue Hill Plaza, Veterans Memorial Drive, Pearl River

73.10/1/6; OP/PAC zoning districts

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



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

**Jane Slavin, RA
Director**

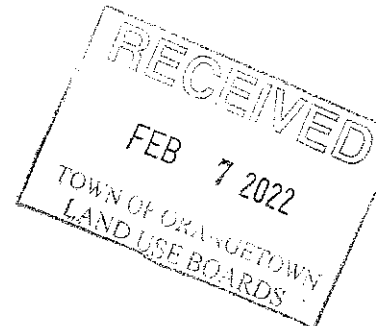
(845) 359-8410

Fax: (845) 359-8526

Date: February 4, 2022, (Revised February 7, 2022)

To: Planning Board

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



Subject: **The Reserve at Pearl River Site Plan PB #22-06**
Prepreliminary/Preliminary/Final
Site Plan and SEQRA Review
Blue Hill Road, Pearl River
73.10/1/6; OP-PAC zoning district

Submission reviewed: Site Plan Approval Drawings dated 11-16-2021 as prepared by JMC.

- 1.) The applicant petitioned and received a zone change from the Town Board on July 13, 2021.
- 2.) The LEAF, Part 1, chart B, items a,b and c must be updated to indicate the actual Town Board application date and approval, the actual Planning Board application date and a projected Zoning Board date.
- 3.) Please note that the current LEAF, dated 11-17-2021, conflicts with the LEAF dated 3-8-2021 submitted as Part of the Zone Change application to the Town Board as follows;
 - a) Page 3 of 13, item D.1, b (b) total acreage to be physically disturbed was indicated as 12.3 and is now indicated 11.75 acres. Which is correct?
 - b) Page 8 of 13, item D.2, m, NO shall be checked.
 - c) Page 9 of 13, item E.1 (b) the following items conflict
 - I. Roads, buildings and other paved or impervious surfaces, 4.85 acres was originally stated and 5.01 acres is now indicated.
 - II. Forested areas 16.28 acres/-6.10 acres originally stated and 10.83 acres/-11.75 acres now indicated.
 - III. Meadows, grasslands or brushlands 1.25 acres originally stated with 6.74 acres now indicated.

The applicant must explain the discrepancies and revise the LEAF accordingly.

- 4.) Per Chapter 43, Article IV, Section 4.6 Planning Adult Community (PAC) floating Zone:

4.69 A Lot and Bulk Controls

Table 1, Other sites:

Maximum Height	2 stories or 35 feet
• <i>Three stories are proposed -Variance required for number of stories.</i>	
Side Yard	100 feet required
• <i>50 feet proposed variance required.</i>	
Total Side Yard	200 feet required
• <i>194 feet proposed variance required.</i>	

4.610. Additional Requirements

E.

Buffer areas shall include existing vegetation and supplemental plantings. No structures, parking areas or roadways shall be located within a required buffer other than access drives to and from the site.

- ***A portion of the dog run and fencing is shown in the buffer area, applicant should rotate the dog run to avoid the buffer area.***

4.612 Procedures

D. (1)

No site development plan or subdivision plat shall receive preliminary approval by the Planning Board, unless the plat or plan proposed for such approval shall first have been referred back to the Town Board for its review, and the Town Board shall have adopted a resolution evidencing the fact that the proposed plat or plan does not substantially deviate from the final concept plan or layout presented to, and reviewed by, the Town Board as part of the zone change process. The adoption of such resolution shall appear as a map note on any approved plat or plan.

- 5.) Site plans indicate exterior stairs and retaining walls with fall projection to be designed by others at multiple locations. The design, plans, elevations and details must be provided.
- 6.) ACABOR review and approval is required.

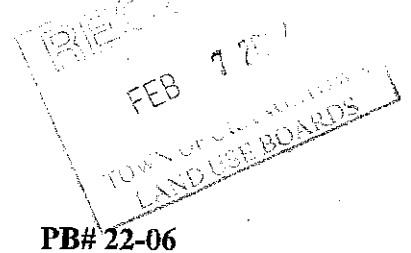


Department of Environmental Management and Engineering Town of Orangetown

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

February 7, 2022

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



Re: The Reserve at Pearl River Site Plan

PB# 22-06

Gentlemen:

This Department has the following comments/ recommendations.

1. The SWPPP supplied is under review. A formal review will be sent to the applicant's engineer directly. However, a cursory review of the SWPPP has revealed a number of issues with it:
 - a.) The introduction to the SWPPP shall clearly identify the specific type of water quality structure that is being proposed.
 - b.) The drawings shall clearly identify the specific type of water quality structure that is being proposed and specify the type of infiltration pond that is being proposed using the naming system spelled out in the NYSDEC Stormwater Management Design Manual.
 - c.) the Introduction of the SWPP shall fully explain how the proposed design meets the requirements of the *New York State Stormwater Management Design Manual* (NYS-SMDM) – Chapter 5 Green Infrastructure.
 - d.) The beginning of the SWPPP shall include a table showing elevation vs. area vs volume numbers for the proposed WQ practices.
 - e.) Appendix F shall include the required “during” construction checklist for the proposed stormwater CDS unit. Also, individual/ separate checklists shall be provided for each stormwater ponds, CDS unit, manhole/catch basin, conveyance/ pipe run, rip rap installation, with their corresponding structure number.
 - f.) Appendix G shall include individual/ separate checklists shall be provided for each stormwater ponds, CDS unit, manhole/catch basin, conveyance/ pipe run, rip rap installation, with their corresponding structure number.
 - g.) The graphical hydrographs provided in Appendices A and B shall be increased in size for ease of review (e.g. one hydrograph per page. Also, the legend size
 - h.) The numbered tab separation pages shall be replaced with lettered tab separation pages that correspond to their respective Appendix letters.
2. The drawings depict approximately 1/3 of the proposed infiltration basin, regrading for the basin, outlet piping and level spreader being sited on neighboring property. **This is not acceptable.** The basin shall be relocated to be completely within the projects' property or the applicant may choose to reduce the size of the proposed project in order to

reduce the required stormwater quality and quantity improvements needed and extensive offsite regrading.

3. The Introduction of the SWPPP states that the project is requesting a waiver from the Town (as MS4) from the 5 Acre limit if disturbance regulation. Please be advised that the Town will consider the request, however a more thorough explanation for the request shall be provided. **IF** the Town grants the waiver, the **MAXIMUM** limit of disturbance allowed would be 10 Acres. Therefore, the SWPPP and plans will need to describe and demonstrate how the project will be phased so that no more than 10 acres of disturbance are proposed at any one time. The construction phasing plan shall thoroughly describe and ensure that all areas above 5 acres will be stabilized as soon as possible. Also, the applicant/ applicant's engineer shall investigate the possibility of reducing the proposed total area of disturbance.

4. The Geotechnical/ soils report found in Appendix L is missing vital information. For example, the report does not specify the depth of each and every test hole. The soil reports for each test hole are not included in the report, etc. The first full paragraph on page 4 of the report states that "... six in-place field infiltration tests at a depth of 8 feet in six of the requested eight test pit locations..." but does not specify or name the specific test pits, nor does it provide the specific elevation for each test e.g. where the tests pits dug to the required 4 feet below the proposed bottom of the infiltration basin (Appendix D – NYS-SMDM)? –At what elevation was water seepage discovered/ noticed at for test pits 4 & 8? Why did JMC request a "modified pre-soak method" for the four additional in-place field tests? Why wasn't the standard method used? What is the location of the four additional test pits? Why was the DME not notified about these tests so they could be witnessed by our Department as is Standard operating procedure?

5. Page 6 of the Geotechnical / soils report stats that groundwater seepage" was encountered in 14 of the test pits at depths ranging from approximately 6 to 14 feet below grade ..." The report shall provide this specific information for all of the test pits, including specific depth at which groundwater was encountered. As well as providing the "perched" groundwater locations and their depth and which test pit they correspond to.

6. Page 13 of the Geotechnical/ Soils Report, "Infiltration testing" section talks about test pit logs, infiltration depths of 6-8 feet deep and as well as infiltration rates for those locations and test pits 5, 6 and 7. All test pit logs shall be added to this report. The report then states that infiltration rates of 11 to 20 inches per hour were recorded at test pits 5, 6 and 7. These rates are extreme and according to the NYS_SMDM, Section 6.3.3 Pretreatment – Required elements, bullet #3, page -36 – **"If the Fc for the underlying soils is greater than 5.00 inches per hour, 100% of the WQv shall be treated prior to entry into an infiltration facility."** The SWPPP and drainage calculations shall clearly show and explain how this requirement in the NYS-SMDM is being adhered to.

7. Table D-1 of Appendix D of the NYS-SMDM calls for 1 infiltration test and 1 test pit per 200 SQFT of basin area. From the, the information provided in the Geotechnical/ Soils report (3 tests reported), not enough infiltration tests and test pits have been have been performed for the proposed infiltration basin.

8. Based on and in connection comments #4 - #7 above, repeat and additional soil analysis, perc tests and determination of groundwater elevations shall be performed at the proposed infiltration basin location. These tests/ investigations shall be performed in the spring or fall when the ground water table is typically at its highest. These tests shall be performed **PRIOR** to this proposal receiving **Final Approval** to ensure the adequacy of the design. The information/ test results/ elevations shall be added and incorporated into the drainage calculations. This Department 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 this Department.

9. The Geotechnical/ Soils Report talks about "Plates", this shall terminology shall be fully explained in this report and in the SWPPP. The Introduction of the SWPPP shall reference the Geotechnical/ Soils Report found in Appendix L and provide tables of all testing results for all tests performed in the infiltration basin location as well as fully explain how the results found determined the design of the stormwater system, including references to specific design calculations found within the SWPPP.

10. The Geotechnical/ Soils Report discusses a "north basin" and well as showing one a plot p-plan at the back of said report. However, the drawings provided show no such basin. In fact, the plans call for a club house and pool to be built there. This discrepancy shall be resolved. The SWPP, its appendices and the drawings shall all be coordinated to reflect the same design.

11. In connection with comment #10 above, the drawings show a large area of regrading as well as existing stream improvements/ rip rap installation (along the southern side of the proposed project) occurring on the neighboring property. The applicant shall obtain both temporary construction easements as well as permanent access and maintenance easements. Copies of all correspondence related to this issue shall be supplied to the Town Attorney's office and this Department.

12. The proposed infiltration basin is missing some the required design elements as spelled out/ shown in the NYS-SMDM such as upland stilling basin, concrete level spreader, backup underdrain piping, valve on underdrain piping, etc. The basin shall be redesigned to meet the NYS_SMDM standards.

13. The applicant's engineer is reminded that the bottom of the infiltration basin shall be separated by at least 3 feet vertically from the seasonally high groundwater table or bedrock layer, as documented by the required onsite soil testing/ groundwater elevation determination for the basin (see comment #8 above.)

14. Upstream construction shall be **completed and stabilized** before connection to the proposed infiltration basin. The SESC plan shall clearly indicate how sediment shall be prevented from entering the infiltration basin. This shall be shown on the drawings and spelled out in the SWPPP Introduction and Sequence of Construction.

15. A 12 foot wide maintenance path shall be clearly depicted around the proposed infiltration basin, the plan currently shows only a 10 foot wide path. The path shall be placed around the entire basin or an adequately sized turn around shall be provided. Also, the current plan does not show how the basin will be accessed for maintenance, this shall be corrected.

16. The plan depicts for the entrance to maintenance access path, for the infiltration basin, on the neighboring property. The applicant shall obtain a 25 foot wide (minimum width) access easement from the neighboring property owner. The metes and bounds of said easement shall be shown on the drawings. Copies of all correspondence related to this issue shall be supplied to the Town Attorney's office and this Department.

15. An access path for the proposed level spreader, at the exhaust of the infiltration basin, shall be depicted on the drawings.

16. The emergency spillway for the infiltration basin shall be extended down to the toe of the proposed regrading of the slope for the basin.

17. The existing percent slope shall be given on the Existing Conditions Plan (drawing C-010), in the area of the proposed infiltration basin. The "Club West at Pearl River" improvements shall be shown on the Existing Conditions plan as well.

18. The plans call for an emergency access drive on the neighboring property. The applicant shall obtain a 30 foot wide (minimum width) access easement from the neighboring property owner. The metes and bounds of said easement shall be shown on the drawings. Copies of all correspondence related to this issue shall be supplied to the Town Attorney's office and this Department.

19. The proposed soil erosion and sediment control (drawing C-400) states and shows that the site of the proposed infiltration basin is to be used as a sediment basin. This is unacceptable and contradicts Section 6.3.6 of the NYS-SMDM. The SESC plans shall be revised to be in compliance with the NYS-SMDM, and remove infiltration basin area as a construction sediment basin.

20. The SESC plan shows a proposed diversion swale being constructed on the neighboring property. The applicant shall obtain a 25 foot wide (minimum width) construction access and maintenance easement from the neighboring property owner. The metes and bounds of said easement shall be shown on the drawings. Copies of all correspondence related to this issue shall be supplied to the Town Attorney's office and this Department. Also, a symbol for the diversion swale shall be added to SESC drawings legend and a detail for same added to the plans.

21. Profiles for all proposed sanitary and storm/ drainage piping shall be added to the drawings.

22. The detail for the proposed outlet control structure shall clearly show an access point from the top.

23. The proposed grading is showing "tying into" existing grading at right angles. This is unacceptable. Smooth transitions shall be shown between existing and proposed contour lines.

24. Sanitary calculations for the proposed site, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to this Department for review and approval. These calculations shall not only include an analysis of the proposed flows from the new development and sizing of the mains, but also an analysis of the capacity of the pumping station that it will be tying into, to determine that there is adequate capacity at the station to handle the additional flow.

25. It appears that the proposed sanitary sewer system is to be dedicated to the Town of Orangetown Sewer Department. If this is the case, ingress/ egress easements shall be depicted (with metes and bounds) over all of the private roadways and encompassing all mains of private property. The roadway easements shall be the full width of the roads and the easements for any sewer mains "off road" shall be at least 20 feet in width. Copies of the written ingress/ egress and access easements shall be provided to the Town Attorney's office and this Department for review and approval.

26. The location of the proposed sewer main, serving the proposed Clubhouse is unacceptable. The main shall not run under the proposed pickleball courts. The main shall be relocated to be within the roadways.

27. The manhole detail shall call for ONLY a Campbell Foundry frame and cover 1012b (no or equal.) Also, the manhole cover detail shall be revised to indicate a manhole / manhole frame for a 30 inch opening., e.g. the diameter cannot vary. The details shall be revised as directed.

28. The sanitary building connection inverts shall be labeled on the utilities plan.

29. Cleanouts, with invert elevations shall be shown at all sanitary building connections.

30. This site plan will require a Homeowners Association (or equivalent) to be formed in order to spell out the responsibilities for the maintenance of the private roadway, private stormwater drainage system, etc. This agreement shall include a named responsibility for overall drainage systems (SWPPP contact)

31. Any and all planting for the proposed infiltration basin shall be clearly called out on the landscaping plan.

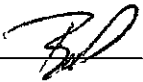
32. The post construction stormwater maintenance agreement supplied is under review.

33. Any wetlands located on the property, shall be shown on the drawings.

34. The page and liber or instrument number (s) for all existing easements/ dedications shall be given on the plans, if applicable.

35. 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.)

Very truly yours,



cc: Sewer file



NY OFFICE
74 Lafayette Avenue, Suite 501 845.357.4411 Tel
Suffern, NY 10901 845.357.1896 Fax

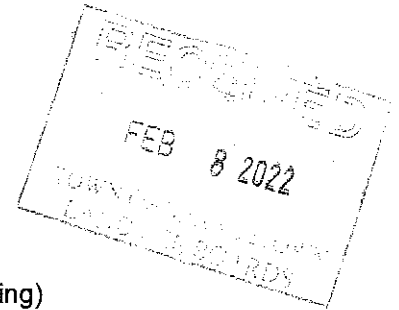
NJ OFFICE
22 Paris Avenue, Suite 105 201.750.3527 Tel
Rockleigh, NJ 07647

February 9, 2022

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

Attn: Katlyn Bettman, Chief Clerk

Re: The Reserve at Pearl River Site Plan (tax lot 73.10-1-6)
Planning Board Drainage Review (For February 9, 2022 Planning Board meeting)
BBE #OTN0179



Dear Ms. Bettmann:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following report in support of The Reserve at Pearl River Site Plan application to the Town of Orangetown Planning Board:

Information Reviewed

1. "Preliminary Site Plan Approval Drawings The Reserve at Pearl River", prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, signed and sealed by Diego A. Villareale, PE, drawings last revised 12/24/2021, 18 drawings, Drawing list on sheet C-000.
2. "Stormwater Pollution Prevention Plan The Reserve at Pearl River", prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, not signed and sealed, dated 12/23/2021.
3. "Preliminary and Final Site Plan Submission Pearl River Phase II" Architectural drawings, prepared by Minno Wasko Architects and Planners, drawings C-01, A-01 through A-12, drawings dated 11/22/2021, not signed and sealed
4. Project Application dated 12/6/2021

Project Description

This is our first drainage review report for this project. The project is adjacent to the recently completed The Club West at Pearl River Project and portions of this project, now shown as existing conditions, are included in the hydrologic analysis. The proposed The Reserve at Pearl River project is located south (uphill) of The Club West site. The disturbed area is wooded and slopes downhill to the northeast, with stormwater runoff crossing through a wetland and discharging to Lake Tappan. The project proposes four buildings, at grade parking, sidewalks, a clubhouse, pool, and a recreation area. The project disturbs about 11.58 acres of land and adds 5.01 acres of impervious area within the existing wooded area. An infiltration basin is proposed that can store 4.8 inches of rainfall runoff from the new impervious areas.

The hydrologic model analyzes four design points; the largest being Design Point A. This Design Point represents the majority of land disturbance and new impervious area. The hydrologic model correctly delineates the drainage subarea that is directed to the new stormwater management infiltration basin.

Project Comments

1. The watershed delineations along the south property line for PDA1-A should evaluate any uphill off-site stormwater runoff that will enter the site and be diverted around PDA1-A.
2. Provide more detail for the grading north of the clubhouse to demonstrate stormwater runoff from this area will be directed to the detention basin and not bypass the basin.
3. Design Point 1 is the point at which the majority of stormwater runoff from the site is concentrated water flow, which is beyond the property limits. Add an additional subarea to represent the portions of watershed between the site western property boundary and Design Point 1.

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

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

4. Show the existing conditions features of The Club within subarea EDA-1B on the Existing Drainage Area Map.
5. Provide the pervious and impervious breakdowns on all of the drainage subareas on the Drainage Subarea Maps.
6. Provide mapping that breaks down the proposed impervious areas, especially at PDA-1A.
7. Provide additional subarea breakdowns in the hydrologic models for the two piped storm drainage systems that bypass the stormwater management basins in PDA-1C.
8. The proposed stormwater management basin crosses the property line; show an easement over tax lot 73.10-1-5 in favor of tax lot 73.10-1-6.
9. Show the Club at Pearl River improvements on the Existing Conditions Plan.

Drainage Review Recommendation

The application has provided sufficient information to demonstrate that potential significant adverse impacts with respect to drainage can be mitigated. We therefore recommend that The Reserve Site Plan be approved for drainage subject to the above comments.

Very truly yours,



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



Bureau of Fire Prevention

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

David Majewski
Chief Fire Inspector

(845) 365-0204

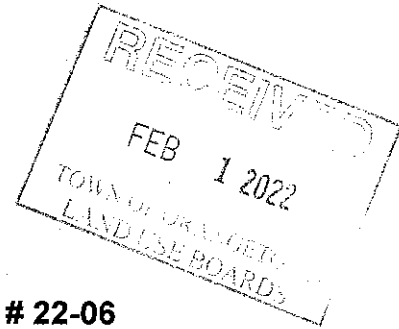
Fax: (845) 365-0241

Date: January 25, 2022

To: Jane Slavin, Director OBZPAE
Planning Board

From: David Majewski
Chief Fire Inspector

Subject: **The Reserve at Pearl River Site Plan PB # 22-06**
Pre-preliminary/ Preliminary/ Final Site Plan
and SEQRA Review
Blue Hill Plaza, Veterans Memorial Drive, Pearl River
73.10-1-6; OP/PAC zoning district



Site Plan Review:

Submission Reviewed:

The Reserve at Pearl River prepared by Diego Villareale last revised 12/24/2021.

1. Emergency access road for Clubhouse is greater than 150' in length and requires a turnaround. 2020 IFC 503.2.5
2. The second emergency access road appears to cross the lot line. Is there an easement agreement in place between the 2 properties?
3. Is the second emergency access road capable of supporting a load of 75,000 pounds?
4. What is the slope of the second emergency access road?
5. Access roads shall be separated by not less than $\frac{1}{2}$ the diagonal of the lot or area being served. Show calculations for access road separation design – access road separation scales 200'. 2020 IFC D104.3
6. Show any access road gates.
7. Show vehicle protection for hydrants.

Construction plans should include the following information:

8. Sprinkler as per NFPA 13
9. Fire alarm system as per NFPA 72
10. Lock box locations.

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970

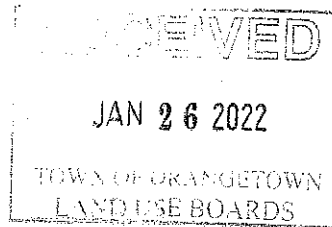
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Helen Kenny Burrows
Deputy Commissioner

January 21, 2022

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962



Tax Data: 73.10-1-6

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

Map Date: 12/24/2021

Date Review Received: 1/4/2022

Item: *THE RESERVE AT PEARL RIVER (O-1856HH)*

Site plan for the construction of a 110-unit, senior housing development located on 22.58 gross acres (21.42 net acres) in the PAC floating zone and OP zoning district. Ninety-six two-bedroom units and 14 one-bedroom units are proposed between four buildings. A total of 275 parking spaces will be provided, including 72 individual garages. A 6,000 SF clubhouse, pool, dog run, and two pickleball courts are also proposed, with 18.5 acres of land to be left as open space. Variances for side yard, total side yard, and height are required.

East side of Blue Hill Plaza, approximately 705 feet southwest of Veterans Memorial Drive, approximately 475 feet west of Blue Hill Road South, north side of the New Jersey border

Reason for Referral:

Blue Hill Road South (CR 23)

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

****Recommend the following modifications***

1 As per the bulk table for the PAC floating zone, found in Section 4.69A. of the Town's Zoning Code, the Town Board is permitted to increase the base density of four dwelling units/acre to five units/acre. As per the minutes of the Town Board meeting on July 13, 2021, the bonus density was awarded to the site, for a total of 110 units. However, this number is based on the gross acreage of 22.58 for the site. The net lot area of 21.42 acres must be used when calculating the bonus density, as was used when calculating the base density of 85 units. Based on the net lot area, only a maximum of 107 units shall be permitted for the site. The Town Board must revise the density bonus calculation to reflect this. The Town Board resolution must also be revised to indicate this correction.

2 As noted above, the Town Board is permitted to award a bonus density of one unit/acre, so long as 50 percent of the bonus density is designated as affordable housing. There is no mention of affordable housing anywhere in the application materials. Since the Town Board approved 110 units for an additional 25 units over the permitted density, at least 13 units shall be affordable. Based on the 107 units that are allowed, at least 11 units must be affordable.

THE RESERVE AT PEARL RIVER (O-1856HH)

- 3 A minimum of 250 SF of indoor and/or outdoor recreation area is required per unit. For 110 units, 27,500 SF is needed (26,750 SF for 107 units). It is indicated in the Town Board minutes mentioned above that the clubhouse will be 6,000 SF and an additional 13,000 SF of recreation will be provided. In total, only 19,000 SF of recreation areas are proposed. A breakdown of the 13,000 SF of recreational areas must be provided. The applicant shall determine if there are other locations on the site where indoor/outdoor recreation can be included, or a variance will be necessary. Although 80 percent of the site is to be left as open space, this cannot be counted as recreational area since no trails or other activities are provided for residents.
- 4 Access to the Club West at Pearl River, located on the adjacent parcel to the northeast (lot 73.10-1-5), is provided over the subject site. When our department reviewed the site plan for said project, we noted that no access easement was noted on the site plan. The provided site plan for the Reserve at Pearl River also does not indicate any easements for this access. An access easement must be provided for tax lot 73.10-1-5 over tax lot 73.10-1-6. This easement must be recorded in the deed as well.
- 5 As per Section 4.610E. of the Town's Zoning Code, no structures, parking areas, or roadways shall be located within a required buffer other than access drives to and from the site. The dog run is partially located within the northern buffer area. The dog run shall be reoriented or relocated so as to not be located within the 50-foot buffer.
- 6 A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and all required permits obtained.
- 7 A review must be completed by the County of Rockland Department of Highways, any concerns addressed, and all required permits obtained.
- 8 A review of the "Firetruck Access Plan" must be completed by the County of Rockland Office of Fire and Emergency Services, Town of Orangetown fire inspector, or the Pearl River Fire Department to ensure that the site is designed in a safe manner and that there is sufficient access to, and maneuverability on, the site for emergency vehicles. They shall be satisfied that the proposed emergency access is feasible.
- 9 Since this is a senior housing development, TRIPS paratransit vehicles will likely be serving the residents of the site. The Planning Board must be assured that the design of the inner roadway can accommodate these vehicles and that there is sufficient room for a pick-up/drop-off area. In addition, a review must be completed by the Rockland County Department of Public Transportation so that they can evaluate the site in relation to the needs of providing their service.
- 10 The site is located on relatively steep topography. Extensive regrading must be done in order to implement the proposed development design. To limit the extent of soil erosion, prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Guidelines for Urban Erosion and Sediment Control.
- 11 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 12 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances.
- 13 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed and approved by the Rockland County Department of Health prior to construction in order to ensure compliance with Article II (Drinking Water Supplies) of the Rockland County Sanitary Code and Part 5 of the New York State Sanitary Code.
- 14 For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health prior to construction.

THE RESERVE AT PEARL RIVER (O-1856HH)

15 To ensure that the existing forested area to remain is left undisturbed, a construction envelope shall be delineated on the plans, and the boundaries shall be marked on site with yellow tape or other clearly visible materials prior to any grading or disturbance of the site. Soils outside the construction envelope shall not be disturbed.

16 Retaining walls that are over four (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.

17 Areas designated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. Providing specific locations on the site for the snow piles will reduce the loss of available parking spaces meant to be used by residents and guests. In addition, this will help to protect the proposed landscaping from damage due to the weight of the snow and salt intrusion.

18 We request the opportunity to review the variances that are needed to implement the proposed site plan, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

19 As noted in the July 13, 2021 Town Board minutes, the proposed units will be rentals. Pursuant to the Rockland County Sanitary Code, Article XIII, Section 13.8.1, all multiple dwellings with three or more rental units must register and obtain a Multiple Dwelling Rental Certificate (MDRC). If this proposed multi-family dwelling meets the requirements of the Multiple Dwelling Rental Registry requirement, then the owner must register and obtain the MDRC. Failure to comply is a violation of Article XIII, which may result in penalties of \$2,000 per day.

20 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

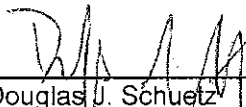
20.1 The Vicinity & Zoning Map on Sheet C-000 of the site plan prepared by JMC, appears to have been misprinted, with a portion of the map located outside the box, and the highlighted site located south of the New Jersey border. This error should be corrected.

20.2 The bulk table on Sheet C-000 must be amended to state that 14 single units and 96 double units are proposed.

20.3 The site plan must include standard notes, including district information.

20.4 The location map on Sheets C-01 and A-01 of the architectural plans, prepared by Minno & Wasko Architects and Planners, must contain a north arrow, especially since north is not oriented to the top of the page.

20.5 In the Project Data on Sheet C-01, the building height is listed as ~ Stories, 00'-0". The number of stories and building height shall be added.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
Rockland County Department of Health
Rockland County Highway Department
Rockland County Office of Fire and Emergency Services
Rockland County Department of Public Transportation

JMC, PLLC
Minno & Wasko Architects and Planners
Pearl River Fire Department
Donald Brenner, P.E., L.L.B.

THE RESERVE AT PEARL RIVER (O-1856HH)

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

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

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

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



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

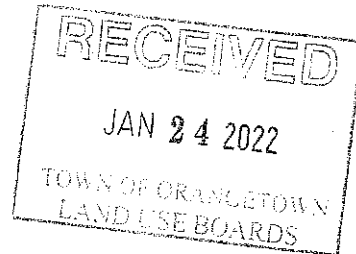
4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

January 13, 2022

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



Re: The Reserve at Pearl River
555 Veterans Memorial Drive, Pearl River
Tax Lot 89/73.10-1-6 (formerly 20-24-335.1)

Dear Ms. Coopersmith:

Our office has received and reviewed a layout plan that was last revised on December 24, 2021, which John Meyer Consulting prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

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

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

Very truly yours,

Joseph LaFiandra
Engineer II

cc: M. Saber M. Dolphin
Michael Kezner – Rockland County Department of Planning

File: TOO 73.10-1-6 – 555 Veterans Memorial Drive
Reader

Rocklandgov.com



Ed Day, Rockland County Executive

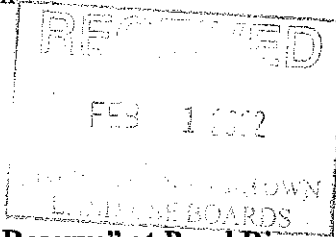
HIGHWAY DEPARTMENT

23 New Hempstead Road
New City, New York 10956
Phone: (845) 638-5060 Fax: (845) 638-5037
Email: highway@co.rockland.ny.us

Charles H. "Skip" Vezzetti
Superintendent of Highways

January 26, 2022

Ms. Cheryl Coopersmith
Chief Clerk Boards and Commission
Planning Board
Town of Orangetown
20 South Greenbush Road
Orangeburg, NY 10962



**RE: Site Plan Review for "The Reserve" at Pearl River
555 Veterans Memorial Highway in Pearl River, NY
Tax Lot #73.10-1-6; OP/PAC Zoning Districts**

Dear Ms. Coppersmith:

The Rockland County Highway Department ("RCHD") was in receipt of the referenced site plan prepared by JMC Site Development Consultants, LLC., last updated on 12.24.21, together with other information as part of the SEQRA/GML review process. The review has been complete now and our comments are as follows:

- 1) The RCHD consents that the Town of Orangetown Planning Board serves as Lead Agency for coordinated environmental review of the proposed action.
- 2) As the proposed housing facility is expected to generate more traffic flow in the area, it may cause some negative impacts on the adjacent roads and the nearest intersections, including lowering the existing level of service. A traffic impact study (TIS) may be required to determine the impacts. Any negative traffic impact in the area due the proposed action shall be addressed.
- 3) The driveway accesses to the adjacent property require a permanent access easement as both parcels are in different tax lots. The permanent access easement shall be prepared and recorded in the Rockland County Clerk Office to have accesses within the tax lots.
- 4) A drainage report for the proposed development shall be prepared and submitted to the department. The applicant shall make sure that the proposed drainage system is

adequately designed to produce no net increase in the peak rate of discharge from the site at all design points.

- 5) A road work permit must be obtained from the Rockland County Highway Department prior to starting any construction work in the site.

We appreciate you for the opportunity to review the site plan. Please feel free to contact us at 845-638-5060 with any question or concern you may have regarding this matter.

Thank you.



Dyan Rajasingham
Engineer III

CC: Rockland County Department of Planning
JMC Site Development Consultants, LLC.

Cheryl Coopersmith

RC Drainage Agency The Reserve @ PR

From: Thottakara, Shajan <ThottakS@co.rockland.ny.us>
Sent: Monday, January 10, 2022 4:15 PM
To: Cheryl Coopersmith
Cc: Altieri, Vincent; OBZPAE; Debbie Arbolino
Subject: The Reserve at Pearl River Site Plan, 555 Veterans Memorial drive, Pearl River (Tax ID: 73.10-1-6)

Hi Cheryl:

This is in response to the Town of Orangetown Planning Board referral with a scheduled meeting date of February 9, 2022 regarding the above referenced subject.

Please note that the above referenced parcel/site is outside the jurisdiction of the Rockland County Drainage Agency (RCDA) and has no further comments.

In addition, the RCDA does not object to the Planning Board assuming responsibilities of lead agency for SEQR purposes in the above referenced matter.

Furthermore, no future correspondence for this site should be sent to the RCDA.

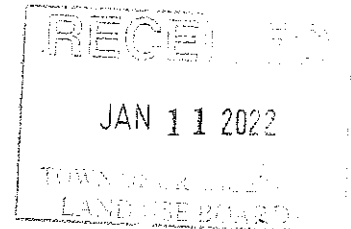
Thank you

 **Rockland County**

Drainage Agency

(A Division of Highway Department)

Shajan S. Thottakara, P.E., CFM
Engineer-III (Permits and Reviews)
23 New Hempstead Road
New City, NY 10956
(845) 638-5081



Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, February 9, 2022

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg Road, Orangeburg, New York
Time: 7:30 P.M.

Project Name: The Reserve at Pearl River Site Plan

Location of Parcel: The site is located at Blue Hill Plaza, Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 6 in the OP/PAC zoning districts.

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

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

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

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

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

TAKES NO POSITION on Lead Agency designation in this matter

Dated: 1/5/2022

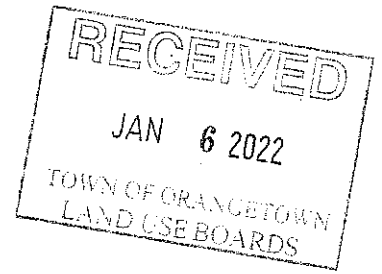
Orangetown ZBA
Agency Name

By: [Signature]
Signature

~~Tricia Sullivan, Chairman~~
Printed Name of Signer

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

Tricia Castelli, Acting Chair



**Town of Orangetown
20 South Greenbush Road
Orangeburg, New York 10962
February 9, 2022 Planning Board Meeting**

Project Name: The Reserve at Pearl River Site Plan

Location of Parcel: The site is located at Blue Hill Plaza, Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 6 in the OP/PAC zoning districts.

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

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

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

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

Dated: 1-5-22

SUEZ

Agency Name _____

By: Bill Prehoda

Please Print Name

**Town of Orangetown
20 South Greenbush Road
Orangeburg, New York 10962
February 9, 2022 Planning Board Meeting**

Project Name: The Reserve at Pearl River Site Plan

Location of Parcel: The site is located at Blue Hill Plaza, Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 6 in the OP/PAC zoning districts.

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

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

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

Comments Attached (or to be provided prior to Meeting date noted above)

No Comments at this time. Please send future correspondence for review.

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

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

Dated: 1/5/2022

Orangetown ZBA
Agency Name
By: ~~Tricia Castelli~~ ~~Adygecha~~
Please Print Name
Tricia Castelli Adygecha

**Town of Orangetown
20 South Greenbush Road
Orangeburg, New York 10962
February 9, 2022 Planning Board Meeting**

Project Name: The Reserve at Pearl River Site Plan

Location of Parcel: The site is located at Blue Hill Plaza, Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 6 in the OP/PAC zoning districts.

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

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

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

Comments Attached (or to be provided prior to Meeting date noted above)

No Comments at this time. Please send future correspondence for review.

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

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

Dated: 1/5/2022

Orangetown ZBA
Agency Name
By: ~~Sullivan Channa~~
Please Print Name
Tricia Castelli Achyocha

STATE OF NEW JERSEY
BERGEN COUNTY
TOWNSHIP OF RIVER VALE
STATE OF NEW YORK

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	WETLAND BUFFER
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING BUFFER LINE
	LIMIT OF DISTURBANCE LINE
	PROPOSED BUILDING LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED DEPRESSED CURB
	PROPOSED SAWCUT LINE
	PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MASONRY CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED PAVEMENT
	PROPOSED RECREATION/ OPEN SPACE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL
	PROPOSED FENCE
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED BOLLARD LIGHT STANDARD (DESIGN BY OTHERS)
	PROPOSED BOLLARD & CHAIN ASSEMBLY
	PROPOSED 24" WIDE STOP LINE
	PROPOSED ARROW MARKING ON PAVEMENT
	PROPOSED HOLE MARKING ON PAVEMENT
	TRAFFIC SIGN LOCATION & DESIGNATION
	PEDESTRIAN CROSSING
	PROPOSED TREE LINE
	EXISTING FEATURE TO BE REMOVED
	PROPOSED HYDRANT

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY DETAILED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/17/2021.
- REFER TO DRAWINGS PROPOSED BY MINNO WASKO ARCHITECTS AND PLANNERS FOR ALL BUILDING PLANS.
- ALL TREES AND DEBRIS WITHIN DISTURBED AREA SHALL BE REMOVED.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARDS NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

NOT FOR CONSTRUCTION

APPLICANT: THE RESERVE AT PEARL RIVER
C/O ONE REAL ESTATE GROUP
10 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NJ 08530

ARCHITECT: MINNO WASKO ARCHITECTS
AND PLANNERS
80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NJ 08530

DATE: 10/29/2021

SCALE: 1" = 50'

PROJECT NO.: 2025

DRAWING NO.: OVERALL-LAY LAYAR

PROJECT: OVERALL LAYOUT PLAN
THE RESERVE AT PEARL RIVER
VETERANS MEMORIAL HIGHWAY
TOWN OF ORANGETOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

DATE: 10/29/2021

SCALE: 1" = 50'

PROJECT NO.: 2025

DRAWING NO.: OVERALL-LAY LAYAR

PROJECT: OVERALL LAYOUT PLAN
THE RESERVE AT PEARL RIVER
VETERANS MEMORIAL HIGHWAY
TOWN OF ORANGETOWN, NEW YORK

DATE: 10/29/2021

SCALE: 1" = 50'

PROJECT NO.: 2025

DRAWING NO.: OVERALL-LAY LAYAR

PROJECT: OVERALL LAYOUT PLAN
THE RESERVE AT PEARL RIVER
VETERANS MEMORIAL HIGHWAY
TOWN OF ORANGETOWN, NEW YORK



PRELIMINARY SITE PLAN APPROVAL DRAWINGS

THE RESERVE AT PEARL RIVER

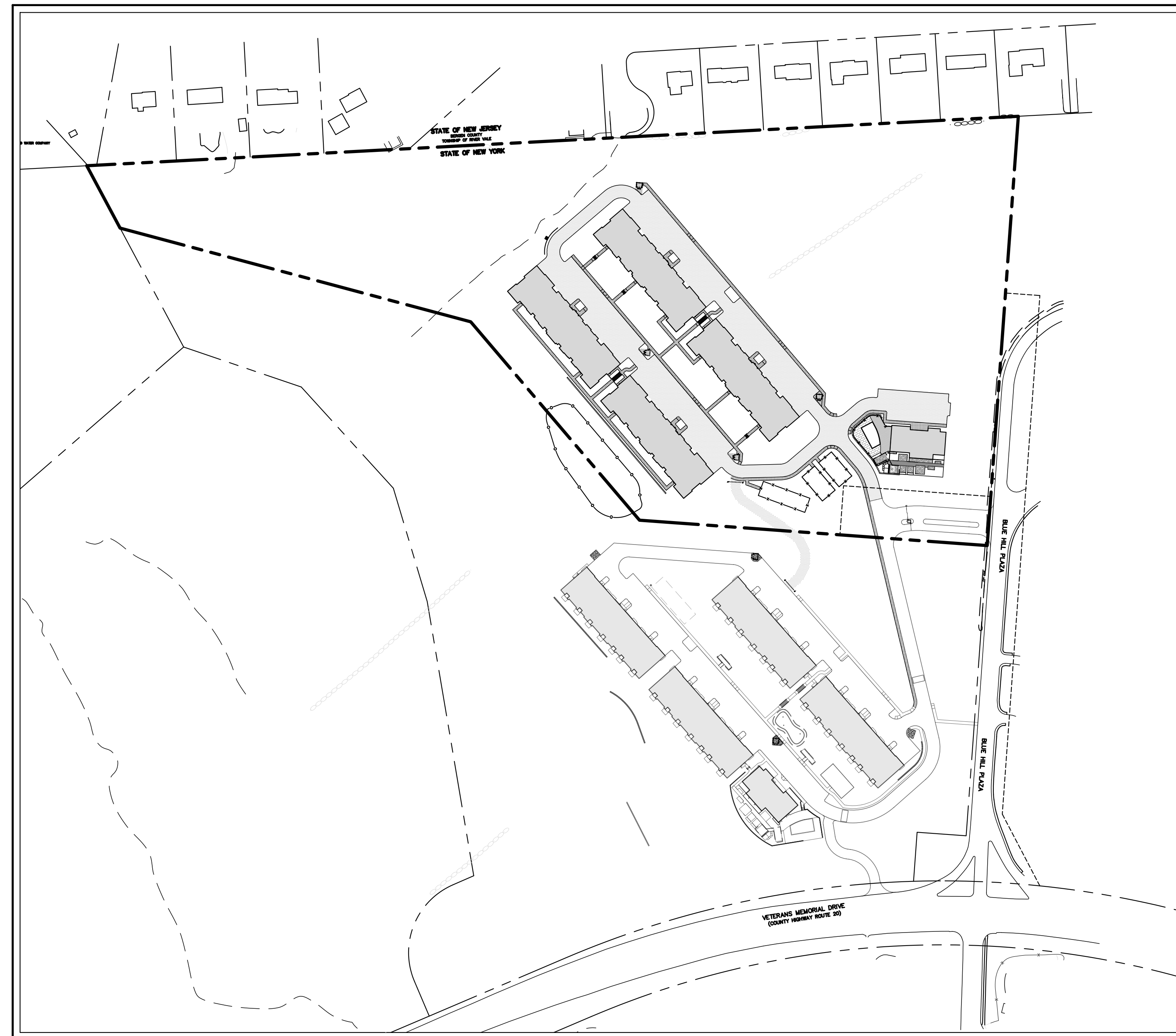
TAX MAP SECTION 73.10 | BLOCK 1 | LOT 6
 ROCKLAND COUNTY
 BLUE HILL PLAZA
 TOWN OF ORANGETOWN, NEW YORK

Applicant/Owner:
 THE RESERVE AT PEARL RIVER C/O BNE REAL ESTATE GROUP
 10 MICROLAB ROAD
 LIVINGSTON, NJ
 (973) 488-6411
 SIGNATURE _____ DATE _____

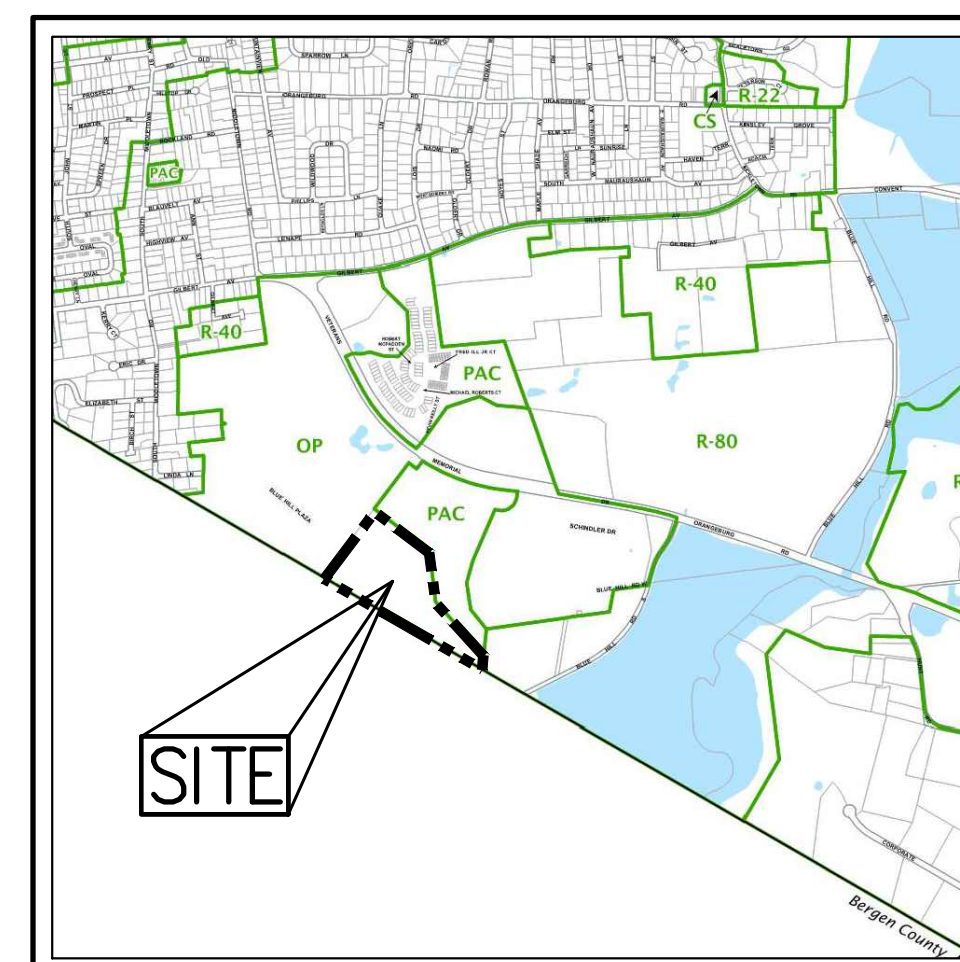
JMC Site Planner, Civil & Traffic Engineer, Surveyor and Landscape Architect:
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

Architect:
 MINNO WASKO ARCHITECTS AND PLANNERS
 80 LAMBERT LANE, SUITE 105
 LAMBERTVILLE, NJ 08530

Attorney:
 DONALD BRENNER, P.E., L.L.B.
 4 INDEPENDENCE AVENUE
 TAPPAN, NY 10983
 (845) 359-2210



AREA MAP
 SCALE: N.T.S.



VICINITY & ZONING MAP
 SCALE: 1" = 2,000'

VICINITY & ZONING MAP LEGEND

- SITE PROPERTY LINE
- ZONING BOUNDARY
- LOT LINE
- TOWN BOUNDARY

ORANGTOWN TOWNSHIP ZONING DESIGNATION KEY

- OP OFFICE PARK
- PAC PLANNED ADULT COMMUNITY
- R-40 LOW DENSITY RESIDENCE
- R-15 MEDIUM DENSITY RESIDENCE
- LIO LIGHT INDUSTRIAL-OFFICE

- GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:**
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR 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.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7862) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNLSE INTERRUPTION OF UTILITY SERVICE.
 - CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
 - ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERE TO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
 - CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.
 - ALL OUTDOOR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE BETWEEN THE HOURS 7:00AM AND 7:00PM, MONDAY THROUGH SATURDAY. INDOOR CONSTRUCTION MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 10:00PM, MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES, OF ANY KIND, SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.6M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK. THIS NOTE APPLIES TO ALL PLANS HEREIN.
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.

- JMC Drawing List:**
- C-000 COVER SHEET
 - C-010 EXISTING CONDITIONS
 - C-100 OVERALL LAYOUT PLAN
 - C-110 LAYOUT PLAN
 - C-200 GRADING PLAN
 - C-210 ROAD PROFILES
 - C-300 UTILITIES PLAN
 - C-400 EROSION AND SEDIMENT CONTROL PLAN
 - C-500 LANDSCAPING PLAN
 - C-600 LIGHTING PLAN
 - C-700 BASIN BLOWUP, PROFILE AND CROSS SECTIONS
 - C-900 CONSTRUCTION DETAILS
 - C-901 CONSTRUCTION DETAILS
 - C-902 CONSTRUCTION DETAILS
 - C-903 CONSTRUCTION DETAILS
 - C-904 CONSTRUCTION DETAILS
 - C-905 SUEZ SPECIFICATION DETAILS
 - FA-1 FIRETRUCK ACCESS PLAN

ZONING COMPLIANCE CHART

BLOCK 1, SECTION 73.10, LOT 6
 ZONE - OP (OFFICE PARK) & PAC FLOATING (PLANNED ADULT COMMUNITY)
 PROPOSED USE: RESIDENTIAL
 SCHOOL - PEARL RIVER SCHOOL DISTRICT
 FIRE - PEARL RIVER
 WATER - SUEZ NY
 LIGHTING - TOWN OF ORANGETOWN
 SEWER - TOWN OF ORANGETOWN

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT AREA (ACRES)	10	22.58
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	2 / 35	3 / 35 ¹¹
MAXIMUM FLOOR AREA RATIO (RATIO)	0.35	0.23
MAXIMUM NUMBER OF DWELLING UNITS (COUNT)	85	110 ¹¹
SINGLE UNITS (UNITS)	-	14
DOUBLE UNITS (UNITS)	-	96
MAXIMUM BUILDING COVERAGE (PERCENT)	40	7.7
MINIMUM OPEN SPACE (PERCENT)	40	80
MINIMUM PERIMETER BUFFER (FEET)	50	50
STREET FRONTAGE (FEET)	100	4450

MINIMUM SETBACK FROM BUILDING (OR DECK) TO:

REAR OR SIDE OF ANOTHER DWELLING (FEET)	15	30
MINIMUM YARDS		
FRONT YARD (FEET)	100	100
SIDE YARD (FEET)	100	50 ¹¹
SIDE YARD (TOTAL) (FEET)	200	194 ¹¹
REAR YARD (FEET)	100	100

PARKING SPACES (1.75/DWELLING)

STANDARD PARKING SPACES ALONG ROADS (SPACES)	-	121
HANDICAP PARKING SPACES (SPACES)	-	10
GARAGE PARKING SPACES (SPACES)	-	68
GARAGE HANDICAP PARKING SPACES (SPACES)	-	4
GARAGE APRON PARKING SPACES (SPACES)	-	72
TOTAL PARKING SPACES (SPACES)	193	275

DENSITY CALCULATIONS (4 UNITS PER ACRE OF USABLE LOT AREA)

AREA IN WETLANDS (ACRES)	-	0
AREA IN 100 YEAR FLOODPLAIN (ACRES)	-	0
AREA IN STEEP SLOPES >25% (ACRES)	-	1.64
AREA IN RIGHT-OF-WAYS OR EASEMENTS (ACRES)	-	0.69
* 50% OF AREAS WITHIN THIS SECTION ARE SUBTRACTED FROM THE TOTAL LOT AREA.		
22.58 (ACRES) - 0.50 X 1.64 (ACRES) - 0.50 X 0.69 (ACRES) = 21.42 (ACRES)		
21.42 (ACRES) X 4 (UNITS/ACRE) = 85.68 UNITS PERMITTED		

(1) VARIANCE REQUIRED FOR BUILDING HEIGHT/NUMBER OF STORIES
 (2) VARIANCE REQUIRED
 (3) VARIANCE REQUIRED FOR SIDE YARD BUILDING SETBACK

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILED OF FIELD EVIDENCE AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	11/16/2021	BMS
2.	PLANNING BOARD SUBMISSION	12/24/2021	BMS
3.	REVISED ZONING COMPLIANCE CHART	02/14/2022	BMS

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 120 BEDFORD ROAD - ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcpilc.com

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 1209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 1209, SUBSECTION 2.

Drawn	BMS	Approved	DV
Scale	NOT TO SCALE		
Date	10/28/2021		
Project No.	20125		
Job-#E	CONR	CONR	CONR

C-000

NOT FOR CONSTRUCTION



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

**Jane Slavin, RA
Director**

(845) 359-8410

Fax: (845) 359-8526

Date: February 15, 2022

To: Town Board

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

Subject: **The Reserve at Pearl River Site Plan**
Blue Hill Road, Pearl River
73.10/1/6; OP-PAC zoning district

Submission reviewed: Site Plan Approval Drawings dated 11-16-2021 as prepared by JMC.

1) The applicant received a zone change from the Town Board on July 13, 2021. The site plan development package was submitted to the Planning Board for review.

2) Per Chapter 43, Article IV, Section 4.6 Planning Adult Community (PAC) floating Zone: **4.612 Procedures D. (1)**

“No site development plan or subdivision plat shall receive preliminary approval by the Planning Board, unless the plat or plan proposed for such approval shall first have been referred back to the Town Board for its review, and the Town Board shall have adopted a resolution evidencing the fact that the proposed plat or plan does not substantially deviate from the final concept plan or layout presented to, and reviewed by, the Town Board as part of the zone change process. The adoption of such resolution shall appear as a map note on any approved plat or plan.”

The proposed site development plan dated 11-16-2021 as presented to the Planning Board does not substantially deviate from the concept plan that was reviewed by the Town Board on July 13, 2021.

3) Zoning breakdown - per Chapter 43, Article IV, Section 4.6 PAC floating Zone:

4.69- A Lot and Bulk Controls for PAC Developments

Table 1, Other sites:

- | | |
|--|----------------------|
| Base Density | 4 dwelling unit/acre |
| • <i>21.42 acres x 4 unit/acre = 85.68 permitted with 110 proposed.</i> | |
| Potential Bonus Density | 1 dwelling unit/acre |
| • <i>Potential bonus units = 21</i> | |
| • <i>50% of any bonus allowed by the Town Board shall be affordable housing as specified in 4.66 (see page 3)</i> | |
| Maximum Height | 2 stories or 35 feet |
| • <i>Three stories proposed -Variance required for number of stories.</i> | |
| Side Yard | 100 feet required |
| • <i>50 feet proposed variance required.</i> | |
| Total Side Yard | 200 feet required |
| • <i>194 feet proposed variance required.</i> | |

4.610. Additional Requirements

E.

Buffer areas shall include existing vegetation and supplemental plantings. No structures, parking areas or roadways shall be located within a required buffer other than access drives to and from the site.

- ***A portion of the dog run and fencing is shown in the buffer area, applicant should rotate the dog run to avoid the buffer area.***

4) The LEAF, Part 1, chart B, items a,b and c must be updated to indicate the actual Town Board application date and approval, the actual Planning Board application date and a projected Zoning Board date.

5) Please note that the current LEAF submitted with the Planning Board application, dated 11-17-2021, conflicts with the LEAF dated 3-8-2021 submitted as Part of the Zone Change application to the Town Board as follows;

- a) Page 3 of 13, item D.1, b (b) total acreage to be physically disturbed was indicated as 12.3 and is now indicated 11.75 acres. Which is correct?
- b) Page 8 of 13, item D.2, m, NO shall be checked.
- c) Page 9 of 13, item E.1 (b) the following items conflict
 - I. Roads, buildings and other paved or impervious surfaces, 4.85 acres was originally stated and 5.01 acres is now indicated.
 - II. Forested areas 16.28 acres/-6.10 acres originally stated and 10.83 acres/-11.75 acres now indicated.

- III. Meadows, grasslands or brushlands 1.25 acres originally stated with 6.74 acres now indicated.

The applicant must explain the discrepancies and revise the LEAF accordingly.

4.66. Affordable units.

A.

As a condition of approval of the PAC, the Town Board may provide one additional bonus density unit per acre for the inclusion of affordable housing, provided that at least 50% of said bonus is set aside for affordable housing, and further provided that total bonus (affordable and market rate) does not exceed the maximum number of units per acre, as set forth in § 4.69 below.

B.

All affordable units shall be owner occupied and shall be sold at a price not to exceed 3.3 times 80% of the median family income for Rockland County, applicable to a family of four persons, as established annually by the U.S. Department of Housing and Urban Development. A covenant shall be recorded in the County Clerk's office, which shall provide that resale of any affordable housing units may not sell for a price exceeding 3.3 times 80% of the median family income for Rockland County, applicable to four persons, as established annually by the U.S. Department of Housing and Urban Development.

[Amended 2-9-2009 by L.L. No. 1-2009^[1]]

[1]

Editor's Note: This local law also repealed former Subsection C, regarding maximum monthly rent for affordable units, which immediately followed.

JS
2-15-2022



TOWN ATTORNEY'S OFFICE

INTER-OFFICE MEMORANDUM

DATE: February 8, 2022

TO: Rosanna Sfraga, Town Clerk (with originals)

cc: Town Board Members (w/o encl.)
Kimberly Allen, Administrative Secretary to the Supervisor (w/o encl.)
Ellie Fordham, Secretarial Assistant II, DEME (w/o encl.)

FROM: Dennis D. Michaels, Deputy Town Attorney
(DM)

RE: Certificate of Plumbing Registration (Sewer Work) 2022

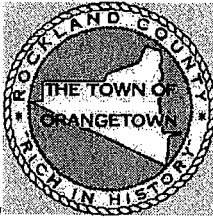
The following applicant is qualified, pursuant to the qualification certificate received from Eamon Reilly, Commissioner of the Department of Environmental Management and Engineering (original attached), and the bond and insurance certificates having been reviewed and approved (originals attached), from a legal standpoint, by the Office of the Town Attorney.

Bertussi Contracting, Inc.
60-70 Dexter Plaza
Pearl River, NY 10965
Tel.: 845-735-5588

This Certificate of Registration has been placed on the next Regular Town Board Meeting agenda scheduled for February 15, 2022.

Should you have any questions, please do not hesitate to contact this Office.

encl.



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DATE: February 8, 2022

TO: Rosanna Sfraga, Town Clerk (with originals)

cc: Town Board Members (w/o encl.)
Kimberly Allen, Administrative Secretary to the Supervisor (w/o encl.)
Ellie Fordham, Secretarial Assistant II, DEME (w/o encl.)

FROM: Dennis D. Michaels, Deputy Town Attorney
(DM)

RE: Certificate of Plumbing Registration (Sewer Work) 2022

The following applicant is qualified, pursuant to the qualification certificate received from Eamon Reilly, Commissioner of the Department of Environmental Management and Engineering (original attached), and the bond and insurance certificates having been reviewed and approved (originals attached), from a legal standpoint, by the Office of the Town Attorney.

Hewitt Excavating, LLC
18 Broad Street
Norwood, NJ 07648
Tel.: 201-767-1510

This Certificate of Registration has been placed on the next Regular Town Board Meeting agenda scheduled for February 15, 2022.

Should you have any questions, please do not hesitate to contact this Office.

encl.



TOWN ATTORNEY'S OFFICE

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DATE: February 8, 2022

TO: Rosanna Sfraga, Town Clerk (with originals)

cc: Town Board Members (w/o encl.)
Kimberly Allen, Administrative Secretary to the Supervisor (w/o encl.)
Ellie Fordham, Secretarial Assistant II, DEME (w/o encl.)

FROM: Dennis D. Michaels, Deputy Town Attorney
(m f)

RE: Certificate of Plumbing Registration (Sewer Work) 2022

The following applicant is qualified, pursuant to the qualification certificate received from Eamon Reilly, Commissioner of the Department of Environmental Management and Engineering (original attached), and the bond and insurance certificates having been reviewed and approved (originals attached), from a legal standpoint, by the Office of the Town Attorney.

RR Plumbing Services Corp.
d/b/a Roto-Rooter
515 Waverly Avenue
Mamaroneck, NY 10343
Tel.: 914-777-1791

This Certificate of Registration has been placed on the next Regular Town Board Meeting agenda scheduled for February 15, 2022.

Should you have any questions, please do not hesitate to contact this Office.

encl.



TOWN ATTORNEY'S OFFICE

INTER-OFFICE MEMORANDUM

DATE: February 8, 2022

TO: Rosanna Sfraga, Town Clerk (with originals)

cc: Town Board Members (w/o encl.)
Kimberly Allen, Administrative Secretary to the Supervisor (w/o encl.)
Ellie Fordham, Secretarial Assistant II, DEME (w/o encl.)

FROM: Dennis D. Michaels, Deputy Town Attorney
(m)

RE: Certificate of Plumbing Registration (Sewer Work) 2022

The following applicant is qualified, pursuant to the qualification certificate received from Eamon Reilly, Commissioner of the Department of Environmental Management and Engineering (original attached), and the bond and insurance certificates having been reviewed and approved (originals attached), from a legal standpoint, by the Office of the Town Attorney.

Scaffi Paving and Excavating, Inc.
34 North Route 9W
West Haverstraw, NY 10993
Tel.: 845-429-0081

This Certificate of Registration has been placed on the next Regular Town Board Meeting agenda scheduled for February 15, 2022.

Should you have any questions, please do not hesitate to contact this Office.

encl.

AGREEMENT

THIS AGREEMENT, dated the ____ day of January, 2022, between the TOWN OF ORANGETOWN (hereinafter referred to as the “Town”) and JAMES ACHESON (hereinafter referred to as “Acheson”).

WHEREAS, Acheson is a police officer for the Town of Orangetown and holds the position of Captain; and

WHEREAS, Acheson is not a member of the Orangetown Police Benevolent Association (“PBA”) bargaining unit; and

WHEREAS, the Town and Acheson desire to enter into an agreement to define the terms and conditions of employment of Acheson for the time period of December 15, 2021 through and including December 31, 2022.

NOW, THEREFORE, in consideration of the mutual promises, covenants and considerations herein, it is assigned by the parties as follows:

FIRST: Acheson shall enjoy and be entitled to all terms and conditions set forth in the consolidated collective bargaining agreement and any memorandum of agreement between the Town of Orangetown and the Orangetown Police Benevolent Association covering the period between January 1, 2016 through December 31, 2022 (the “PBA Agreement”), which shall be binding upon the parties, except as otherwise stated to the contrary herein.

SECOND: Acheson agrees to a work schedule consistent with the terms of the PBA Agreement. However, Acheson agrees to work overtime in excess of the regular work schedule as needed without additional compensation.

THIRD: The Town shall provide, at its own expense, for the benefit of Acheson and his dependents, health insurance as set forth in the PBA Agreement which insurance shall continue in effect after retirement, including, disability retirement, of Acheson from the Orangetown Police Department. It is understood, however, that the health insurance benefits for dependents shall terminate upon the death of Acheson.

FOURTH: Acheson’s annual vacation leave credits shall be consistent with the terms of Article 8 of the PBA Agreement.

FIFTH: Acheson shall be entitled to receive cash payment for accumulated vacation leave credits consistent with the terms of Article 8 of the PBA Agreement, except that Acheson

shall be entitled to receive cash payment for up to sixty (60) hours of accumulated vacation leave credits during any calendar year.

SIXTH: Acheson shall have a base salary of \$222,887.00 for the period December 15, 2021 through and including December 31, 2021 to be paid retroactively by the Town upon execution of this Agreement.

SEVENTH: Acheson shall have a base salary of \$228,459.00 for the period of January 1, 2022 through and including December 31, 2022.

EIGHTH: Acheson shall be entitled to receive longevity consistent with the terms of Article 6 of the PBA Agreement.

NINTH: This Agreement shall remain in effect until December 31, 2022.

TENTH: The parties agree to enter into good faith negotiations for a new contract no later than ninety (90) days prior to the termination date of this Agreement. The Town agrees that Acheson will continue to be paid his salary and receive his benefits in accordance with this Agreement until a new Agreement is entered into between the parties or until Acheson retires, or otherwise separates from the Town's employ.

IN WITNESS WHEREOF, the Town and Acheson by their duly authorized signatures have executed this Agreement on the _____ day of January, 2022

James Acheson
Captain, Town of Orangetown Police Department

ATTEST:

TOWN OF ORANGETOWN

Rosanna Sfraga
Town Clerk

By: _____
Teresa Kenny
Town Supervisor

Sergeant Frank Buhler
Orangetown Police Department
1 Police Plaza
Orangeburg - New York 10962
Phone (845)359-3700 Fax (845)359-4563



January 11th, 2022

Donald Butterworth, Chief of Police
Town of Orangetown Police Department
1 Police Plaza
Orangeburg, NY 10962

Chief Butterworth,

This letter serves as a revised notice of my intention to retire from the Town of Orangetown Police Department. After further consideration I have decided to retire effective February 23rd, 2022. My last day of employment will be February 22nd, 2022.

If you have any questions regarding my plan on retirement or need any clarification on this matter, please don't hesitate to contact me.

Respectfully,

Sergeant Frank Buhler #197

**LICENSE AGREEMENT FOR USE OF THE RAMAPO
POLICE RANGE FACILITY BY OUTSIDE AGENCIES**

This Agreement made as of the 1st day of January 2022, between the TOWN OF RAMAPO, a Municipal Corporation with principal offices at the Ramapo Town Hall, 237 Route, Suffern, New York 10901 hereinafter referred to as "TOWN" and

TOWN OF ORANGETOWN, a municipal corporation of the State of New York, with offices at 26 Orangeburg Road, Orangeburg, New York 10923, hereinafter referred to as "LICENSEE".

WITNESSETH:

1. DESCRIPTION AND LOCATION

The TOWN hereby grants the LICENSEE, and LICENSEE hereby accepts from the TOWN, a license to use the Town of Ramapo Police Range Facility located at the end of Bailer Road in the Town of Ramapo. Said use shall include and be limited to training officers in firearms knowledge and proficiency.

2. TERM

The term of this License Agreement shall be for one year from January 1, 2022 through December 31, 2022 and may be renewed on a yearly basis upon the same terms and conditions provided the same is mutually acceptable to both parties.

- (a) The parties understand and agree that this is a License Agreement and not a lease, and is, therefore, revocable by the TOWN at will when, in the judgment of the TOWN Board, it is deemed that such termination is necessary either by operation of law or for any other public purpose, and the TOWN reserves the right to cancel this license on written notice to the LICENSEE whenever it desires in good faith to do so.
- (b) This License Agreement is specifically conditioned upon the representation by the LICENSEE that such LICENSEE, trainers and trainees shall be familiar with and comply with the Town of Ramapo Police Range Facility Policy (GO-105) and as said policy may from time to time be amended. A copy of GO-105 is attached hereto and made a part hereof.

3. CONSIDERATION

- (a) The LICENSEE, in consideration for this license, shall agree to provide the TOWN with insurance, pursuant to Paragraph 5 of this License Agreement, naming the TOWN as an additional insured, and shall indemnify and hold the TOWN harmless by reason of any claim against all suits or liability regardless of origin or nature arising out of LICENSEE'S use of the Town of Ramapo Police Range Facility. With respect to the insurance for which the TOWN is designated as an additional insured, the certificate must also indicate that the insurance is primary to the TOWN.

- (b) Although there is no fee charged for the use of the Ramapo Police Range Facility in 2022, the TOWN will be adding improvements to the facility in order to comply with Federal and State requirements. The TOWN anticipates charging a fee commencing in 2023.

4. COMPLIANCE WITH LAW

LICENSEE agrees to comply with all Federal, State and Local Laws and regulations and orders of the TOWN affecting the licensed premises in regard to all matters.

5. INSURANCE

The LICENSEE shall not use the Ramapo Police Range Facility under this license until it has obtained all insurance required under this paragraph and such insurance has been approved by the TOWN.

- (a) Compensation Insurance - The LICENSEE shall take out and maintain during the life of this contract Workers' Compensation Insurance for its employees who use and/or are at the subject premises.

- (b) General Liability and Property Damage Insurance - The LICENSEE shall take out and maintain during the life of this contract such general liability and property damage insurance as shall protect it from claims for damages for personal injury including accidental death and from claims for property damage which may arise from operations under this contract. The amounts of such insurance shall be as follows:

General Liability Insurance in a General Aggregate amount not less than \$5,000,000 and not less than \$5,000,000 on account of any one occurrence.

- (c) INTENTIONALLY OMITTED.

- (d) Defense of Action or Suits - Neither the TOWN nor any of its officers or agents shall in any manner be answerable or responsible for any loss or damages that may occur to the premises pursuant to the rights and obligations of the LICENSEE hereunder, or to any part or parts thereof, or to any materials, equipment or other property that may be used therein, or placed upon the ground, during the LICENSEE'S use of the premises. Neither the TOWN nor any of its officers or agents shall be in any manner answerable or responsible for any injury done, or damages or compensation required to be paid under any present or future law, to any person or persons whatever, whether employees of the LICENSEE or otherwise, or for damages to any property, whether belonging to the employees and/or agents of the LICENSEE or otherwise, or for damages to any property, whether belonging to the contractor or others, occurring during or resulting from the LICENSEE'S use of the premises. The LICENSEE shall properly guard against all injuries and damages. The LICENSEE shall indemnify and save harmless the TOWN, its officers and employees, and agents

against all such injuries, damages and compensation arising or resulting from causes other than the TOWN'S negligence. The LICENSEE shall, throughout the term hereunder and any use of the premises , that may occur at any time after the termination of this agreement, maintain General Liability Insurance in the amounts hereinbefore stated for the protection of the LICENSEE and the TOWN, and shall furnish duplicates of the policies to the TOWN, stamped by the insurer "Premium Paid." These policies shall be written by an insurance company or companies approved by the TOWN.

- (e) The LICENSEE shall furnish the TOWN with satisfactory proof of coverage of the insurance required.

Each policy and certificate shall have endorsed thereon:

"No cancellation of or change in the policy shall become effective until after 10 days' notice by Certified Mail to the TOWN Attorney, TOWN OF RAMAPO, TOWN Hall, 237 Route 59, Suffern, New York 10901."

- (f) If, at any time, any of the said policies shall be or become unsatisfactory to the TOWN as the form or substance, or if a Company issuing any such polices shall become unsatisfactory to the TOWN, and notification is given to LICENSEE in writing of same, LICENSEE shall promptly obtain a new policy, submit the same to the TOWN for approval, and submit a certificate thereof as hereinabove provided, Upon failure of LICENSEE to furnish, deliver and maintain such insurance as above provided, this license may, if such policy or policies are not secured within fifteen (15) days after written notice is given LICENSEE, at the election of the TOWN, be forthwith declared suspended, discontinued or terminated and any and all payments made by LICENSEE on account of this license shall thereupon be retained by the TOWN as liquidated damages. Failure of LICENSEE to purchase and/or maintain any required insurance shall not relieve LICENSEE from any liability under the license, nor shall the insurance requirements be construed to conflict with the obligations of LICENSEE concerning indemnification. All required insurance must remain in effect during the life of the license and any use of the premises after the expiration of the license. This paragraph shall survive the expiration of the term herein.
- (g) The total amount of insurance coverage set forth in paragraph 25(a) herein may be increased by the TOWN during the term of this License or any extension term hereof if reasonably deemed in the best interest of the TOWN.

6. HOLD HARMLESS

The LICENSEE, in addition to any public liability insurance obtained under this Contract, agrees to save, indemnify and hold harmless the TOWN and all of its agents, officers, servants and employees, including any consultant of the TOWN, by reason of any claim against all suits or liability regardless of origin or nature arising out of the use of the facility by the LICENSEE, including all laborers, employees, agents, servants, and

officers of the LICENSEE, whether by violation or statute, law, ordinance, regulation, order or decree or common law liability and whether or not a negligent act or omission is claimed and the LICENSEE agrees to pay the TOWN for defending such suit, all costs, expenses and reasonable attorney's fees incurred therein, or at the option of the TOWN, shall, at the LICENSEE'S own expense, defend any and all such actions.

7. LIABILITY TO THE TOWN

The TOWN shall not be liable for any damage to persons or properties at the Town of Ramapo Police Range Facility. The LICENSEE agrees that all personal property upon the demised premises shall be at the risk of the LICENSEE and that the TOWN shall not be liable for any damage thereto or loss or theft thereof.

8. MISCELLANEOUS PROVISIONS

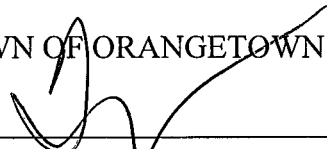
- (a) LICENSEE agrees to abide by all reasonable rules and regulations that the TOWN may, from time to time, make or adopt.
- (b) The failure of the TOWN to insist upon the strict performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of any rights or remedies that the LICENSEE may have, and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions, or covenants herein contained.
- (c) If any term, covenant or condition of this license, or the application thereof to any person or circumstance shall to any extent be invalid or enforceable, the remainder of this license shall not be affected thereby and each remaining term, covenant and condition of this license shall be valid and remain in full force and effect.

9. MODIFICATION

This instrument contains all of the agreement and conditions made between the parties and may not be modified orally or in any other manner other than by an agreement in writing signed by all of the parties or their respective successors in interest.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed by their corporate officers and have caused their corporate seals to be affixed hereto.

DATE: 2/2/2022

TOWN OF ORANGETOWN
By: 
Teresa M. Kenny, Supervisor
Print Name & Title

TOWN OF RAMAPO

By: 

MICHAEL B. SPECHT
SUPERVISOR

State of New York)
) SS:
County of Rockland)

On the 2nd day of February in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Ferna McKinny personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Allison B. Kardon
Notary Public

ALLISON B. KARDON Notary Public, State of New York No. 01KA6330552 Qualified in Rockland County Commission Expires 09/14/20 <u>23</u>

State of New York)
) SS:
County of Rockland)

On the _____ day of _____ in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael B. Specht, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public



**Town of Ramapo Police Department
GENERAL ORDER**

General Order No. 105	Issuance Date: May 26, 2005
Subject: Police Range Facility Policy	
Cross Reference: GO 111	Effective Date: June 1, 2005
Accreditation Ref:	
Distribution: All Members	Rescinded Date:
Issuing Authority: Chief Peter Brower	

Reevaluation						Amended					
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105.1 Purpose

It is the purpose of this order to provide guidelines for the use of the Town of Ramapo Police Range Facility.

105.2 Policy

The Town of Ramapo Police Department maintains a facility used for the purpose of training officers in firearms knowledge and proficiency. It is the policy of the Department that there shall be formal control over the use of the Police Range Facility.

105.3 Definitions

- A. **Police Range Facility:** The area located at the end of Bailer Road in the Town of Ramapo known as the "Range" and used for firearms training.
- B. **Licensee:** Any Department or Agency who has a valid Contract and Agreement executed and filed with the Town of Ramapo to use the Ramapo Police Range Facility.
- C. **Range Manager:** That person designated by the Chief of Police responsible for overseeing all aspects of the Ramapo Police Range Facility.
- D. **Firearms Instructor:** Any police officer who has completed a Federal Bureau of Investigation or New York State Firearms Instructor's Course, holds a valid certificate of completion, and has been assigned this duty by the Chief of Police.
- E. **Senior Firearms Instructor:** The Firearms Instructor charged with overseeing the Ramapo Police Range Facility in the absence of the Range Manager.
- F. **Range Officer:** Any police officer designated by the Range Manager to assist and work under the direction of a Firearms Instructor.

105.4 Procedures

- A. The Town of Ramapo Police Department may utilize the Ramapo Police Range Facility for any training or activity deemed safe and suitable.
 - 1. The Range Manager shall be consulted prior to authorization of range use so as not to cause safety issues or conflicts with scheduled training.
 - (a) In the absence of the Range Manager, a Firearms Instructor shall be consulted with.
 - 2. When firearms instruction is being conducted, there should be at least one Firearms Instructor or Range Officer present for every three trainees.
 - (a) This ratio may be altered by the Range Manager or Senior Firearms Instructor after carefully considering the experience level of trainers and trainees, and any other conditions which may affect the safe operation of the Ramapo Police Range.
- B. Designated parking shall be on the stone covered area within the gates of the Ramapo Police Range Facility. Vehicles are to be parked in plain view so that anyone entering the Police Range Facility can clearly see the vehicles and know that the Range is in use.
- C. Upon arrival, that person in command of the Range, shall assure that the Police Range is checked for safety hazards, damage, or any required maintenance to the Range or Equipment. If necessary, it shall be reported to the Range Manager or Senior Firearms Instructor. Officers are to use care in and around the Range Facility and Storage Trailer to avoid contact with animals which may find their way inside, including rattlesnakes.
- D. When the Range is active, the sign at the entrance gate shall be flipped to indicate that the Police Range is in use. It shall be flipped back upon completion.
- E. Rubbish shall be placed in proper receptacles.
- F. Additional procedures for Off-Duty Police Range Facility use.
 - 1. After obtaining permission from the Range Manager, individual officers may use the Ramapo Police Range for practice, at their own risk, and will not be considered on duty.
 - 2. When more than one officer is using the Ramapo Police Range, a Firearms Instructor or Range Officer should be present. The Range Manager will make a determination based upon the individual officer's knowledge and experience.
 - 3. The Range Manager may authorize an officer to be accompanied by a non-department member for safety purposes on an individual basis.

4. Prior to entering the Police Range and upon completion of its use, Desk Sergeant or on duty squad supervisor shall be notified.
 - a. If the range is already in use, the supervisor shall advise the officer of its active condition for safety purposes.
 - b. The supervisor shall assure that the Shift OIC is notified.
5. Officers utilizing the Police Range shall have a means of communicating with ECC Personnel such as a portable police radio or a working cellular telephone. The cellular phone number shall be provided to the ECC.

G. Safety.

1. Prior to any Firearms Training Session, a Safety Lecture shall be given, including but not limited to the following points:
 - a. All firearms are to be always considered loaded;
 - b. Firearms are to be holstered and secured at all times unless actively involved in a course of fire and have been given a command to unholster and/or fire by a Firearms Instructor or Range Officer;
 - c. Unless in use during training, all rifles and shotguns will be kept with the action open and the safety on;
 - d. Firearms will never be pointed at or in the direction of a person;
 - e. Firearms will never be pointed at anything you are not willing to damage or destroy;
 - f. Finger is to remain off the trigger until a decision has been made to shoot;
 - g. Shooters are to be aware of any hazards in the shooting environment and beyond prior to initiating any shots;
 - h. While on the line and involved in a training exercise, talking should be kept to a minimum so as not to interfere with range operations;
 - i. Anyone who sees, or simply believes that a safety hazard exists, shall immediately yell the word, "ABORT" loud enough for everyone to hear;
 - j. Upon hearing an "ABORT", everyone on the range shall immediately cease all shooting activity, safely holster and secure any handguns in their possession, and remain in their present position if not in danger. If rifles or shotguns are in use, the safety shall be applied, and the muzzle positioned vertically, above the head of the tallest person present at the range. They will then await further instructions from a Firearms Instructor or Range Officer;
 - k. Shooters shall not move from their line positions until instructed to do so by a Firearms Instructor or Range Officer;

- l. Shooters are not to bend over to pick up anything while on the line, including weapon magazines, until the line has been declared safe by a Firearms Instructor or Range Officer;
 - m. Whenever shooting is taking place, all personnel on the range must wear ear protection, safety glasses, and a baseball style cap with a brim that covers the top of their safety glasses.
 2. Distance Shooting
 - a. Shooting at distances of greater than 75 yards shall only be conducted on Range #1 (also known as the "Main Range" consisting of the turning-target system).
 - b. The Police Range Facility gate shall be closed and locked to exclude all unauthorized personnel from the Range Facility.
 - c. One officer shall be posted as an observer to announce a cease fire or abort if anyone should enter the Range Facility.
 - d. Extended shooting points shall remain within the width of Range #1. No shooting points shall originate to the left of target point #1, or to the right of target point #25. The purpose of this is to prohibit firing at angles across the range from a position that may not be clearly visible or expected.
- H. Qualification with Off Duty Firearms.
 1. Non-probationary Active members of the Ramapo Police Department may be certified to carry off duty firearms other than their service weapon by successfully completing a qualification course approved by the Range Manager.
 2. Off duty weapon qualification courses shall be for firearms of .32 caliber or greater, and officers shall provide the Range Manager or Senior Firearms Instructor with the make, model, serial number, and caliber of the firearm used during the qualification course.
 3. Retired members shall be permitted to complete a qualification course for off-duty weapons and upon successful completion, will be provided with a letter from the Range Manager or Senior Firearms Instructor indicating the date that they successfully completed the qualification course. The letter shall include make, model, serial number, and caliber of the firearm used for the qualification course. Their decision to possess a firearm shall be guided by any applicable laws or statutes. Records shall be maintained by the Range Manager.

105.5 Lines of Authority

When firearms are in use or to be used at the Ramapo Police Range Facility, the following personnel are in command of the Range:

- A. The Range Manager, followed by;
- B. the Senior Firearms Instructor, followed by;
- C. the highest ranking Firearms Instructor, followed by;
- D. the highest ranking officer present, followed by;
- E. the highest ranking Range Officer, followed by;
- F. the most senior officer.

105.6 Use of Ramapo Police Range by Outside Agencies

- A. Any outside agency wishing to utilize the Ramapo Police Range Facility, shall request such use in writing to the Chief of Police, and if approved, will be referred to the Ramapo Town Attorney's Office for contract.
- B. Licensees in contract with the Town of Ramapo may use the Ramapo Police Range Facility for Departmental Firearms Training ONLY.
- C. The contract is designed to accommodate the Licensee when no other Range Facility is available for their training. If another location is available to the Licensee, then the Ramapo Police Range Facility shall not be used. Other training, not directly related to firearms, shall be conducted off premises.
- D. Training must be performed under the direct supervision of a Firearms Instructor.
 - 1. Officers may remain at the Ramapo Police Range during a meal period provided that a Firearms Instructor is actually present at the facility.
- E. Only officers actually involved in the training activity and their supervisors, may be present at the Ramapo Police Range Facility.
- F. Under no circumstances shall anyone not covered under the Licensee's Agreement and/or Contract be present at the Range Facility.

- G. Licensees, Trainers, and Trainees shall be familiar with and comply with all provisions of this policy. Failure to comply with this policy will result in the immediate withdrawal of the Agreement and Contract.
 - 1. If for any reason any part of this policy is in question or violation, the Licensee is subject to the direction of the Ramapo Police Officer in Charge (OIC), Range Manager, or Senior Firearms Instructor.
- H. Licensee's or their agent(s) shall provide a copy of the signed contract and schedule all training with the Ramapo Police Range Manager prior to the commencement of any training.
 - 1. The Range Manager should ensure that the Licensee's request does not conflict with any other Range Facility use.
 - 2. The Range Manager shall assure that the working squad OIC is notified of the date, time, and length of training scheduled.
- I. Licensee shall designate one Firearms Instructor as being their Officer in Charge prior to any training.
 - 1. Licensee's OIC shall be responsible to assure compliance with this policy.
 - 2. Licensee's OIC shall notify the Ramapo Police Desk Sergeant on arrival and departure from the Range Facility.
- J. Under No Circumstances shall any agency conduct any activity at the Ramapo Police Range Facility until the Agreement has been executed and filed with the Town of Ramapo Attorney's Office.
- K. Licensee is not authorized to create or possess copies of the Ramapo Police Range Facility access keys without authorization from the Chief of Police or his/her designee.
 - 1. The Range Manager shall maintain records of agencies and individuals authorized to possess access keys to the Police Range Facility and has the authority to revoke those privileges at any time.
- L. Before Rifles are fired, Licensee shall assure that the "C-Shaped" target supports on the Action Target System are removed from the affected target positions. This is to avoid damage to the "C-arm" which is not designed to withstand rifle fire.

AGREEMENT FOR THE
SCHOOL RESOURCE OFFICER PROGRAM
NYACK UNION FREE SCHOOL DISTRICT (MIDDLE SCHOOL)

This agreement, made this _____ day of _____, 2022, by and between the Town of Orangetown Police Department, hereinafter referred to as the “Police Department”; and the Town of Orangetown, hereinafter referred to as the “Town”; and the Nyack Union Free School District, hereinafter referred to as “NSD”;

WITNESSETH

That whereas, NSD desires special law enforcement services to be rendered by the Chief of the Orangetown Police Department, namely, the providing of a School Resource Officer (SRO) for the Nyack Middle School, and

WHEREAS, the Town of Orangetown, the Chief of Police and the Superintendent of NSD have agreed to provide such special law enforcement services to the Nyack Middle School upon certain terms and conditions provided here in after,

WHEREAS, the Town of Orangetown and NSD are authorized to enter into this agreement pursuant to Section 119-0 of the General Municipal Law,

Now, therefore, this agreement will be used by the Police Department and NSD to cooperatively run the SRO Program.

SECTION 1. Objectives of the School Resource Officer Program

1.01. 1. To provide another resource for NSD in its goals of providing a safe school environment and of maintaining an atmosphere where students, teachers, staff members, administrators and others feel safe and secure to learn, teach, work and visit.

2. To help students learn more about the law and the criminal justice system.

3. To prevent crime and violence in Nyack Middle School and its school grounds.

4. To help decrease criminal offenses committed against persons and property in and around Nyack Middle School and to help enhance overall safety.

SECTION 2. Purpose of the School Resource Officer Program

2.01 Assignment of a law enforcement officer to Nyack Middle School to work in cooperation with the school's administrators, students, staff, parents, and community members to:

1. Help maintain a safe and secure environment, which will be conducive to learning.
2. Foster opportunities for positive interactions by the SRO with students, teachers, staff members, administrators and others in the school community.
3. Foster opportunities for the SRO to expand students' knowledge and understanding of the function of law enforcement agencies.
4. Establish a liaison with school personnel in a cooperative effort to prevent disruptive and violent behaviors.

2.02 The SRO shall not be responsible for disciplining students. It is understood and agreed that NSD and its administration are responsible for disciplining students. While the SRO may take appropriate action to prevent or stop criminal or unlawful activity, or violations of the Code of Conduct of NSD by students, for the purposes of school discipline, any student involved in such criminal or unlawful activity, or violation of the Code of Conduct, shall be escorted or reported to the school administration, which shall determine and mete out the appropriate discipline. Nothing herein shall restrict the SROs' ability to take appropriate law enforcement action against students who have engaged in criminal or unlawful conduct.

2.03 The SRO shall not be requested to participate in student searches conducted by school officials. School officials may search a student based on reasonable suspicion. A law enforcement officer must meet a more stringent requirement of probable cause in order to justify a search and may also be required to first obtain a search warrant. Requiring the assigned officer to conduct or participate in student searches may invalidate searches conducted by school officials based on their lesser standard of reasonable suspicion. However, officers may conduct searches under circumstances where a search by law enforcement is permitted by law.

2.04 It is agreed that, when on-duty, the SRO shall not transport any NSD student in the SRO's personal vehicle. Absent prior parent or guardian consent, it is agreed that the SRO shall not transport NSD students in the SRO's Police Department vehicle except when the student is under arrest or an emergency circumstance exists. When circumstances require transportation in the SRO's Police Department vehicle and such circumstances arose on NSD property, NSD shall provide a school employee of the same gender of the student to be transported to accompany the SRO in the Police Department vehicle. The SRO shall notify the school principal before

removing a student from a school campus and such removal shall not occur over the objection of the school principal, unless the SRO reasonably believes the student has committed a criminal or unlawful act. If the school principal cannot be reached regarding the removal of a student from a school campus, the SRO shall notify the Superintendent of Schools of NSD or the Assistant Superintendent of NSD and shall not proceed with the removal over the objection of the Superintendent of Schools of NSD or the Assistant Superintendent of NSD unless the SRO reasonably believes the student has committed a criminal or unlawful act.

SECTION 3. Duties and Responsibilities of the Police Department and Town.

3.01 The Police Department shall provide a sworn law enforcement officer to be assigned to Nyack Middle School, as a School Resource Officer (SRO). The selection and assignment of the individual officer shall be at the discretion of the Chief of Police and the selected officer shall be acceptable to the Principal of Nyack Middle School and the Superintendent of NSD. However, it is understood that the assigned officer shall have a minimum of four years of experience with the Police Department and all required SRO training. It is understood that, in the event of a police department emergency, the SRO may be required to attend to such emergencies in lieu of his or her duties under this agreement. It is further understood that the SRO is required to complete mandatory training and other duties as a police officer. This training and duties will be scheduled as best as possible to minimize the impact on the officer's duties at Nyack Middle School, but may require absence from Nyack Middle School. It is further understood that the SRO is an employee of the Town of Orangetown Police Department and will be subject to the rules and regulations, policies and procedures of the Police Department and the negotiated union contract. The Police Department will maintain control of the SRO's scheduling of time off. During regularly scheduled school hours, the police administration will only redeploy the SRO when necessary during emergencies or mandatory training.

3.02 The Chief of Police shall ensure that the exercise of any law enforcement powers by the SRO is in compliance with the authority granted by law to sworn police officers.

3.03 School Resource Officer's salaries and benefits will be paid by the Police Department. Funds needed to purchase necessary equipment, vehicles and materials will be provided by the Police Department. NSD and the Police Department will provide mutually agreeable professional development and training to support the SRO Program, which will include anti-racism training. The Chief of Police and the Superintendent or their designees will develop a list of mutually agreeable events that the SRO will attend at no additional cost to NSD.

In the event that NSD requests the SRO to be present for any additional event(s), NSD shall reimburse the Police Department for the cost of supplying such officer(s) at such events at an hourly rate based on the salary paid to such officer(s) by the Police Department, including

overtime (if applicable) consistent with the Orangetown Policemen's Benevolent Association Collective Bargaining Agreement (the "PBA Agreement"). The Police Department shall retain discretion as to whether to provide an officer to a requested event and shall retain discretion as to whether it will assign the SRO or reasonably assign another police officer to said event.

3.04 The SRO shall be assigned to work days at Nyack Middle School in accordance with the NSD schedule for approximately 60% of the days when classes are in session over the course of a semester. The work day shall cover a time period while classes are in session, consistent with the standard 8 hour work day as designated by the Police Department, which starts at Town Hall at 7:15 am and ends at Town Hall at 3:15 pm, or starts at Town Hall at 7:45 am and ends at Town Hall at 3:45 pm. The choice of time period will be agreed upon by the parties.

3.05 During the effective period of this agreement as set forth more fully in Section 7 below, NSD agrees to pay a partial reimbursement to the Town of Orangetown for the services of the SRO over the course of this agreement in accordance with the schedule set forth below:

\$21,000.00 for the spring 2022 school semester
\$48,000.00 for the school year 2022/2023;
\$54,000.00 for the school year 2023/2024;

These sums shall be vouchered by the Town on a biannual basis, to wit September 15th and January 15th of each year, and shall be payable by NSD within 30 days after receipt of the Town's voucher. If NSD fails to pay within 45 days after receipt of the Town's voucher, the Town may terminate this agreement and seek any and all remedies for unreimbursed services. For the spring 2022 school semester, there shall be a single voucher issued by the Town and shall be payable by NSD within 30 days of the later of (a) receipt of the Town's voucher by NSD and (b) full execution of this agreement.

3.06 Any time off, to include sick time, will be reported in accordance with the PBA Agreement and the Police Department's policies and additionally, the SRO will notify the school to which the SRO is assigned in a timely manner.

3.07 Access to Educational Records of NSD.

1. School officials shall allow SROs to inspect and copy any public records maintained by the school, including student directory information such as yearbooks. However, law enforcement officials may not inspect and/or copy confidential student education records except in emergency situations.

2. If some information in a student's cumulative record is needed in an emergency situation to protect the health or safety of the student or other individuals, school officials may

disclose to the SRO that information which is needed to respond to the emergency situation based on the seriousness of the threat to someone's health or safety, the need of the information to meet the emergency situation, and the extent to which time is of the essence.

3. If confidential student records information is needed, but no emergency situation exists, the information may be released only upon the issuance of a search warrant or subpoena to produce the records.

4. The Town acknowledges that Section 2-d of the New York State Education Law sets forth security and privacy requirements for personally identifiable student data and records of NSD and restricts the extent to which such personally identifiable student data and records can be shared by NSD.

SECTION 4. Duties and Responsibilities of the School District

4.01 The Designee of the Chief of Police shall work with the Superintendent of NSD or his designee to coordinate the activities of, and otherwise communicate with, the SRO on behalf of the school.

4.02 NSD shall provide and maintain the following for the SRO through the duration of this agreement: access to furnished office space, access to a school phone and voice mail on an existing line, and access to a computer/printer with internet access.

SECTION 5. School Resource Officer Program.

5.01 The Addendum is incorporated by reference.

SECTION 6. Indemnification and Insurance

6.01 To the fullest extent permitted by law, NSD shall indemnify and save harmless the Town and Police Department and their respective elected officials, officers, employees and agents from and against all claims, suits, damages, liabilities, losses, demands, costs and expenses, including reasonable attorneys' fees and disbursements and damages of every kind and nature, by or on behalf of any person, firm, association or corporation, arising out of or resulting from the negligent or reckless acts or omissions or intentional misconduct of NSD, and its Board of Education, officers, administrators, employees and agents, in connection with the operations and implementation of the School Resource Officer Program. This indemnification provision shall

survive the termination of this Agreement for any negligent or reckless acts or omissions or intentional misconduct that arose while this Agreement was in effect.

6.02 To the fullest extent permitted by law, the Town shall indemnify and save harmless the NSD and its respective elected officials, officers, employees and agents from and against all claims, suits, damages, liabilities, losses, demands, costs and expenses, including reasonable attorneys' fees and disbursements and damages of every kind and nature, by or on behalf of any person, firm, association or corporation, arising out of or resulting from the negligent or reckless acts or omissions or intentional misconduct of the Town, the Police Department, the SRO and their respective officers, administrators, employees and agents, in connection with the operations and implementation of the School Resource Officer Program. This indemnification provision shall survive the termination of this Agreement for any negligent or reckless acts or omissions or intentional misconduct that arose while this Agreement was in effect.

6.03 Nothing in this agreement shall be construed to affect in any way the Police Department's or NSD's rights, privileges, and immunities or defenses, which may exist by statute or common law with regard to any claim, action or cause of action by or on behalf of any third party.

6.04 The Town shall maintain in full force and effect during the term of this agreement a general comprehensive liability insurance policy, with law enforcement liability coverage, in an amount not less than Three Million Dollars (\$3,000,000.00) and agrees to list as additional insureds on such policy NSD and its Board of Education, officers, employees and agents. The Town shall also maintain in full force and effect during the term of this agreement workers' compensation, employer's liability and New York State disability benefits insurance for all employees of the Town and Police Department.

6.05 NSD shall maintain in full force and effect during the term of this agreement a general comprehensive liability insurance policy in an amount not less than Three Million Dollars (\$3,000,000.00) and agrees to list as additional insureds on such policy the Town, the Police Department and their respective elected officials, officers, employees and agents. NSD shall also maintain in full force and effect during the term of this agreement workers' compensation, employer's liability and New York State disability benefits insurance for all employees of NSD.

SECTION 7. Term of Agreement

7.01 The term of this agreement shall be for two and one half years, commencing on January 1, 2022 and ending on August 31, 2024.

7.02 This agreement may be terminated by either party upon at least ninety (90) days prior written notice to the other parties. Upon termination, the parties shall endeavor in an orderly

manner to wind down activities hereunder. Upon termination, the annual amount to be paid by NSD to the Town shall be prorated as appropriate based on the effective date of termination and NSD shall pay for all additional event services provided pursuant to Section 3.03 through the effective date of termination.

SECTION 8. Miscellaneous Provisions

8.01 Should any part of this agreement be declared invalid by a court of law, such decision shall not affect the validity of any remaining portion which shall remain in full force and effect as if the invalid portion was never a part of this agreement when it was executed. Should the severance of any part of this agreement materially affect any other rights or obligations of the parties hereunder, the parties hereto will negotiate in good faith to amend this agreement in a manner satisfactory to the parties. Failing agreement on such amendment, any one of the parties hereto may, by notice in writing terminate this agreement forthwith, subject to the provisions of this agreement relating to termination.

8.02 None of the provisions of this agreement are intended to create nor shall they be deemed or construed to create any relationship between the parties other than that of independent entities contracting with each other, solely for the purpose of effecting the provisions of this agreement. None of the parties hereto nor any of their respective officers, directors, administrators, employees or agents shall be construed to be an agent, employer or representative of the other parties.

8.03 Neither this agreement, nor any right, duty or obligation of any party hereunder, may be assigned or delegated by any party, in whole or in part, without the prior written consent of the other parties hereto.

8.04 This agreement has been arrived at mutually and is not to be construed against any party hereto as being the drafter hereof or causing the same to be drafted.

8.05 This agreement shall be governed by the laws of the State of New York.

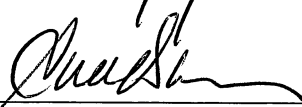
8.06 The failure of any of the parties to enforce any provision of this agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this agreement.

8.07 The undersigned representative of each party hereby represents and warrants that the undersigned is an officer, director or agent of that party with full legal rights, power and authority to enter into this agreement on behalf of that party and bind that party with respect to the obligations enforceable against that party in accordance with the terms contained herein.

SECTION 9. Complete Agreement

9.01 This agreement is the complete agreement of the parties; it may be amended or modified only in a written document signed by authorized representatives of both parties; and supersedes, cancels, and terminates any and all prior agreement or understandings of the parties, whether written or oral, concerning the subject matter thereof.

Dated: 3/1/22



Eudes S. Budhai
Superintendent of Schools
Nyack Union Free School District

Donald Butterworth
Chief of Police
Town of Orangetown Police Department

Teresa M. Kenny
Supervisor
Town of Orangetown

ADDENDUM

5.0 SCHOOL RESOURCE OFFICER PROGRAM

The School Resource Officer (SRO) program is a service of the Orangetown Police Department to NSD. This program will support the police department's commitment to service as it works to improve the quality of life in the Town of Orangetown and specifically the safety and security in the school system.

5.01 Duties and Responsibilities

5.01A Special Services Bureau Captain Orangetown Police Department

1. To direct and coordinate the implementation of the School Resource Officer Program
2. To supervise the day to day operation of the SRO Program
3. To coordinate training for the school resource officers
4. To assist in the evaluation of the School Resource Officer Program
5. To work closely with school based administrators and school resource officers to help design criminal justice related instruction to address specific criminal justice related issues.
6. To ensure supervisory review of reports and related paperwork completed by SRO.
7. To coordinate school resource officer and patrol officer duties related to law enforcement on campus.

5.01B School Resource Officer

1. To assist in educating students as to the role of police in our society and other law enforcement related issues, i.e.: crime prevention, substance abuse, driver safety.
2. To serve as a resource in criminal justice related education by working closely with teachers in customizing and designing instruction to address criminal justice related issues.
3. To serve as a positive role model and mentor for students.
4. To make students aware of the consequences of juvenile delinquency.

5. To establish liaison with school principals, faculty, and students.
6. To inform the students of their rights and responsibilities as lawful citizens.
7. To provide information and input to school based student service professionals and school staff members to help plan to meet the needs of students.
8. To assist NSD in formulating educational crime prevention programs to reduce the opportunity for crimes against persons and property in the schools.
9. To be on duty during extracurricular activities and athletic events as determined by the Chief of Police or his designee with input from the Superintendent or his designee.
10. If the SRO takes any law enforcement action at Nyack Middle School, as soon as practical, the SRO shall make the Principal of Nyack Middle School aware of such action.
11. At the request of the Principal of Nyack Middle School, the SRO shall take appropriate law enforcement action against intruders and unwanted guests who may appear at the school and related school functions, to the extent that the SRO may do so under the authority of the law. When possible, the SRO shall advise the Principal before requesting additional police assistance to the campus of Nyack Middle School.
12. The SRO shall testify in court, and at school related hearings or proceedings, as needed, with respect to observations made or information acquired in connection with services performed pursuant to this agreement.
13. The SRO shall recommend measures to protect school and personal property from theft and to protect persons from injury and death.
14. The SRO shall assist school personnel with emergencies.
15. The SRO shall coordinate all of the SRO's activities at Nyack Middle School with the school's principal and will seek permission, advice and guidance of the school's principal prior to enacting any program within the school.
16. While on duty, the SRO will carry a firearm(s) in accordance with New York State laws and regulations and the General Orders of the Orangetown Police Department.

5.02 Personnel Assignment

1. The selection of officers for assignment to the SRO Program shall be the responsibility of the Chief of Police or his designee and the selected officer shall be acceptable to the Principal of Nyack Middle School and the Superintendent of NSD. The Superintendent of NSD and/or Principal of Nyack Middle School shall have the opportunity to meet with the SRO prior to commencing service.

2. The SRO will provide another resource for the school district in their goal of a safe and secure learning environment for their staff and students.

3. The SRO will primarily be assigned approximately 60% of the NSD scheduled days of instruction during a semester.

4. In the event the principal of the school, to which the SRO is assigned, determines that the particular SRO is not effectively performing his duties and responsibilities, the principal will state such concern(s) in writing to the Superintendent. The Superintendent within a reasonable time after having received the recommendation from the principal will inform the Chief of Police of the principal's concerns and may request a change in the assignment of the SRO. If, within a reasonable amount of time, the issue cannot be resolved, the SRO may be reassigned from the school by the Chief of Police and a replacement will be obtained, subject to availability as determined by the Chief of Police. This clause is not intended to violate any contractual rights of the SRO.

5. The Chief of Police may dismiss or reassign an SRO based upon the Orangetown Police Department's Rules and Regulations and negotiated contracts and agreements.

6. In the event of the resignation, dismissal, or reassignment of the SRO, the Chief of Police will provide a replacement for the SRO within a reasonable amount of time after receiving notice of such dismissal, resignation or reassignment. If the SRO will be absent from his/her school due to personal illness, vacation, meetings or other law enforcement reasons, that result in the SRO's attendance being less than 60% of the NSD scheduled days of instruction during a semester at Nyack Middle School, the Police Department will provide a substitute SRO at no additional cost to NSD. In the case of absence from a school, the SRO will notify his/her department according to departmental rules and regulations, and will also notify the school administration in a timely manner. The Town of Orangetown Police Department shall attempt to make additional patrols to the middle school on days that the SRO is not present at the school during school hours.

7. The SRO will report to the Orangetown Police Department at the start, and at the end, of his/her tour of duty. The SRO's duty day will be determined by the Chief of Police in

cooperation with the principal. The SRO will drive to and from the school in a police department vehicle.

8. The SRO will attempt to complete all administrative matters during the established duty day. Traditional law enforcement matters not completed during the duty day will be on an overtime basis, as coordinated by the SRO Supervisor, and will be the responsibility of the Chief of Police.

5.03 Scope of Accountability of the SRO

1. The SRO is, first, a police officer whose primary duty is enforcement of the law.
2. The rights, responsibilities and expectations for behavior of students, the expectations of NSD's staff (including the administration) in relation to students and the expectations of behavior for visitors/members of the public are set forth in the District's Code of Conduct, which can be found on the District's website, www.nyackschools.org, under Board of Ed/BOE Policies/ePolicy/Section 5000/Sub-section 5300. Each SRO shall be familiar with the Nyack Middle School Student Handbook and NSD's Code of Conduct and shall act in accordance with the NSD's Code of Conduct, so long as the Code of Conduct does not conflict with, or be contrary to, the laws and regulations applicable to Police Officers in New York State.
3. The SRO shall work with the principal and school personnel in his/her assigned school.
4. The school principal and administration shall have full responsibility for enforcement of school discipline and school rules and regulations. The SRO shall not be responsible for disciplining students. While the SRO may take appropriate action to prevent or stop criminal or unlawful activity or violations of the Code of Conduct of NSD by students, for the purposes of school discipline, any student involved in such criminal or unlawful activity or violation of the Code of Conduct shall be escorted or reported to the school administration, which shall determine and mete out the appropriate discipline.
5. The Police Department shall be in charge during all criminal related matters.

5.04 Reporting Responsibilities of the SRO

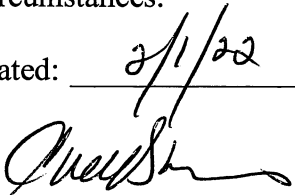
1. The SRO shall complete all reports in accordance with police department policy. Reports shall be completed in a timely manner and filed in accordance with department policy.

2. The SRO will complete a daily record of activities, programs conducted, classes taught, and counseling contacts made with students or staff during the workday.

5.05 Reporting Responsibilities of the School District

1. Any time the School District requires immediate police assistance, the school personnel should first telephone "911". The SRO shall not be the first contact in such circumstances.

Dated: 2/1/22



Eudes S. Budhai
Superintendent of Schools
Nyack Union Free School District

Donald Butterworth
Chief of Police
Town of Orangetown

Teresa M. Kenny
Supervisor
Town of Orangetown

TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS
PERMIT # 22-SP-002

RECEIVED
JAN 26 2022
Orangetown Police Department

RECEIVED
JAN 19 2022
TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

RECEIVED
JAN 28 2022
TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

EVENT NAME: 2022 Nun Run/Walk 5K
APPLICANT NAME: Katie Beckmann Mahon
ADDRESS: 496 Western Hwy Blauvelt NY 10913
PHONE #: 845 359 7327 CELL # 845 558 1490 FAX # _____
CHECK ONE: PARADE _____ RACE/RUN/WALK Run/Walk OTHER _____
The above event will be held on 09/24/22 from 830am to 1130am RAIN DATE: _____
Location of event: St. Dominic Convent (24)
Sponsored by: Sisters of Saint Dominic Telephone #: 845 359 7327
Address: same as above
Estimated # of persons participating in event: 200 vehicles _____

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #: listed above
Signature of Applicant: [Signature] Date: 01/15/22

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 1/19/22
Certificate of Insurance - Received On: 1/19/22 (will send updated when policy renews in June)

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: use Y / N - Received On: 1/19/22
Rockland County Highway Dept. Permit: Y / N - Received On: (in process)
NYSDOT Permit: Y / N - Received On: X
Route/Map/Parking Plan: Y / N - Received On: 1/19/22
RFS #: 52352 BARRICADES: Y / N CONES: Y / N TRASH BARRELS: Y / OTHER: _____

APPROVED: [Signature] DATE: 1-20-22
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y / N - Application Required: _____ Fee Paid - Amount/Check # _____
Portable Sars: Y / N - Other: _____
APPROVED: [Signature] DATE: 1/25/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y / N - Auxiliary Police Items: _____
APPROVED: [Signature] DATE: 01/26/22
Chief of Police

** Please return to the Highway Department to be placed on the Town Board Workshop **

Workshop Agenda Date: _____ Approved On: _____ TBR #: _____

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

Orangetown Representative:
R.C. Soil and Water Conservation Dist.-Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee



HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN
119 Route 303 · Orangeburg, NY 10962
(845) 359-6500 · Fax (845) 359-6062
E-Mail – highwaydept@orangetown.com

Affiliations:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

ROAD USE PERMIT APPLICATION
Section 139 Highway Law

NAME Katie Beckmann Mahon DATE 1/19/22
COMPANY Sisters of Saint Dominic
ADDRESS 496 Western Hwy Blauvelt NY 10913
TELEPHONE 845 359 7327
(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO USE:

Hoffman Lane, Blauvelt Road (btwn Bluefields + Western Hwy),
(Address number and name of road)
Bluefields Lane, Mountainview Ave (btwn Glenshaw St + Western Hwy)
(Intersecting streets and/or description of exact location)

REASON FOR USE 5K Run/Walk

DATE OF USE 9/24/22 RAIN DATE -

TIME ROAD WILL BE USED 8:30 - 11:30 am

WILL ROAD BE OPEN TO LOCAL TRAFFIC? yes

WILL ROAD BE OPEN TO EMERGENCY VEHICLES? yes

PLEASE PROVIDE A DETAILED MAP AND DESCRIPTION OF DETOUR IF TRAVEL WILL BE RESTRICTED.

PRELIMINARY APPROVAL [Signature] DATE 1-20-22

JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

This permit application will be forwarded to the Rockland County Superintendent of Highways, County of Rockland, 23 New Hempstead Road, New City, NY, 10956. You will receive written confirmation from that office.

8-13-02bjd

HAMLETS: PEARL RIVER · BLAUVELT · ORANGETOWN · TAPPAN · SPARKILL · PALISADES · UPPER GRANDVIEW



CLEAN STREETS = CLEAN STREAMS

RECEIVED

JAN 19 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

ROCKLAND COUNTY HIGHWAY DEPARTMENT

**USE/
APPLICATION FOR PERMIT TO CLOSE A COUNTY ROAD
UNDER SECTION 104 OF THE HIGHWAY LAW**

In the space provided the applicant must state their name and address. If the applicant is a corporation, state the location of the local office and the title of the person signing this application.

Karen Beckmann Mahon
Communications Manager
Sisters of Saint Dominic of Blauvelt, NY
496 Western Hwy Blauvelt NY 10913

In the space provided describe why the road needs to be closed where (intersection to intersection), and when the proposed closure will take place.

The Sisters of Saint Dominic will be hosting their seventh annual Nun Run, Walk & Run on Saturday, September 24, 2022 from 8:30am-11:30am. We would like to use Convent Rd (Western Hwy to Hoffman Lane) and Western Hwy (Mountainview Ave to Blauvelt Rd)

In the space provided describe the proposed detour route, barricades and signs required by the New York State Manual of Uniform Traffic Control Devices.

We will be working with the Town of Orangetown and Orangetown Police Department to direct traffic and runners.

Dated this 1/18/22 Day of January, 18th

Address: 496 Western Hwy Blauvelt NY 10913

Applicant: [Signature]

The Rockland County Highway Department reserves the right to have the applicant immediately removed from the roadway and traffic restored at any time deemed necessary by the Highway Department and/or the local law enforcement agency at such time the said permit will become null and void! Failure to abide may result in trespassing



Sisters of Saint Dominic of Blauvelt, New York
Futuring the Charism for the Life of the World.

RECEIVED

JAN 19 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

Orangetown Town Board
26 Orangeburg Road
Orangeburg, NY 10962

January 18, 2022

Dear Orangetown Town Board,

The Sisters of Saint Dominic of Blauvelt, NY are holding their seventh annual Nun Run/Walk 5K on Saturday, September 24, 2022. The race will begin and end at St. Dominic Convent and last from 8:30 AM - 11:00 AM.

As a part of this race, we are requesting police detail for the following roads to help direct traffic and runners during the race:

- Western Highway (Between Mountain View Avenue and Blauvelt Road)
- Convent Road (Between Western Highway and Hoffman Lane)
- Hoffman Lane
- Blauvelt Road (Between Bluefields Lane and Western Highway)
- Bluefields Lane
- Mountainview Avenue (Between Glenshaw Street and Western Highway)

Also, please note that we will be using the Rail Trail from the Blauvelt Library entrance (on Western Highway) to Mountainview Avenue. We have already reached out to Aric Gorton about this request. We are also requesting any available barricades for help with directing traffic and runners for this race.

We shall be very grateful for your assistance with the items mentioned above. It will be most helpful to us in making the 2022 Nun Run/Walk 5K a success.

Gratefully,

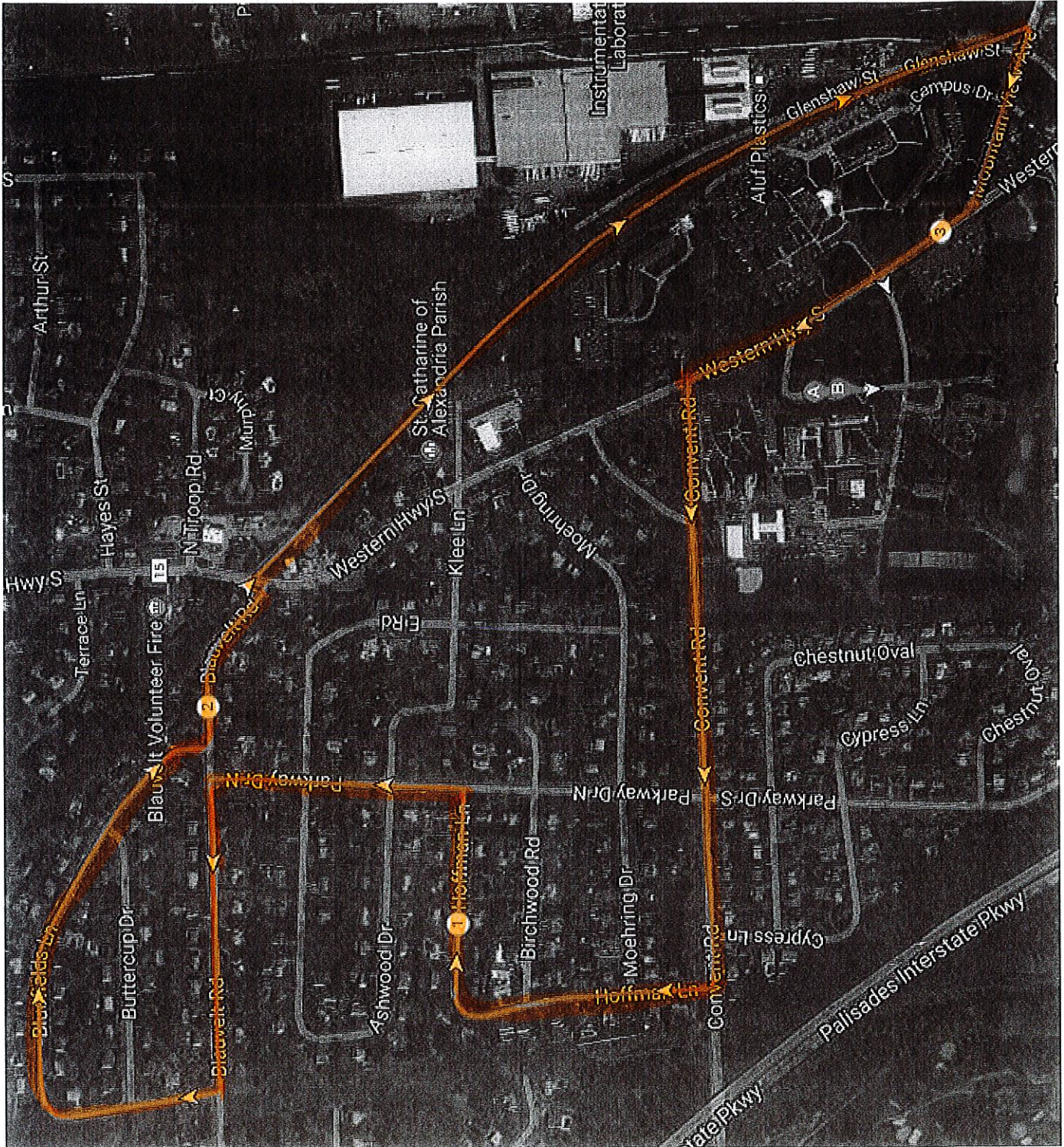
Katie Beckmann Mahon
Communications Manager
Sisters of Saint Dominic of Blauvelt, New York

496 Western Highway
Blauvelt, New York 10913-2097
Phone: (845) 359-5600 · Fax: (845) 359-5773
website: www.opblauvelt.org

RECEIVED

JAN 19 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/19/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

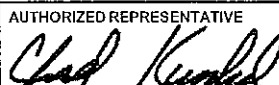
PRODUCER Artex Risk Solutions, Inc. (CB) 2850 Golf Road, 5th Floor Rolling Meadows IL 60008-4050	RECEIVED JAN 19 2022	CONTACT NAME: Christian Brothers Services PHONE (A/C No. Ext): 800-807-0300 E-MAIL ADDRESS:	FAX (A/C No): 630-378-2508
	INSURED Brothers of the Christian Schools & Affiliates DEPARTMENT Loc #1177022 SISTERS OF ST. DOMINIC OF BLAUVELT 1205 Windham Parkway Romeoville IL 60446-1679	INSURER(S) AFFORDING COVERAGE INSURER A: Old Republic Union Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 31143

COVERAGES **CERTIFICATE NUMBER:** 59684381 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			822100 1325596	6/15/2021	6/15/2022	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ Included
							MED EXP (Any one person)	\$ 15,000
							PERSONAL & ADV INJURY	\$ Included
							GENERAL AGGREGATE	\$ N/A
							PRODUCTS - COMP/OP AGG	\$ Included
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Evidence of coverage with respect to upcoming events

CERTIFICATE HOLDER Town of Orangetown 26 Orangeburg Road Orangeburg NY 10962	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

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TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS

PERMIT # 22-SP-003

EVENT NAME: Flying Dutchmen 5k

APPLICANT NAME: Patrick Driscoll

ADDRESS: 15 Dutch Hill Rd Orangeburg, NY 10962

PHONE #: 845-304-6015 CELL # 845-304-6015 FAX # _____

CHECK ONE: PARADE _____ RACE/RUN/WALK OTHER _____

The above event will be held on Sat. Mar. 26th from 9:15 to 10:00 RAIN DATE: None

Location of event: Tappan Zee High School

Sponsored by: Tappan Zee track and field Telephone #: 845-304-6015

Address: 15 Dutch Hill Rd Orangeburg

Estimated # of persons participating in event: 150 runners vehicles 0

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:

Pat Driscoll, 15 Dutch Hill Rd. Orangeburg 845-304-6015

Signature of Applicant: Patrick Driscoll Date: 01/25/22

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 1/27/22

Certificate of Insurance - Received On: 2/1/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: Y/N - Received On: X

Rockland County Highway Dept. Permit: Y/N - Received On: X

NYS DOT Permit: Y/N - Received On: X

Route/Map/Parking Plan: Y/N - Received On: 1/27/22

RFS #: 52380 BARRICADES: Y/N CONES: Y/N TRASH BARRELS: Y/N OTHER: X

APPROVED: [Signature] 1-29-22 1-28-22 DATE: _____
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y/N - Application Required: _____ Fee Paid - Amount/Check # _____

Port-o-Sans: Y/N: 8 Other: _____

APPROVED: [Signature] DATE: 2/1/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y/N: AUXILIARY Items: _____

APPROVED: [Signature] #208 DATE: 02/07/2022
Chief of Police

** Please return to the Highway Department to be placed on the Town Board Workshop **

Workshop Agenda Date: 2/15/22 Approved On: _____ TBR #: _____



RECEIVED

JAN 27 2022

RECEIVED

FEB 08 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

RECEIVED

JAN 27 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

January 15, 202~~1~~2

Town of Orangetown
26 Orangeburg Road
Orangeburg, NY 10962

To Whom it May Concern:

The Tappan Zee HS Cross Country team plans on holding its 9th Annual "Flying Dutchmen 5k" on Saturday March 26, 2021 from 9:00am- 10:00am. As in the past we have attached the appropriate permit application and request that the following items if they could be provided.

From the Highway Department:

Barricades at the following locations:

- 3- Parkway Drive South and Carlton Road
- 3- Parkway Drive South and Convent Road
- 3- Parkway Drive North and Blauvelt Road

From the Orangetown Police Department:

5 Auxiliary Police Officers for Safe Crossings throughout the route.

Any questions or concerns may be directed to my cell #: 845-304-6015

Regards,



Patrick Driscoll
Tappan Zee High School
Boys & Girls Cross Country

RECEIVED

JAN 27 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

Flying Dutchmen 5k Race Route March 26, 2020

Start at North entrance to high school: Bataan Rd.

Go on Dutch Hill Rd, Make immediate right onto Carlton.

Make Right on Parkway Drive.

Make left onto Blauvelt Rd.

Turn around by Theodore Roosevelt Dr.

Come back towards Tappan Zee High School the same way.

Finish is in Tappan Zee High School back parking lot.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/27/2022

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PRODUCER NEW YORK SCHOOLS INSURANCE RECIPROCAL 333 Earle Ovington Blvd. Uniondale NY, 11553	CONTACT NAME: PHONE (A/C, No., Ext): E-MAIL ADDRESS:	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
INSURED South Orangetown Central School District 160 Van Wyck Road Blauvelt, NY 10913	INSURER A: New York Schools Insurance Reciprocal	NAIC # 34843
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

RECEIVED
FEB 01 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER:	X	SSP SOR 001	07/01/2021	07/01/2022	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE UNLIMITED PRODUCTS - COMP/OP AGG \$1,000,000 S
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) S BODILY INJURY (Per accident) S PROPERTY DAMAGE (Per accident) S
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		ECL SOR 001	07/01/2021	07/01/2022	EACH OCCURRENCE \$25,000,000 AGGREGATE UNLIMITED S
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT S E.L. DISEASE - EA EMPLOYEE S E.L. DISEASE - POLICY LIMIT S

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Certificate Holder is an Additional Insured as per the terms stated on Additional Insured Endorsement CG 20 26 04 13 - use of premises/facilities for the District's events during the policy period.

CERTIFICATE HOLDER Town of Orangetown 26 Orangeburg Road Orangeburg, NY 10962	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Dolores Heppes</i>
---	--

TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS
PERMIT # 22-SP-006

RECEIVED
FEB 3 2022
Orangetown Police Department

EVENT NAME: Rockland GAA Memorial 5K Run

APPLICANT NAME: Rockland GAA

ADDRESS: 160 Old Orangeburg Rd.

PHONE #: 914-715-1260 CELL # _____ FAX # _____

CHECK ONE: PARADE _____ RACE/RUN/WALK OTHER _____

The above event will be held on 3/26/22 from 8am to 1pm RAIN DATE: _____

Location of event: GAA Fields / Blaisdell Rd / Corporate Dr.

Sponsored by: Rockland GAA Telephone #: _____

Address: 160 Old Orangeburg Rd.

Estimated # of persons participating in event: 500 vehicles 0

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:
Marie DeLaney 192 Hobart St P.R. 914-715-1260

Signature of Applicant: Marie DeLaney Date: 1/26/22

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 2/1/22

Certificate of Insurance - Received On: 2/1/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: use Y N - Received On: 2/1/22

Rockland County Highway Dept. Permit: Y / N - Received On: 2/3/22

NYS DOT Permit: Y / N - Received On: X

Route/Map/Parking Plan: Y N - Received On: 2/1/22

RFS #: 52396 BARRICADES: Y N CONES: Y N (200) TRASH BARRELS: Y / N OTHER: 10 recycle bins

APPROVED: [Signature] DATE: 2-1-22
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y / N Application Required: _____ Fee Paid - Amount/Check # _____

Port-o-Sans: Y / N Other: _____

APPROVED: [Signature] DATE: 2/2/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y / N: February 4 Items: _____

APPROVED: [Signature] DATE: 02/07/2022
Chief of Police

** Please return to the Highway Department to be placed on the Town Board Workshop **

Workshop Agenda Date: 2/15/22 Approved On: _____ TBR #: _____

RECEIVED

FEB 01 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

RECEIVED

FEB 08 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

Orangetown Representative:
R.C. Soil and Water Conservation Dist.-Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee



**HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN**
119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-Mail – highwaydept@orangetown.com

Affiliations:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

RECEIVED

FEB 01 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

ROAD USE PERMIT APPLICATION
Section 139 Highway Law

NAME Marie Delaney DATE 1/26/22
COMPANY Rockland GAA
ADDRESS 160 Old Orangeburg Rd.
TELEPHONE 914-715-1560
(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO USE:

old orangeburg Rd / Hunt Rd / Olympic Dr. / Corporate Dr.
(Address number and name of road)

(Intersecting streets and/or description of exact location)

REASON FOR USE Rockland GAA Memorial 5K

DATE OF USE 3/26/22 RAIN DATE —

TIME ROAD WILL BE USED 8 AM - 1 PM

WILL ROAD BE OPEN TO LOCAL TRAFFIC? Yes

WILL ROAD BE OPEN TO EMERGENCY VEHICLES? Yes

PLEASE PROVIDE A DETAILED MAP AND DESCRIPTION OF DETOUR IF TRAVEL WILL BE RESTRICTED.

PRELIMINARY APPROVAL [Signature] 2/1/22 DATE 2-2-22
JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

This permit application will be forwarded to the Rockland County Superintendent of Highways, County of Rockland, 23 New Hempstead Road, New City, NY, 10956. You will receive written confirmation from that office.

8-13-02bjd



Rockland County

Ed Day, Rockland County Executive

RECEIVED
FEB 03 2022
TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

HIGHWAY DEPARTMENT
23 New Hempstead Road
New City, New York 10956
Phone: (845) 638-5060 Fax: (845) 638-5037
Email: highway@co.rockland.ny.us

Charles H. "Skip" Vezzetti
Superintendent of Highways

PERMIT AND NOTICE TO Use A ROAD

To the Town Clerk of *Orangetown* in Rockland County:

This is to certify that the Superintendent of Highways of Rockland County has been requested by
Rockland GAA (Marie Delaney)

To Use a section of Highway in the Town of *Orangetown* Rockland County, known as
Old Orangeburg Road / Blaisdell Road / Hunt Road / Olympic Corporate Road / Hunt Road

The portion of highway will be *Used* under Highway Law on March 26, 2022, From 9 AM - 2 PM

For the purpose of 5 K Race GAA

This activity can not be properly conducted unless the portion described above is *Used* during the time such activity is in progress.

To the Town Highway Superintendent of *Orangetown* in Rockland County:

A certificate of which the foregoing is a copy having been executed by me under the authority conferred by Section 104 of the Highway Law and filed in the office of the Town Clerk in *Orangetown* on the 2nd Day of February 2022, you are hereby notified that I have authorized the *Use* of the above described section of highway. The applicant must provide a detour for traffic during the time the road is *Used* and notify police, fire, ambulance, school districts and public transportation prior to *Using* of the roadway. The applicant must provide the necessary signs, barricades, lights, flagmen, etc. and make every effort to cooperate with the traveling public. Keep fire, police, ambulance, public transportation and school entities informed as to daily activities, concerning the *Use*.

Dated this 2nd February 2022



Rockland County Superintendent of Highways



22-SP-006

Feb. 1, 2022

Town of Orangetown

Town Hall

26 Orangeburg Road

Orangeburg, NY 10962

RECEIVED

FEB 01 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

To the Town Board,

The Rockland GAA is requesting the use of the below items from the Highway Department for the Memorial 5K Fun

We would like to request traffic assistance from the Auxiliary Police Dept.

We would like to request 200 cones and 10 recycle bins.

The Rockland GAA will submit the appropriate permits to the Highway Department in addition to this request.

Thank you,

Marie Delaney

Rockland GAA

Orangeburg Rc

20

RECEIVED

FEB 01 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

21-SP-0016





CERTIFICATE OF LIABILITY INSURANCE

OP ID: MM

DATE (MM/DD/YYYY)

01/26/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Raymond Sheridan Financial Inc
19 E. Washington Ave.
Pearl River, NY 10985
Raymond Sheridan

CONTACT NAME: _____
PHONE (A/C, H/O, EXT): _____ FAX: _____
E-MAIL: _____
ADDRESS: _____
PRODUCER: _____
CUSTOMER ID #: **HIBER-1**

INSURED **ROCKLAND COUNTY AOH**
PO BOX 182
PEARL RIVER, NY 10965

INSURER(S) AFFORDING COVERAGE
INSURER A: **Capital Specialty Ins Co** NAIC # **111111**
INSURER B: _____
INSURER C: _____
INSURER D: _____
INSURER E: _____
INSURER F: _____

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	AGGREGATE LIMIT	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
GENERAL LIABILITY					
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	<input checked="" type="checkbox"/>	3588009613	03/20/2022	03/21/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (PER OCCURRENCE) \$ 50,000 MED EXP (Per Occurrence) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 1,000,000
<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					
GEN'L AGGREGATE LIMIT APPLIES PER POLICY: <input type="checkbox"/> POLICY <input type="checkbox"/> HO <input type="checkbox"/> LOC					
AUTOMOBILE LIABILITY					
ANY AUTO					CONSIDERED SINGLE LIMIT (Per Occurrence) \$
ALL OWNED AUTOS					BODILY INJURY (Per Person) \$
SCHEDULED AUTOS					BODILY INJURY (Per Accident) \$
HIRED AUTOS					PROPERTY DAMAGE (PER ACCIDENT) \$
NON-OWNED AUTOS					\$
UMBRELLA LIAB					\$
<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$
DEDUCTIBLE					AGGREGATE \$
RETENTION \$					\$
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					
ANY PROPRIETOR/FAR INDIVIDUALLY OCCURRENCE EXCLUDED (Mandatory in NY)	<input type="checkbox"/>	N/A			NO SUB-LIMITS / OTHER
Phys. Services Under Description of Operations below					E.L. EACH ACCIDENT \$
					E.L. DISEASE - EA EMPLOYEE \$
					E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 91, Additional Remarks Schedule, if more space is required)
ST. PATRICK'S DAY 3/20/2022

CERTIFICATE HOLDER IS ADDITIONAL INSURED

CERTIFICATE HOLDER

ORANG-1

TOWN OF ORANGETOWN
26 ORANGEBURG RD
ORANGEBURG, NY 10962

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Raymond Sheridan
Raymond Sheridan

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Application for Showmobile Use

Showmobile Requirements

Applications must be submitted to the Parks & Recreation Office no later than 8 weeks prior to your event in order to be placed on a Town Board agenda.

There are two pages to this application. Please read and understand all items listed on page 1 (this page) and upload your certificate of insurance.

Click "next" to advance to page 2 and fill out all requested information.

Upload Certificate of Insurance * 2022 RC AOH Parade Orangetown Insurance certificate and forms.pdf 3.19MB

Before completing the Showmobile Request Form, please be aware of the following:

- + The total area needed for the Showmobile is a space 50 feet in length, 15 feet in width and 25 feet in height.
- + Showmobile stage measures 28 feet long x 14 feet 7 inches deep x 25 feet high when open. One set of stairs is available with hand railings. (Please note that this measurement does not include the trailer hitch or the tow vehicle).
- + The lights require a 110 volt, 20 amp circuit to plug into within 150 feet of the right front side of the Showmobile. Additional electrical equipment must be plugged into a separate circuit.
- + The Showmobile must be parked in a relatively level space. The placement of the Showmobile is at the discretion of the Orangetown Parks & Recreation staff. Although every effort will be made to meet requests, this equipment does not go off road, over curbing, on uneven ground or over rough terrain.
- + The area must be free of obstructions such as overhanging tree limbs, electrical wires, etc.
- + The tow vehicle must remain with the Showmobile for the duration of the event.
- + In the event of winds in excess of 30 MPH, the stage canopy must be closed.
- + The Town seal is not to be covered and no nails, staples, tacks or tape may be used to attach any items to the Showmobile)
- + The organization will receive an emailed invoice after their event is complete. Payment is expected no later than 14 days after receipt of invoice.
- + A member of the organization renting the unit must be on site at time of arrival for proper set up as well as time of departure to assure all event tasks have been completed (i.e. removal of equipment)
- + Any changes/cancellations (unless otherwise agreed upon) to the event must be made 24 hours in advance by contacting Mark Albert at malbert@orangetown.com.

Additional Requirements:

- + Certificate of insurance required. Must name the Town of Orangetown as additionally insured.
- + Rental Costs: \$500.00 plus labor.

Showmobile Application

Event Information

Event/Festival Name *	St. Patrick's Day Parade		
Event Location Name *	Central Avenue in front of Pearl River Hook & Ladder Co. No. 1 Fire House		
Event Address *	Street Address		
	58 East Central Avenue		
	Address Line 2		
	City	State / Province / Region	
	PEARL RIVER	NY	
	Postal / Zip Code	Country	
	10965	United States	
Setup Date & Time *	3/20/2022		
	11:00:00 AM		
Take-Down Date & Time *	3/20/2022		
	05:00:00 PM		
Stair Arrangement *	<input type="radio"/> Right side of stage		
	<input checked="" type="radio"/> Left side of stage		
	<input type="radio"/> Front of stage		
	<input type="radio"/> Not Sure		
Set-up Info *	Please describe in detail what the stage will be used for and how you intend to set it up. If you have a rain date, please list it here so long as all the information above is the same.		
	Reviewing stand for the Pearl River St. Patrick's Day Parade.		
Placement *	<input checked="" type="radio"/> Pavement		
	<input type="radio"/> Grass/Field		
	<input type="radio"/> Other		

Applicant Information

Applicant's Name *	William Young
Organization Name *	Rockland County Ancient Order of Hibernians
Organization Address *	28 Railroad Avenue
Organization City *	PEARL RIVER
Organization State *	NY
Phone (w) *	9732220470
Phone (c) *	9732220470
Email *	william.young@pseg.com

Signature*

William P. Young

By checking this box and submitting this form, I acknowledge I have read, understand, accept, and agree to the above terms and conditions.

*

I accept the terms and conditions



Portable Toilet Request Form

The Town of Orangetown accepts requests for portable toilets from not-for-profit groups for their events and programs. Applications must be submitted 8 weeks prior to the event. In case of any changes, the organization must contact Mark Albert at malbert@orangetown.com no later than 48 hours prior to the event.

Event Information

Event Name * St. Patrick's Day Parade

Event Location Name * Pfizer parking lot to Crooked Hill Road to Middletown Road to Central Avenue

Event Address *

Street Address
28 Railroad Avenue
Address Line 2

City Pearl River State / Province / Region New York

Postal / Zip Code 10965 Country United States

Event Start Date * 3/20/2022
11:00:00 AM

Event End Date * 3/20/2022
05:00:00 PM

Set-up Info * Please describe the exact location the units should be placed on the event site
5 portable toilets in Pfizer parking lot
6 portable toilets off of Blauvelt Road (former Dollar General parking lot)
2 portable toilets in ShopRite parking lot
1 portable toilets in CVS parking lot
1 portable toilets in Gildea's Restaurant parking lot
3 portable toilets on street near Central Ave Fire House
4 portable toilets on street near Post Office/Train station area

Number of regular units required * 22

Number of ADA units required * 0

Total Number of units required * 22

Applicant Information

Applicant First Name * William

Applicant Last Name * Young

Organization Name * Rockland County Ancient Order of Hibernians

Organization Not For Profit? * Yes
 No

Organization Address *

Street Address	28 Railroad Avenue	
Address Line 2		
City	PEARL RIVER	State / Province / Region NY
Postal / Zip Code	10965	Country United States

Phone (w) * 9732220470

Phone (c) * 9732220470

Email * william.young@pseg.com

Certificate of Insurance * 2022 RC AOH Parade Orangetown Insurance certificate and forms.pdf 3.19MB

Certificate must list the Town of Orangetown as additional Insured

Signature *



TOWN OF ORANGETOWN
 SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS
 PERMIT # 22-SP-005

RECEIVED
 FEB 3 2022
 Orangetown Police Department

RECEIVED

JAN 31 2022

TOWN OF ORANGETOWN
 HIGHWAY DEPARTMENT

EVENT NAME: ST. PATRICK'S DAY PARADE
 APPLICANT NAME: WILLIAM YOUNG (ROCKLAND COUNTY AOH)
 ADDRESS: 28 RAILROAD AVENUE, PEARL RIVER, NY 10965
 PHONE #: (973) 222-0470 CELL # (973) 222-0470 FAX # _____
 CHECK ONE: PARADE RACE/RUN/WALK _____ OTHER _____

The above event will be held on 03/20/22 from 1100 HR to 1700 HR RAIN DATE: NONE

Location of event: CROOKED HILL ROAD → MIDDLETOWN ROAD SOUTH → CENTRAL AVENUE WEST

Sponsored by: ROCKLAND COUNTY ANCIENT ORDER OF HIBERNIANS Telephone #: (973) 222-0470

Address: 28 RAILROAD AVENUE, PEARL RIVER, NY 10965

Estimated # of persons participating in event: 50,000+ vehicles 12

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:
WILLIAM YOUNG, 146 NORTH LINCOLN ST, PEARL RIVER, NY 10965 (973) 222-0470

Signature of Applicant: William Young Date: 1/31/2022

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 1/31/22

Certificate of Insurance - Received On: 1/31/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: N - Received On: 1/31/22

Rockland County Highway Dept. Permit: N - Received On: 1/31/22

NYS DOT Permit: Y / N Received On: X

Route/Map/Parking Plan: Y / N - Received On: _____

RFS #: 52391 BARRICADES: Y / N CONES: Y / N TRASH BARRELS: Y / N OTHER: Painting of green stripe Message Board

APPROVED: [Signature] 2-1-22 DATE: 2-1-22
 Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y / N - Application Required: _____ Fee Paid - Amount/Check # _____

Port-o-Sans: Y / N: 14 Other: _____

APPROVED: [Signature] DATE: 2/2/22
 Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y / N: Police / Auxiliary Items: _____

APPROVED: [Signature] #205 DATE: 02/07/2022
 Chief of Police

** Please return to the Highway Department to be placed on the Town Board Workshop **

Workshop Agenda Date: 2/15/22 Approved On: _____ TBR #: _____

RECEIVED

FEB 08 2022

TOWN OF ORANGETOWN
 HIGHWAY DEPARTMENT

RECEIVED

JAN 31 2022

JAMES J. DEAN
Superintendent of Highways
Roadmaster II

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN

119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-mail - highwaydept@orangetown.com

Orangetown Representative
R.C. Soil & Water Conservation Dist.-Chairman
Member:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County



ROAD CLOSING PERMIT APPLICATION
Section 139 Highway Law

NAME WILLIAM YOUNG DATE 1/31/2022
COMPANY ROCKLAND COUNTY ANCIENT ORDER OF HIBERNIANS - ST PATRICK'S DAY PARADE
ADDRESS 28 RAILROAD AVENUE, PEARL RIVER, NY 10965
TELEPHONE (973) 222-0470
(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO CLOSE:

CROOKED HILL ROAD TO MIDDLETOWN ROAD TO CENTRAL AVENUE WEST
(Address number and name of road)

(Intersecting streets and/or description of exact location)

REASON FOR CLOSING ANNUAL PARADE

DATE OF CLOSING SUNDAY, MARCH 20, 2022 RAIN DATE NONE

TIME ROAD WILL BE CLOSED 1 PM

WILL ROAD BE OPEN TO LOCAL TRAFFIC? 4:30 PM

WILL ROAD BE OPEN TO EMERGENCY VEHICLES? YES

PLEASE PROVIDE A DETAILED MAP AND DESCRIPTION OF DETOUR IF TRAVEL WILL BE RESTRICTED.

PRELIMINARY APPROVAL [Signature] DATE 2.1.22

JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

This permit application will be forwarded to the Rockland County Superintendent of Highways, County of Rockland, 23 New Hempstead Road, New City, NY, 10956. You will receive written confirmation from that office.

8-13-02bjd

HAMLETS: PEARL RIVER • BLAUVELT • ORANGETOWN • TAPPAN • SPARKILL • PALISADES • UPPER GRANDVIEW



CLEAN STREETS=CLEAN STREAMS



CERTIFICATE OF LIABILITY INSURANCE

OP ID: MM

DATE (MM/DD/YYYY)

01/26/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Raymond Sheridan Financial Inc
19 E. Washington Ave.
Pearl River, NY 10965
Raymond Sheridan

RECEIVED

JAN 31 2022

CONTACT NAME:

PHONE

(A/C, No, Ext):

FAX (A/C, No):

E-MAIL ADDRESS:

PRODUCER

CUSTOMER ID #: HIBER-1

INSURED
ROCKLAND COUNTY AOH
PO BOX 182
PEARL RIVER, NY 10965
TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Capitol Specialty Ins Co

111111

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	X	356B009613	03/20/2022	03/21/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$ \$ \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DEDUCTIBLE RETENTION \$					OCCUR CLAIMS-MADE EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
ST. PATRICK'S DAY 3/20/2022

CERTIFICATE HOLDER IS ADDITIONAL INSURED

CERTIFICATE HOLDER

ORANG-1

CANCELLATION

TOWN OF ORANGETOWN
26 ORANGEBURG RD
ORANGEBURG, NY 10962

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Raymond Sheridan



RECEIVED

JAN 31 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

**COUNTY OF ROCKLAND
DEPARTMENT OF HIGHWAYS**

23 New Hempstead Road
New City, New York 10956
(845) 638-5060
Fax. (845) 638-5037

Ed Day
County Executive

CHARLES H. VEZZETTI
Superintendent of Highways

PERMIT AND NOTICE TO *Close* A ROAD

To the Town Clerk of *Orangetown* in Rockland County:

This is to certify that the Superintendent of Highways of Rockland County has been requested by

ROCKLAND COUNTY ANCIENT ORDER OF HIBERNIANS OF PEARL RIVER @ 735 - 0855

(Billy Young @ 973-222-0470)

To *Close* a section of Highway in the Town of *Orangetown* Rockland County, known as

MIDDLETOWN ROAD AND CENTRAL AVENUE IN PEARL RIVER ,

FROM CROOKED HILL ROAD TO MAIN STREET

The portion of highway will be *Closed* under Highway Law on MARCH 20, 2022 Sunday from 12 pm - 5 pm

For the purpose of ANNUAL SAINT PATRICKS DAY PARADE IN PEARL RIVER

This activity can not be properly conducted unless the portion described above is *Closed* during the time such activity is in progress.

To the Town Highway Superintendent of *Orangetown* in Rockland County:

A certificate of which the foregoing is a copy having been executed by me under the authority conferred by Section 104 of the Highway Law and filed in the office of the Town Clerk in *Orangetown* on the 25th Day of January 2022, you are hereby notified that I have authorized the *Closure* of the above described section of highway. The applicant must provide a detour for traffic during the time the road is *Closed* and notify police, fire, ambulance, school districts and public transportation prior to *Closing* of the roadway. The applicant must provide the necessary signs, barricades, lights, flagmen, etc. and make every effort to cooperate with the traveling public. Keep fire, police, ambulance, public transportation and school entities informed as to daily activities, concerning the *Closure*.

Dated this 25th January 2022

Rockland County Superintendent of Highways

JK
1/31/22

RECEIVED

JAN 31 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

ANCIENT ORDER OF HIBERNIANS IN AMERICA
Organized in New York City, May 4, 1836
PARADE COMMITTEE
ROCKLAND COUNTY A.O.H.
P.O. Box 182
Pearl River, New York 10965

January 17, 2022

Supervisor and Town Board Members
Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962

Dear Supervisor Kenny,

As winter marches on, we start to look forward to the St. Patrick's Day Parade in March 2022. We respectfully request permission to hold the Parade in Pearl River on Sunday, March 20, 2022.

As in the past, we request permission for the Orangetown Highway Department to aid us by providing:

1. Necessary trash barrels
2. Barricades along the line of march
3. Painting of the green stripe
4. Sound system and personnel to assist
5. Town showmobile
6. Porta-sans; costs to be shared with the A.O.H., Town paying for 14

The Ancient Order of Hibernians will provide a Certificate of Insurance to the Town. We thank you in advance for Orangetown's continued support. If you have any questions, please call my cell phone at (973) 222-0470.

Very truly yours,

William P. Young

William P. Young
Vice President – Rockland County A.O.H.
William.Young@pseg.com
(973) 222-0470

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	021522	\$ 1,426,705.43
	020222	\$ 228,785.38 Utilities
	122221	\$ 684,528.53
		\$ 2,340,019.34

The above listed claims are approved and ordered paid from the appropriations indicated.

APPROVAL FOR PAYMENT

AUDITING BOARD

Councilman Gerald Bottari

Councilman Paul Valentine

Councilman Thomas Diviny

Councilman Brian Donohue

Supervisor Teresa M. Kenny

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 2/10/2022
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 2/15/2022 consists of 3 warrants for a total of \$2,340,019.34.

The first warrant had 125 vouchers for \$1,426,705 and had the following items of interest (2022 items).

1. All Bright Electric (p1) - \$10,700 for street light maintenance contract.
2. Applied Golf (p4) - \$124,500 for Blue Hill maintenance Contract.
3. Applied Golf (p4) - \$49,583 for Broadacres maintenance Contract
4. Atlantic Salt (p5) - \$78,212 for Highway salt purchases.
5. Beckman Appraisals (p6) - \$5,000 for tax certiorari defense.
6. Capasso & Sons (p7) - \$74,301 for recycling (1/22).
7. CSEA Employee Benefit Fund (p9) - \$32,067 for dental benefits.
8. Global Montello (p16) - \$30,228 for fuel.
9. Goosetown Enterprises (p16) - \$10,885 for Police leases.
10. Helmke (p18) - \$32,400 for OHA snow removal.
11. Idemia (p22) - \$6,400 for Police scan equipment.
12. JP Morgan Equipment Finance (p24) - \$53,828 for Energy Performance contract.
13. MetLife (p26) - \$13,755 for Police dental benefits.
14. NYS Dept. of Civil Service (p28) - \$811,482 for healthcare benefits.
15. PNC Equipment finance (p29) - \$5,508 for Broadacres GC cart leases.
16. RCSWMA (p31) - \$5,519 for solid waste disposal.
17. Walker, Esq. (p47) - \$7,000 for Youth court program.

The second warrant had 47 vouchers for \$228,785 and was for utilities (2022 items).

The third warrant had 114 vouchers for \$684,528 and had the following items of interest (2021 items).

18. Capasso & Sons (p5) - \$74,301 for recycling (12/21).
19. County of Rockland (p7) - \$27,472 for PILOT's (pass through).
20. Environmental Construction (p9) - \$18,768 for sewer repair Blaisdell Rd.
21. Environmental Design and Research (p10) - \$63,575 for engineering services DEME (bonded).
22. Global Montello (p12) - \$12,142 for fuel.
23. Hauser Bros. (p15) - \$6,548 for emergency repair S. Nyack PS.
24. Hudson Valley Engineering Assoc. (p14) - \$26,586 for N. Middletown Rd. project.
25. Keane & Beane (p17) - \$7,981 for outside counsel.
26. Morano Brothers Inc. (p21) - \$183,055 for N. Middletown Rd. Ped. Link.
27. Pearl River Chamber of Commerce (p25) - \$14,155 for Christmas Light reimbursements.
28. State Comptroller (p29) - \$30,052 for Justice fines.
29. Structure Tone, LLC (p31) - \$9,028 for escrow refund.
30. The Club West, LLC (p31) - \$10,672 for escrow refund.
31. Verde Electric (p34) - \$61,875 for traffic signal replacement project (bonded).

Please feel free to contact me with any questions or comments.

Jeffrey W. Bencik, CFA

845-359-5100 x2204