

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Virtual Meeting of Wednesday, January 12, 2022**

**MEMBERS PRESENT:** Thomas Warren, Chairman  
Stephen Sweeney  
Denise Lenihan  
Michael Mandel  
Bruce Bond (alternate)

Andrew Andrews  
Michael McCrory  
Robert Dell

**MEMBER ABSENT: None**

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

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

<b>Alatsas Resubdivision Plan</b>		<b>PB #22-01</b>
Request for Two 90 Day Extension to File the Subdivision Plan with the Rockland County Clerk's Office 9 & 11 Bergen Avenue, Palisades 77.20/2/85 & 86; R-15 zoning district	<b>Granted Two 90 day Extensions to File</b>	

<b>Hauser Site Plan &amp; Tree Remediation Plan</b>		<b>PB#21-60</b>
Prepreliminary/ Preliminary/ Final Site Plan, Tree Remediation Plan and SEQRA Review 200 Kings Highway, Tappan 77.07/1/ 35.1; R-15 zoning district	<b>Continued: Revise Plans Submit FEAF</b>	

<b>Rockland Cidery Site Plan</b>		<b>PB#21-64</b>
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review 68 Sickletown Road, Pearl River 69.19/1/6; R-40 zoning district	<b>Postponed by Applicant</b>	

<b>1050 Route 9W Site Plan Critical Environmental Area</b>		<b>PB #22-02</b>
Reapproval of Final Site Plan and Reaffirmation of SEQRA Review 1050 Route 9W, Upper Grandview 71.09/1/ 28; R-22 zoning district	<b>Continued: Revise Plans</b>	

<b>500 North Middletown Road Site Plan</b>		<b>PB#21-45</b>
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review 500 North Middletown Road, Pearl River 64.17/3/1; CO zoning district	<b>Postponed by Applicant to February 9<sup>th</sup> Meeting</b>	

TOWN CLERK'S OFFICE  
2022 FEB 15 P 1:50  
TOWN OF ORANGETOWN

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Virtual Meeting of Wednesday, January 12, 2022**

**59 Tweed Boulevard Site Plan**  
**Critical Environmental Area**  
Prepreliminary/ Preliminary/ Final Site Plan  
and SEQRA Review  
59 Tweed Boulevard, Upper Grandview  
71.13/1/ 20; R-22 zoning district

**Postponed by**  
**Applicant**  
**to February**  
**23rd Meeting**

**PB #22-03**

**117 Tweed Boulevard Site Plan**  
**Critical Environmental Area**  
Prepreliminary/ Preliminary/  
Final Site Plan and SEQRA Review  
117 Tweed Boulevard, Upper Grandview  
71.17/1/ 20; R-22 zoning district

**Final Site Plan**  
**Approval Subject**  
**to Conditions**  
**Neg. Dec.**

**PB #22-04**

The decisions of the December 8, 2021 Planning Board Meeting were reviewed, edited, and approved. The motion for adoption was made and moved by Stephen Sweeney and seconded by Michael Mandel and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Stephen Sweeney, aye; Robert Dell, aye; Michael McCrory, abstain; Bruce Bond, aye and Andrew Andrews, abstain.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Stephen Sweeney and seconded by Andrew Andrews and agreed to by all in attendance. The meeting was adjourned at 9:47 p.m. The next Planning Board meeting is scheduled for February 9, 2022.

**DATED: January 12, 2022**

Cheryl Coopersmith  
Town of Orangetown Planning Board



TOWN CLERK'S OFFICE

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**PB #22-01: Alatsas Resubdivision Plan Granted Two 90-day Extensions to File the Subdivision with the Rockland County Clerk's Office**

**Town of Orangetown Planning Board Decision**  
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**TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern, New York**  
**FROM: Town of Orangetown Planning Board**

**RE: Alatsas Resubdivision Plan:** The application of Jay Greenwell, applicant, for two 90-day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office at a site to be known as "**Alatsas Resubdivision Plan**" in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located at 9 & 11 Bergen Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.20, Block 2, Lots 85/86 in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, January 12, 2022**, at which time the Board made the following determinations:

The Board received the following communications:

1. Project Review Committee Report dated January 5, 2022.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated January 7, 2022.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 7, 2022.
4. Copy of PB#21-12, Final Resubdivision Plan Approval Subject to Conditions, dated February 24, 2021.

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

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

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**PB #22-01: Alatsas Resubdivision Plan Granted Two 90-day Extensions to File the Subdivision with the Rockland County Clerk's Office**

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**DECISION:** In view of the foregoing, the Board **GRANTED Two 90-Day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office, with the following conditions:**

1. The office of Building, Zoning, Planning Administration and Enforcement has no objection to the requested extension.
2. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped by the Chief Clerk to the Board and the construction plans are reviewed and approved by the Inspector.
3. DEME has no objection to the request for two (2) 90-day extensions to file the subdivision. However, the following comments/ recommendation still need to be addressed/ satisfied:
4. The applicant shall research the possibility of connecting the proposed sanitary house connection to the sanitary main on Scotti Avenue.
5. (Sizing, calculations for proposed 12-inch DIP replacement pipe under Bergen Avenue.) The existing 15 CMP drainage pipe, currently just south of the existing macadam pavement in Bergen Avenue, has an invert on the east side of 38.7 This means that the top of the pipe is at  $\pm 39.95$ . The spot elevation shown at the southernmost end of the existing macadam pavement in Bergen Avenue is listed at 39.5. This in turn means that the top of pipe is higher than the existing pavement and will be higher than the proposed extension. The applicant's engineer shall redesign this drainage crossing in order to allow vehicular crossing of the drainage line. The engineer shall also provide calculations for sizing the replacement piping. The calculations shall include the year storm the new pipe shall carry.
6. Flared end sections and riprap at both end of the proposed new drainage crossing under Bergen Avenue.
7. Profiles for all proposed drainage piping facilities are required and shall be added to the plans.
8. A post construction stormwater maintenance agreement for the proposed stormwater systems shall be submitted to DEME and the Orangetown Town Attorney's Office for review and approval. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with a telephone number, yearly report to be submitted to DEME, etc.
9. Elevations on the drywell are missing.

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10. The Perc Test results indicate that the test hole was dug to a total depth of 4 feet. However, this is too shallow. Based on the detail provided, the bottom of the drywell seems to be about 4.5 feet below the grade. Therefore, the test hole shall be at least 6.5 feet below grade. The perc tests/ groundwater elevation determination shall be redone at the proper depth.

11. The profile for the extension of Bergen Avenue shows a "hump" being constructed in the roadway. This is unacceptable. The road shall be redesigned to have no hump in it.

12. Details, including elevations, for the proposed drywell system shall be added to the drawings. Also, an overflow shall be designed and depicted for the proposed drywell system.

13. Note #19 shall be revised to include; slope/ utility sinks, floor drains, clothes washers, dish washers.

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

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

**Dated: January 12, 2022**  
**Cheryl Coopersmith**  
**Town of Orangetown Planning Board**



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**PB #22-04: 117 Tweed Boulevard Site Plan  
Rear Deck -Critical Environmental Area  
Final Site Plan Approval Subject to Conditions  
Neg. Dec.**

**Permit #51867**

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**TO: Jay Reichgott, PE, 121 Laurel Road, Tuxedo Park, NY 10987  
FROM: Orangetown Planning Board**

**RE: 117 Tweed Boulevard Site Plan– Critical Environmental Area:**  
The application of Jay Reichgott, applicant, for Data Control One, owners, for Prepreliminary/ Preliminary/ Final Site Plan at a site known as “**117 Tweed Boulevard Site Plan - Rear Deck**”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 117 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 20 in the R-22 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **January 12, 2022** at which time the Board made the following determinations:

Jay Reichgott appeared and testified before the Board.

1. Project Review Committee Report dated January 5, 2022.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Jane Slavin, Director, Deputy Building Inspector dated January 10, 2022.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated January 7, 2022.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated January 3, 2022.
5. Letters from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated January 23, 2022 and Michael Kezner, dated December 16, 2021.
6. Notices from Rockland County Department of Health, signed by Elizabeth Mello, PE, Senior Public Health Engineer, dated December 12, 2021.
7. Notices from Rockland County Highway Department, signed by Dyan Rajasingham, dated December 22, 2021.
8. Letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer, Engineer II, dated December 20, 2021.
9. Notice from Suez, signed by William Prehoda, dated January 5, 2022.
10. Building Permit Referral to the Planning Board dated August 27, 2020 prepared by Rick Oliver, Building Inspector.

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11. Project Narrative with photographs prepared by the applicant.
12. Short Environmental Assessment Form signed by Jay Reichgott, PE, dated November 8, 2021.
13. Deck Plans prepared by Jay Reichgott, PE, dated August 12, 2021:
  - CS-100: Cover Sheet
  - A-101: Existing Conditions
  - A-102: Proposed Rear Deck Add.
  - A-103: Sections
  - A-104: Foundation & Framing
14. Site Plan prepared by Reichgott Engineering, dated October 26, 2020 with a copy of the Original site plan prepared by Michael Esmay, dated September 6, 1984.

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

**Public Comment:**

Howard Dean, abutting property owner, 119 Tweed Boulevard, raised concerns regarding the movement of the supports and the structural integrity of the deck..

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

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Michael McCrory, aye; Robert Dell, aye; Stephen Sweeney, aye, and Bruce Bond, aye, the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

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**PB #22-04: 117 Tweed Boulevard Site Plan  
Rear Deck -Critical Environmental Area  
Final Site Plan Approval Subject to Conditions  
Neg. Dec.**

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After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant's consultant Jay Reichgott, P.E. and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the Health and Rockland County Sewer District #1, and having reviewed the drawings presented by the applicant's professional consultant; Jay Reichgott, P.E, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

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

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

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."
2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. The Engineer must date the Deck Layout plan with date that he superimposed his notations on the survey.
5. Per Chapter 43, Table 3.12, R-22 District, the following variances are required from the Town of Orangetown Zoning Board of Appeals;
  - Column 9, side yard required is 25' with 19' proposed, and
  - Column 10, total side yard required is 60' with 55' proposed.

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6. Review and approval is required from the Town of Orangetown Architecture and Community Appearance Board of Review (ACABOR), however this requirement may be waived by the Planning Board at time of review.
7. The Short Environmental Assessment Form (EAF) appears to be in order.
8. The following note shall be placed on the Plan: This plan does not conflict with the County Official Map and has been approved in the manner specified by Section 239 L & M of the General Municipal Law of the State of New York.
9. Place the Section, Block and Lot Tax Number in the Key Box.
10. Note the name and address of the "Record Owner", and place a signature/date line next to the note.
11. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:
  - Several questions on the Short Environmental Assessment Form (SEAF) are answered incorrectly. The EAF Mapper Application, provided by the NYSDEC indicates that questions 12b, 15, and 20 on the SEAF should be answered affirmatively. To ensure accurate SEQRA Documentation, the Village should encourage applicants to use this tool to complete the SEAF as it populates the answers to certain questions using NYS database information.
12. Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and no future correspondence is requested for this site.
13. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
  - Rockland County Health Department
  - Rockland County Sewer District #1
  - Town of Orangetown Zoning Board of Appeals
  - Rockland County Highway Department
  - Rockland County Planning Department
14. The Planning Board granted a waiver of the Architecture and Community Appearance Board of Review.
15. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

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**PB #22-04: 117 Tweed Boulevard Site Plan  
Rear Deck -Critical Environmental Area  
Final Site Plan Approval Subject to Conditions  
Neg. Dec.**

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

**17. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and/or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.**

**18. TREE PROTECTION: The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:**

- a. No construction equipment shall be parked under the tree canopy.**
- b. There will be no excavation or stockpiling of earth underneath the trees.**
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.**

**d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:**

- One (1) foot radius from trunk per inch DBH**
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:**
  - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.**
  - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.**

**The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.**

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**19.** All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

**20.** Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

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

**22.** If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

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

**24.** Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

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

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

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

Dated: January 12, 2022  
Cheryl Coopersmith  
Town of Orangetown Planning Board



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**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**PB #22-04: 117 Tweed Boulevard Site Plan  
Rear Deck -Critical Environmental Area  
Final Site Plan Approval Subject to Conditions  
Neg. Dec.**

**Permit #51867**

**Town of Orangetown Planning Board Decision  
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This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: 117 Tweed Boulevard Site Plan– Critical Environmental Area – Rear Deck; Final Site Plan Approval Subject to Conditions**

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

**DESCRIPTION OF ACTION: Site Plan Review**

**LOCATION:** The site is located at 117 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 20 in the R-22 zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning  
Administration and Enforcement  
Town of Orangetown  
20 Greenbush Road, Orangeburg, NY 10962  
Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC; - Town Supervisor, Applicant, Involved Agencies

**TOWN OF ORANGETOWN**