

12865

[Handwritten signature]

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

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

RECEIVED

JAN 22 2022

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Project Name: Student Bus Company

Street Address: Student Bus Company

Tax Map Designation:

Section: 74.07 Block: 1 Lot(s): 15.1

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the East side of Greensbush Road, approximately 0 feet of the intersection of Mountain View Avenue, in the Town of ORANGETOWN in the hamlet/village of Orangeburg.

Acreage of Parcel <u>36.43</u>	Zoning District <u>LI</u>
School District <u>South Orangetown</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>Orangeburg</u>	Fire District <u>So: Orangeburg</u>
Water District <u>United Water</u>	Sewer District <u>Orangetown</u>

Project Description: ³⁰ (If additional space required, please attach a narrative summary.)
Office and daily storage of buses for the South Orangetown Central School District - ~~renewal of special permit~~

outside
a Zoning Board meeting granted 4/16/08 - ZBA 08-29

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

Date: 09.13.21 Applicant's Signature: _____

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If subdivision:

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

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

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

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

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

Project History:

Has this project ever been reviewed before? _____

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

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

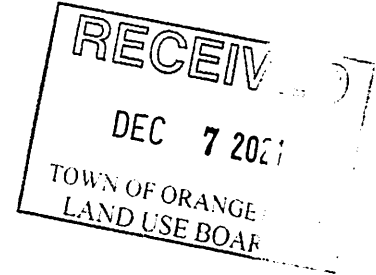
Fax: (845) 359-8526

Date: December 6, 2021

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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

Subject: **Student Bus Company** PB #21-66
Prepreliminary/Preliminary/Final Site Plan & SEQRA
152 Kings Highway, Orangetown
74.07/1/15.1, LI zoning district



Submission Reviewed:

Proposed Parking Lot Modifications as prepared by Jay A. Greenwell, PLS dated 9/1/2021.

- 1) The project description states that this is an application for a renewal of a special permit. That is incorrect, as no special permit was ever granted.
- 2) The applicant received the following approvals;
 - a. January 23, 2008, PB#07-55, Final Site Plan approval with Conditions.
 - b. March 28, 2008, Amendment to PB#07-55, override of January 22, 2008 RC Planning Department letter;

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

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

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

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

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

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

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

- 3) The Applicant must advise if the building is still vacant or provide parking calculations demonstrating that there is ample parking on the site.
- 4) The current plan as submitted differs significantly from the plot plan that was approved by in 2008.
- 5) The current plan indicates 35 proposed bus parking spots, where 30 was previously approved in 2008. Applicant must confirm the number of proposed bus parking spots.
- 6) A variance from the Zoning Board of Appeals is required to permit the bus parking per Chapter 43, Table 3.11, LI district, Column #7, Item #5, all storage to be in completely enclosed buildings.
- 7) The revision dates from 2008 should be removed as this is a NEW application.
- 8) The SEAF appears to be in order.

DECISION

**OUTDOOR STORAGE VARIANCE APPROVED FOR TERM OF PRESENT
LEASE WITH CONDITIONS**

To: Donald Brenner (Student Bus Company)
4 Independence Avenue
Tappan, New York 10983

ZBA # 08-29
Date: 4 / 16 / 08

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#08- 29: Application of Student Bus Company for variances from Chapter 43, Section 3.11 LI zone, Col 7 Regulation #5 (Storage of School buses not in an enclosed building: outdoor storage proposed) for the storage of school buses in an existing parking lot located on the east side of Greenbush Road at the intersection of Mountainview Avenue, Orangeburg, New York, and are identified on the Orangetown Tax Map as Section 74.07, Block 1, Lot 15; LI zone.

Heard by the Zoning Board of Appeals of the Town of Orangetown at meetings held on Wednesday, April 2, 2008 and April 16, 2008 at which time the Board made the determination hereinafter set forth.

Donald Brenner appeared and testified.

The following documents were presented:

1. Proposed parking lot modifications for Student Bus Company Lot-1 Orangeburg Salisbury Corp. dated 11/20/07 revised 12/11/07 signed and sealed by Jay Greenwell, Land Surveyor.
2. Planning Board Decision #07-55 dated January 23, 2008.
3. Three memorandums from John Giardiello, Director Office of Building, Zoning and Planning Administration and Enforcement dated Oct. 24, 2007, Sept. 26, 2007 and Jan. 23, 2008.
4. A letter dated March 31, 2008 from the County of Rockland Department of Planning signed by Salvatore Corallo, Commissioner of Planning.
5. A letter dated March 18, 2008 from the County of Rockland Department of Highways signed by Joseph Arena, Principal Engineering Technician.

At the April 2, 2008 meeting Ms. Catelli recused herself because the bus company has a contract with the school district that employs her.

Mr. Brenner, Attorney requested a continuance until the next meeting when there would be enough board members to override the County Planning letter.

At the April 16, 2008 meeting Jay Greenwell, Land Surveyor and Donald Brenner, Attorney appeared and testified.

Donald Brenner, Attorney, testified that at the prior meeting there were four members present but one member had to recuse herself because she is employed by the school district; that the Planning Board overrode the Rockland County Planning Board letter because there is no construction taking place; that the application needs four members to override the county letter; that the bus company has a lease for three years and have been operating in the space since September; that if the building becomes occupied they would have to appear before the Boards anyway; that there is no maintenance being done on this site; that all repairs are done in Spring Valley or Hillburn; and that a small office space is being rented.

Jay Greenwell, Land Surveyor, testified that they have requested 30 spaces for buses to park but there are only 27 buses being parked on site presently; that there are traffic cones and stripping in the middle that can park three cars or six buses; that the buses enter and exit at the far easterly point; that there are an additional 134 parking spaces in the front of the property; and the bus spaces are shown on page #2.

On August 28, 2007 the Zoning Board of Appeals consented to the Orangetown Planning board acting as Lead Agency for the SEQRA review process for this project. The Planning Board issued a Negative Declaration on January 23, 2008 (PB#07-55).

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing the documents presented, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested outdoor storage variance for 30 buses as conditioned would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties; however if the building becomes occupied while the buses are being stored on site, a re-evaluation must be made by both the Planning Board and Zoning Board of Appeals.
2. The requested outdoor storage variance for 30 buses as conditioned would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. There shall be no bus maintenance performed on premises.
3. The benefits sought cannot be achieved by other means feasible for the applicant other than obtaining a variance.
4. The requested outdoor storage variance is not substantial. The number of buses has been limited to 30 and the period of time to store the buses is limited to the length of the current lease or three years.
5. The applicant leased the property so the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the variance.

ORANGETOWN

ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application for the requested outdoor storage variance is **APPROVED** with the **FOLLOWING SPECIFIC CONDITIONS:** (1) Outdoor storage is limited to thirty school buses; (2) No maintenance shall be performed on the buses at this location; (3) approval is for the life of the present lease (3 years); (4) the area of the building to be used to serve the subject property shall be disclosed; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

8 APR 30 10:29

TOWN OF ORANGETOWN

Mr. Mowerson made a motion to override #2 and 3 of the County of Rockland Department of Planning letter dated March 31, 2008; which motion was seconded by Mr. Sullivan and carried unanimously.

The foregoing resolution to approve the application for the requested outdoor bus storage variance was presented and moved by Mr. Mowerson, seconded by Mr. Sullivan, and carried as follows: Mr. Doherty, aye; Mr. Mowerson, aye; Mr. Sullivan, aye; and Ms. Albanese, aye. Ms. Castelli was absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: April 16, 2008

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 

Deborah Arbolino
Administrative Aide

DISTRIBUTION:

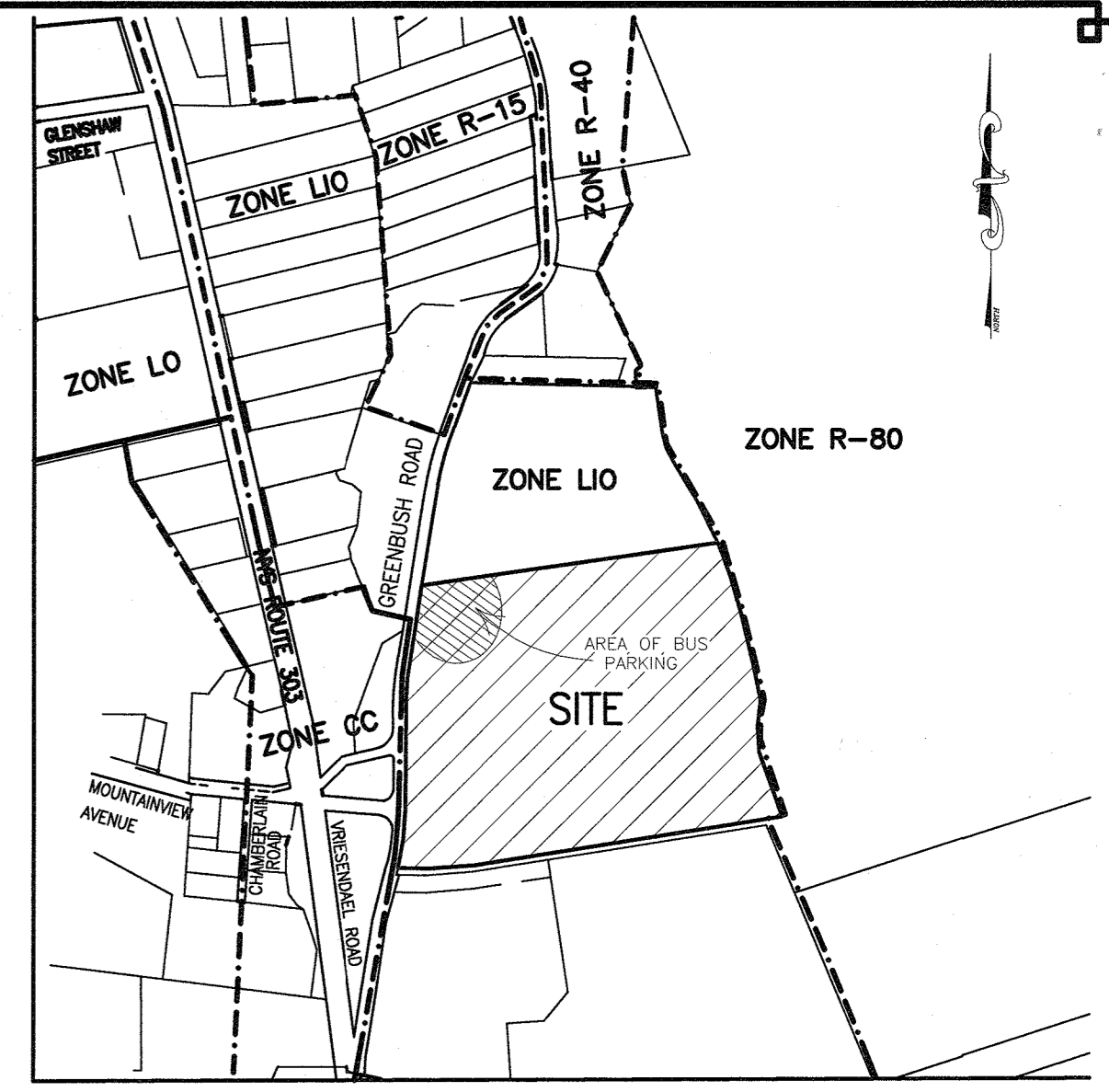
APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR -L.P.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE, ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

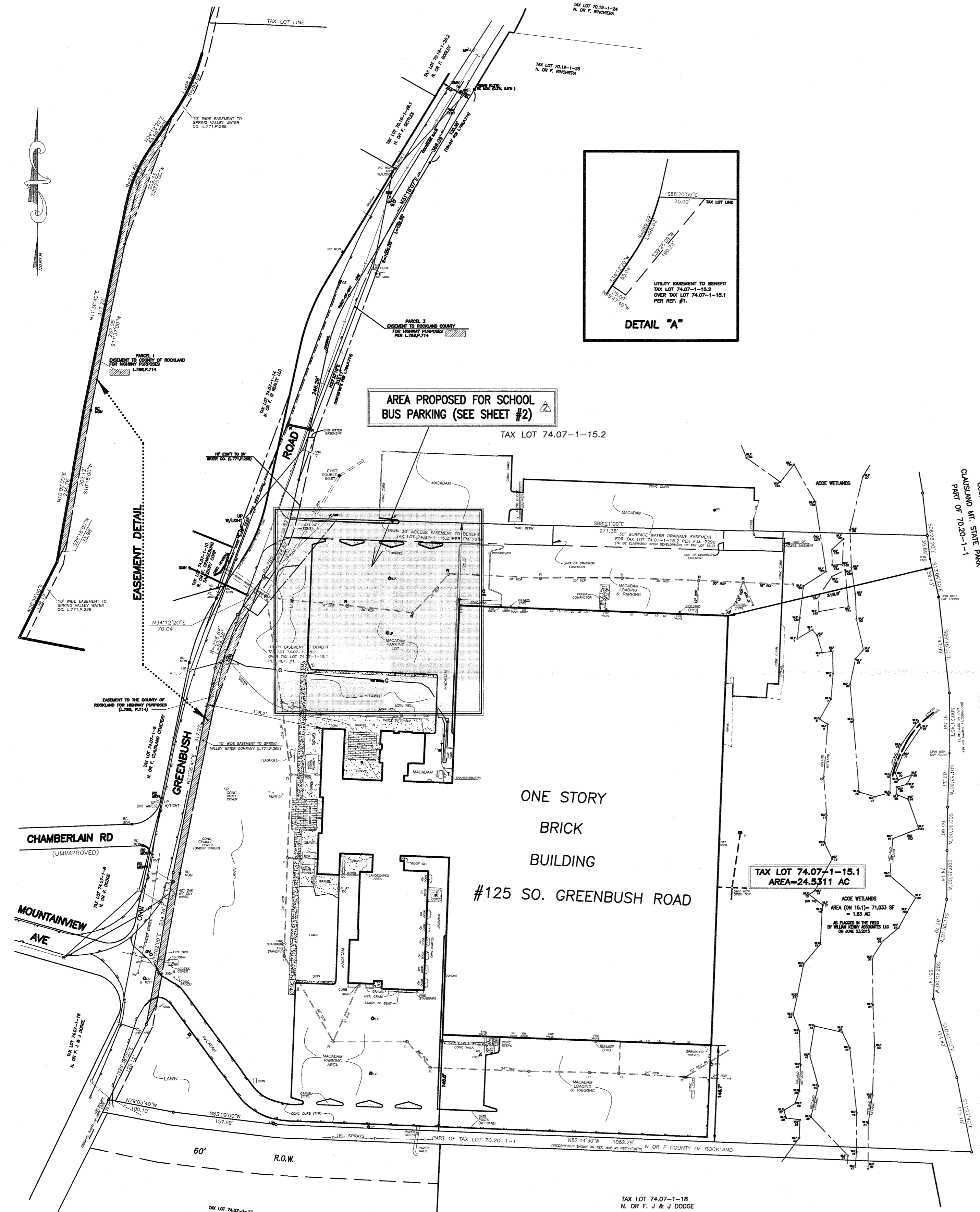
TOWN CLERK OFFICE

APR 30 AM 10:28

TOWN CLERK OFFICE



VICINITY MAP SCALE: 1"=300'±



AREA PROPOSED FOR SCHOOL BUS PARKING (SEE SHEET #2)

ONE STORY BRICK BUILDING
#125 SO. GREENBUSH ROAD

TAX LOT 74.07-1-15.1
AREA=24,531 AC

LEGEND

CB	F1	CATCH BASIN/FIELD INLET
---	---	DRAIN LINE
—S—	—S—	SANITARY MANHOLE / PIPE
—E—	—E—	EDGE OF PAVEMENT
—C—	—C—	CONCRETE CURB
—G—	—G—	GAS LINE / VALVE
—W—	—W—	WATER LINE / VALVE
—LP—	—LP—	LIGHT POLE
—OH—	—OH—	OVERHEAD WIRES
—UE—	—UE—	UNDERGROUND ELECTRIC
LD	LD	LOADING DOCK
FV	FV	FIRE VALVE
DC	DC	DROP CURB

REFERENCES
BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGEBOURG SALISBURY CORP" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7290.

DATE	REVISIONS

DESIGNED	JAG
DRAWN	LDW
CHECKED	JAG
APPROVED	JAG

SURVEY OF PROPERTY FOR		TAX LOT #
125 GREENBUSH LLC		74.07-1-15.1
TOWN OF ORANGETOWN		AREA
ROCKLAND COUNTY, NEW YORK		1,066,679 SF
JAY A. GREENWELL, PLS, LLC		24,531 AC
LAND SURVEYING - LAND PLANNING		FILE
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901		8727SRW15.1
PHONE 845-357-0830 FAX 845-357-0758		SCALE
		1"=50'
		DATE
		08/29/17
		JOB NO.
		9727

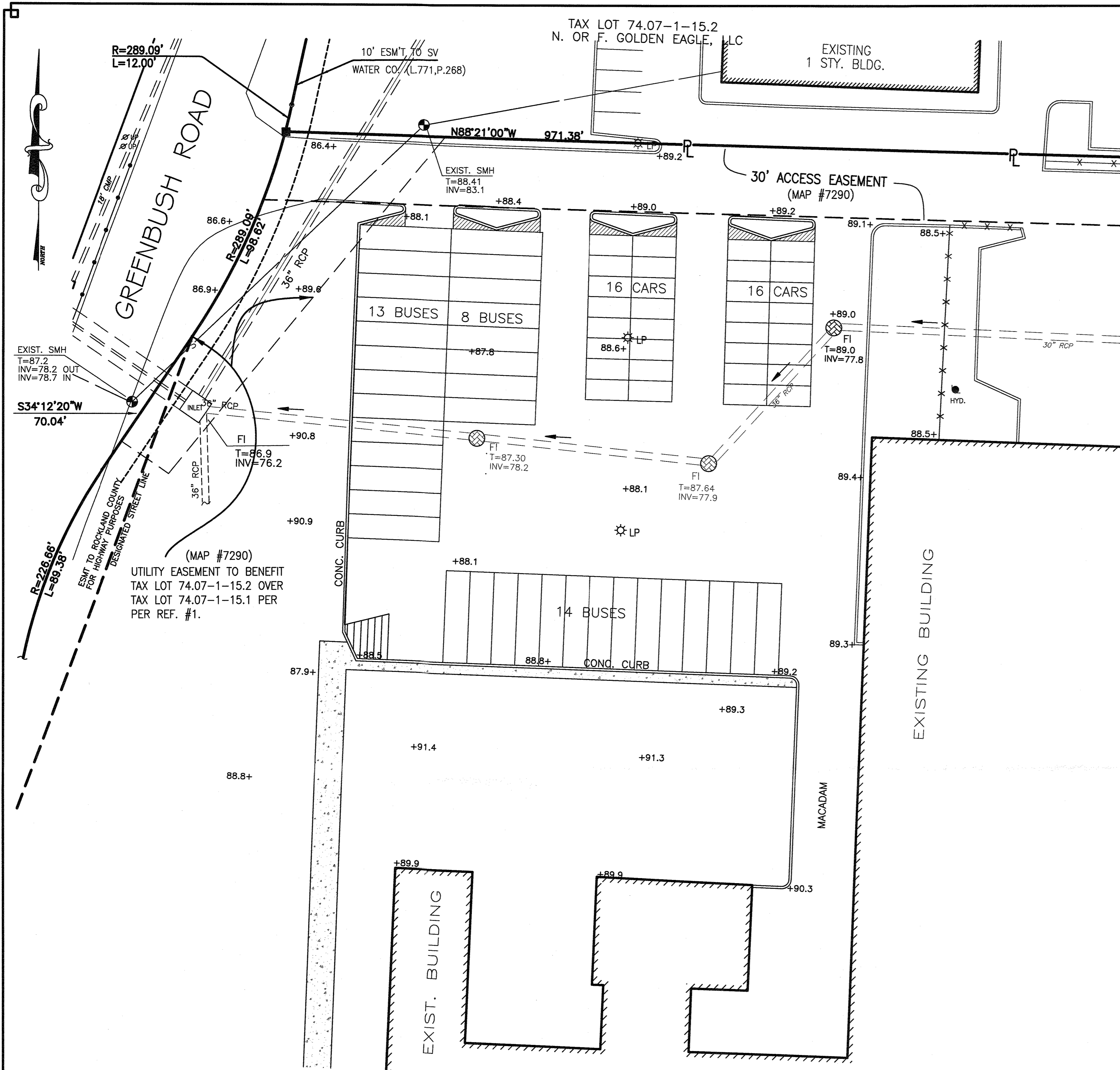
"STANDARD SITE PLAN NOTES"
(ALTHOUGH NO CONSTRUCTION IS PROPOSED WITH NO DISTURBANCE TO EXISTING IMPROVEMENTS)

NEW VARIANCE REQUIRED

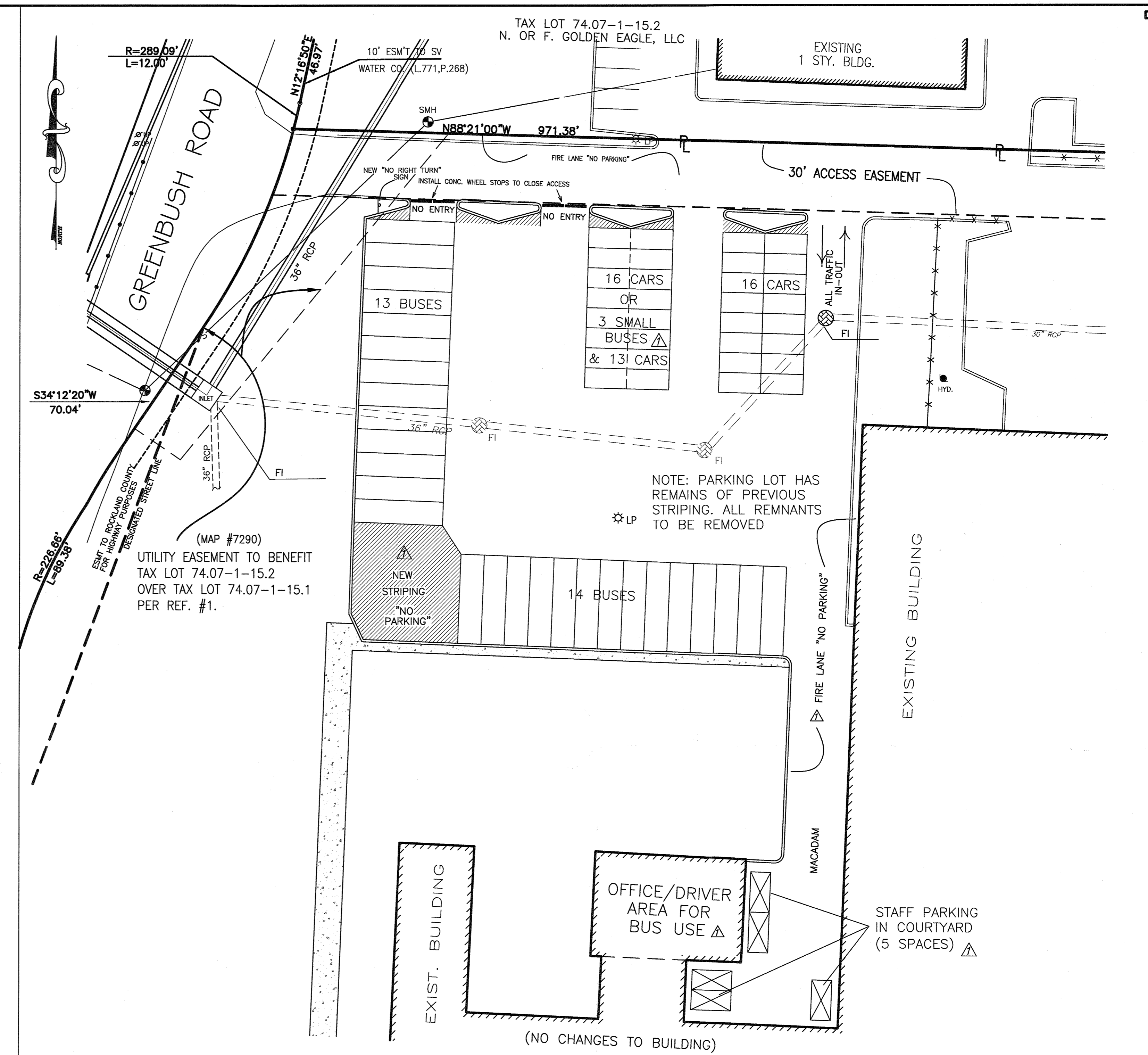
- ADDITIONAL NOTES PER P.B. & ZBA**
29. PER ZBA 08-29 4-16-08:
 - a. OUTDOOR STORAGE IS LIMITED TO 30 SCHOOL BUSES
 - b. NO MAINTENANCE SHALL BE PERFORMED ON SCHOOL BUSES AT THIS LOCATION.
 - c. VARIANCE FOR OUTDOOR STORAGE OF BUSES SHALL BE ONLY FOR THE LIFE OF THE PRESENT LEASE (3 YRS).
 - d. AREA OF BUILDING USED SHALL BE SHOWN (SEE SHEET #2)
 30. SITE COMPLIES WITH STORMWATER MANAGEMENT PHASE II REGULATIONS (NO SITE DISTURBANCE PROPOSED)
 31. ALL STORAGE OF BUSES SHALL BE IN PAVED AREAS ONLY.
 32. ACCESS OUT OF THE PROPERTY FROM THE EXIT ONTO GREENBUSH ROAD SHALL BE BY LEFT TURN ONLY TO EVENTUALLY ENTER ONTO ROAD 303 AT THE MOUNTAINVIEW ROAD TRAFFIC LIGHT. THIS TRAFFIC LIGHT ALSO CONTAINS A LEFT TURN ARROW FOR LEFT TURNS ONTO MOUNTAINVIEW ROAD WHEN TRAVELING SOUTHBOUND ON ROUTE 303. THIS SHALL BE THE PRIMARY BUS ROUTE WHEN LEAVING OR RETURNING TO THE PROPERTY.
 33. OUTDOOR SERVICING OF BUSES AT THIS LOCATION IS NOT PERMITTED.

- NOTES**
1. THIS IS A SITE PLAN OF A PORTION OF TAX LOT 74.07-1-15.1, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 2. RECORD OWNER: 125 GREENBUSH LLC, 16 SQUADRON BLVD, NEW CITY, NEW YORK 10956
 3. APPLICANT: STUDENT BUS COMPANY, 16 HOFFMAN STREET, SPRING VALLEY, NEW YORK 10977
 4. LOT AREA: 24,531 AC.
 5. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND. (NON ARE PROPOSED)
 6. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-L & N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 7. THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
 8. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 9. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 10. MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN THIS).
 11. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
 12. ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 13. SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
 14. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
 15. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
 16. WATER SUPPLY: UNITED WATER OF NEW YORK
 17. DATUM: USGS
 18. ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
 19. 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 DEME, SUPT. HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 20. ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
 21. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD, PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEME SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
 22. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 23. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S), AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S) OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (I.E. WETLANDS-US ARMY CORPS OF ENGINEERS)
 24. PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
 25. PRIOR TO AT LEAST 14 (14) DAYS TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPT. OF HIGHWAYS & DEME WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
 26. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
 27. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
 28. A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - d. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 2. DRIP LINE OF THE TREE CANOPY
 29. 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:
 1. 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.
 2. LIGHT IMPACTS ONLY- INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.

DATE	REVISIONS	PROPOSED PARKING LOT MODIFICATIONS FOR	PART OF T.L. #
		STUDENT BUS COMPANY	74.07-1-15.1
		@ 125 SO. GREENBUSH ROAD	FILE
		TOWN OF ORANGETOWN	9727 BUS
		ROCKLAND COUNTY, NEW YORK	SCALE
		JAY A. GREENWELL, PLS, LLC	1"=100'
		LAND SURVEYING - LAND PLANNING	DATE
		85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901	11/20/07
		PHONE 845-357-0830 FAX 845-357-0756	JOB NO.
			9727



EXISTING CONDITIONS



PROPOSED CONDITIONS

NOTE: NO PROPOSED MACADAM/CURBING OR CONSTRUCTION ACTIVITY

LEGEND

	CB	CATCH BASIN/FIELD INLET
		DRAIN LINE
	SMH	SANITARY MANHOLE / PIPE
		EDGE OF PAVEMENT
		CONCRETE CURB
	G	GAS LINE / VALVE
	W	WATER LINE / VALVE
		UTILITY POLE
		LIGHT POLE
	OE	OVERHEAD/UNDERGROUND ELECTRIC

REF. #1- "MINOR SUBDIVISION FOR ORANBURG SALISBURY CORP." M. 7290, B. 120, P. 22.

DATE	REVISIONS	PROPOSED PARKING LOT MODIFICATIONS FOR STUDENT BUS COMPANY @ 125 SO. GREENBUSH ROAD TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK JAY A. GREENWELL, PLS, LLC LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756	PART OF T.L. # 74.07-1-15.1
12/15/21	STAFF PARKING		FILE 9727 BUS
DESIGNED	JAG	SCALE 1"=30'	DATE 9/01/21
DRAWN	LDW		JOB NO. 9727
CHECKED	JAG		
APPROVED	JAG		