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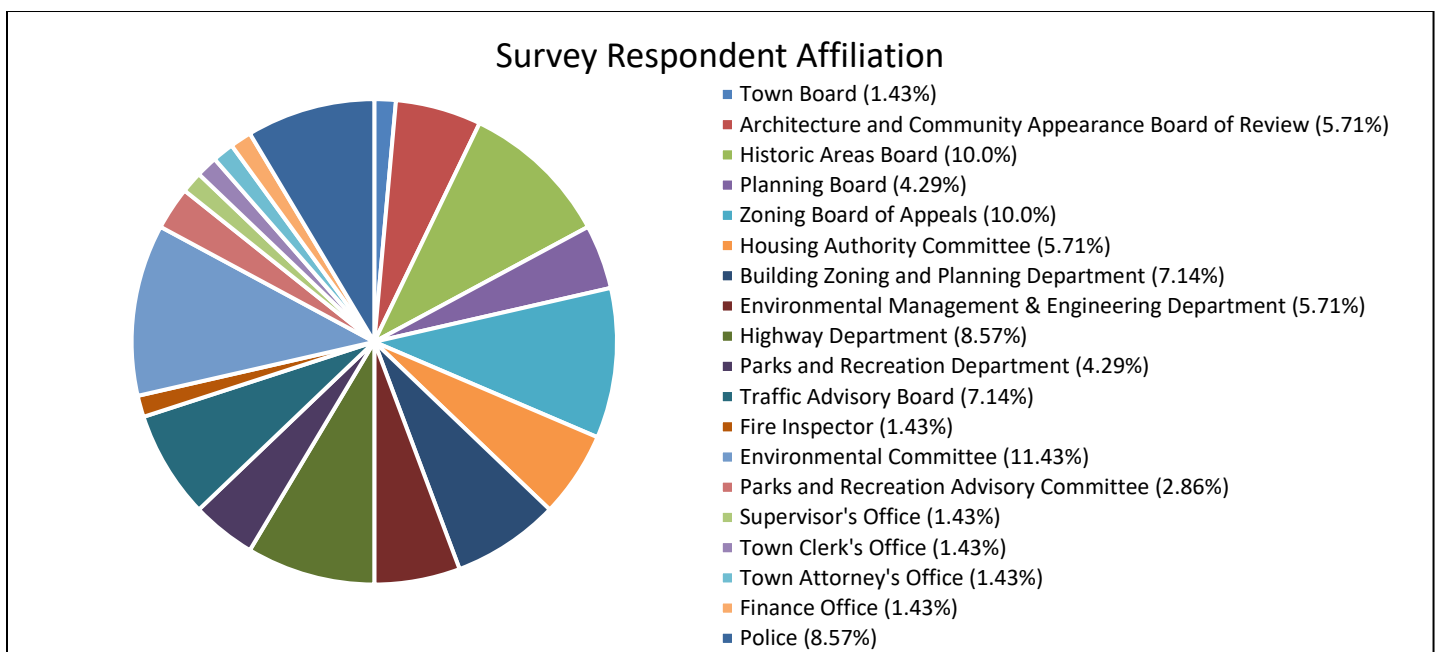
## Memorandum

**To:** Town of Orangetown Comprehensive Plan Committee  
**From:** AKRF, Inc.  
**Date:** December 14, 2021  
**Re:** Town of Orangetown Comprehensive Plan: Town Officials Survey Analysis  
**cc:** MUD Workshop

The Comprehensive Plan Committee (CPC) conducted a survey of town officials from September 28 to November 3, 2021. During that time, the survey received 70 responses from town officials across nineteen (19) different boards and departments. This memorandum summarizes the responses to each question. Where applicable, this memorandum also provides a selection of open-ended responses and comments on the question sorted by topic. The complete inventory of responses is provided in Appendix A.

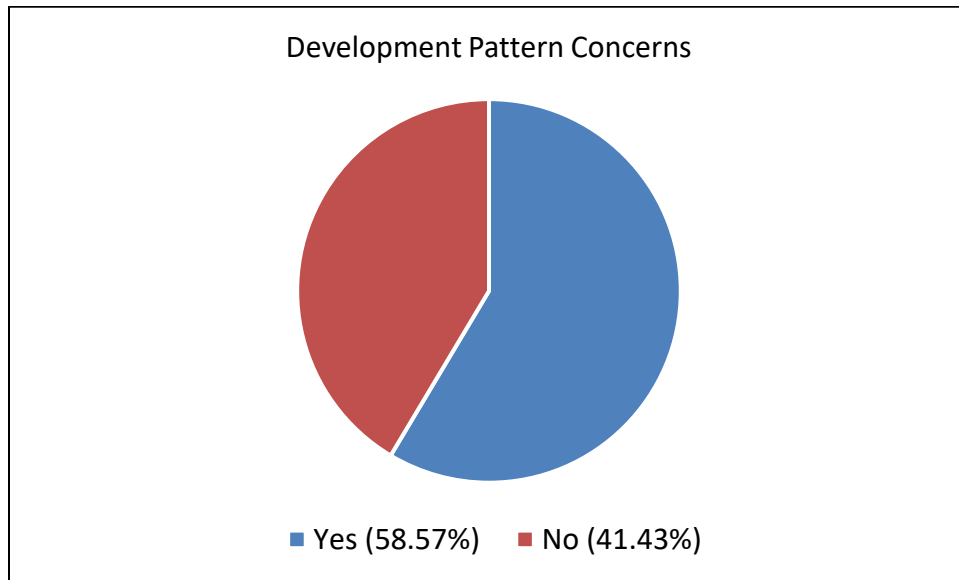
### A. PROFILE OF SURVEY RESPONDENTS

**Question 1: Please identify which land use board you serve on or department you work for.**



## B. DEVELOPMENT PATTERNS

### Question 2: Do you have any concerns about current development patterns in the Town?



Representative comments on development patterns:

#### 1. Transportation

- a. "Traffic patterns which are causing additional congestion."
- b. "Car and truck traffic is steadily increasing as is 'though traffic' along the roadsides of residential homes and small hamlets. Anticipating the future demands of increase traffic due to "mapping apps" and ever growing "home delivery" industry should be a priority since it affects almost every aspect of our town and quality of life. An assessment and action plan with a ten year horizon will allow Orangetown to take affirmative action as opposed to a reactionary approach to issues, which is when it is too late."

#### 2. Housing/Development

- a. "Commercial development near residential property."
- b. "Large factory developments near residential areas especially along the Route 303 Corridor."
- c. "Large number of requests/applications for warehousing."
- d. "There is not enough multifamily housing for young adults and seniors looking to downsize. The zoning does not allow for it and when a zone change is requested the public goes crazy."
- e. "Too many oversized houses on small lots. Less green space between older developments and new developments."
- f. "Understanding and defining a path to sustainable and manageable growth as part of the comprehensive plan will be critical. Many people come to the town for a single family life style, providing a mix of reasonable personal space, but close to their community. This needs to be maintained. However we do seem to be struggling with maintaining small business in some of our downtown areas. Developing a plan to help those areas, without impacting the overall character of the town, should be a top priority."

### 3. Environment

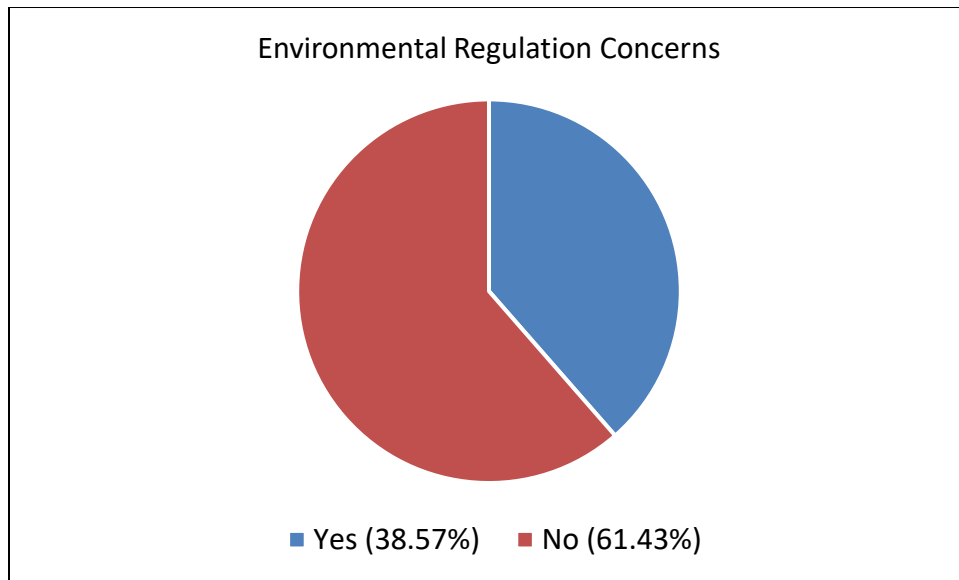
- a. “Amount of construction in environmentally sensitive areas.”
- b. “We should increase vegetated buffers and natural landscaping.... Our air quality and water quality are so poor. We need to survey what open space we have left and work actively to preserve it whether this is for active or passive enjoyment.”

### 4. Infrastructure

- a. “The sewer infrastructure is limited by age and capacity. As more users enter the Town, we face issues that may lead to fines and additional regulations.”

## C. ENVIRONMENTAL REGULATIONS

**Question 3: Do you have any concerns about current environmental regulations (e.g. wetlands, steep slopes, stormwater) in the Town?**



Representative comments on environmental regulations:

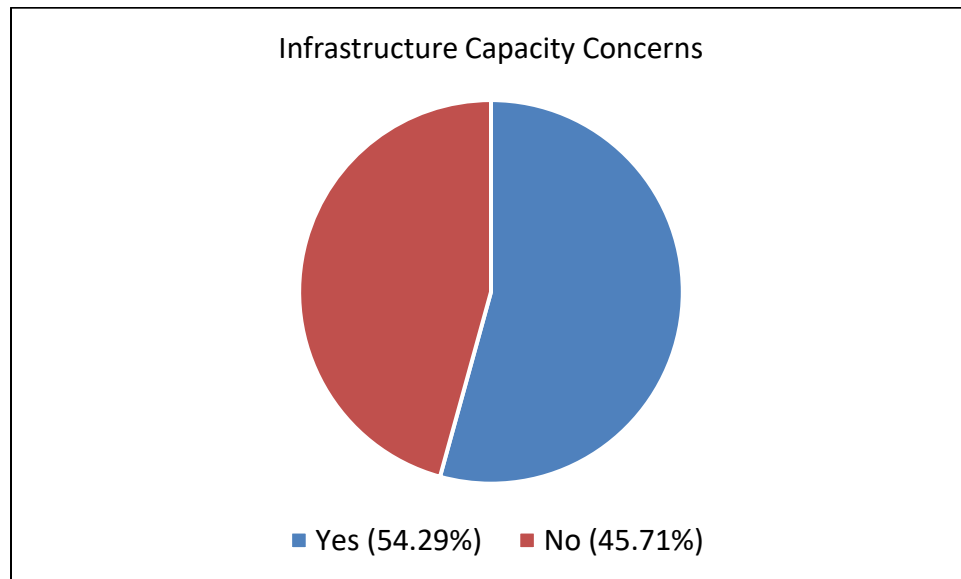
#### 1. General

- a. “Town-wide goals and guiding principles that are used as benchmarks throughout each part of Orangetown to measure environmental health will set the stage for ‘ongoing’ town-wide improvement to achieve town-wide goals.”
- b. “Yes, we need to improve all of these. Climate change is real and we are seeing so many severe storms with accompanying flooding, erosion, and destruction of property. We need to protect more environmentally sensitive features and do so with larger buffer areas. We need to protect more open space both large and small, for active and passive recreation. We need to plant more trees and other natural vegetation buffers to increase beauty and quality of life and to reduce flooding and erosion.”
- c. “These regulations while important must not place an extreme burden on residential property owners.”

- d. “The current environmental regulations must be strictly enforced, which has at times not been done as effectively as it should be.”
- 2. Flooding and Stormwater
  - a. “Concerned about stormwater retention and drainage during heavy precipitation events which are increasing in frequency due to changing climate.”
  - b. “Flooding after heavy rains.”
  - c. “We are adding too much impervious surfaces e.g. blacktop, patios, decks and additions without balancing it out with drainage to compensate.”
- 3. Wetlands
  - a. “Wetlands need to be protected and monitored. Are tree preservation regulations enforced? Are people aware of them?”
  - b. “Developers seem to have an easy time getting permits to fill in Federal Wetlands that are in Orangetown.”

## D. INFRASTRUCTURE CAPACITY

**Question 4: Do you have any concerns about current capacity of infrastructure (sanitary sewer, water, storm sewer) in the Town?**



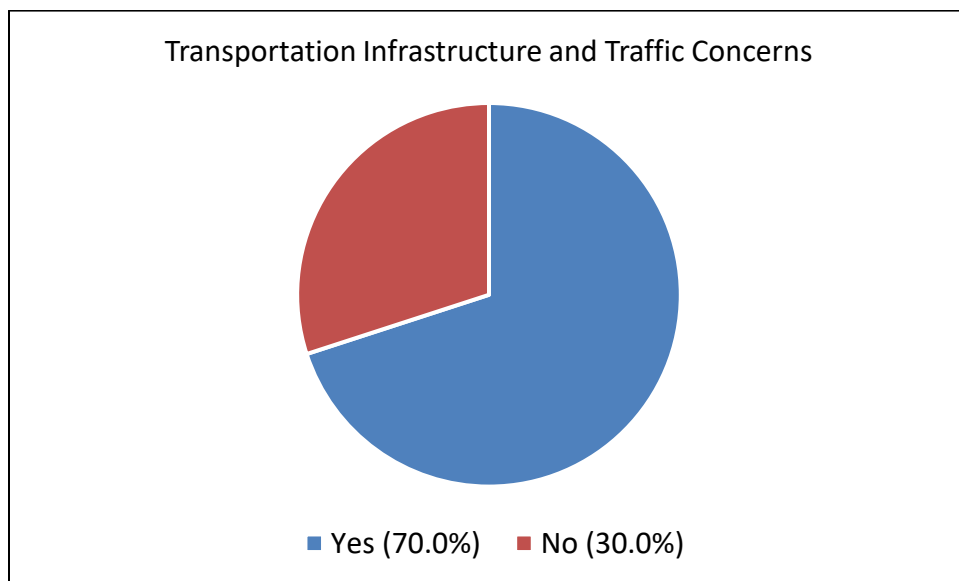
Representative comments on infrastructure:

- 1. Storm Sewer
  - a. “Storm water limits our ability to treat sewage. Parts of the system are over 100 years old. We need to be ready to invest.”
  - b. “Too much rain for infrastructure.”
  - c. “Storm water system is extremely undersized for the current size of the town as evident by the flooding issues we have experienced this past summer.”

- d. “It is becoming apparent that the Town’s development and the impervious surfaces that came with it coupled with increasingly wet/rainy weather and general aging, the infrastructure is going to require funding for replacement/repair/upgrading.”
- 2. Sanitary Sewer
  - a. “With excessive development comes excessive water usage (a limited resource), and overuse of our sanitary sewage system.”
  - b. “There is often a strong smell of sewage in several sections of the Erie trail which runs from Sparkill to Nyack”
  - c. “Sanitary Sewer Plant near 303 is in poor shape and has been for years. Gas discharge each morning is horrific. Capacity is at or close to limit.”
- 3. General
  - a. “Most of our existing infrastructure is aged. Any new construction should be required to assess what additional stress, and costs related to the additional stress that will result. We should require appropriate fees to address these costs.”
  - b. “Large developments should only be allowed in town areas that can handle the stresses that will be put on the established infrastructure.”

## E. TRANSPORTATION INFRASTRUCTURE

**Question 5: Do you have any concerns about current capacity of transportation infrastructure and traffic levels in the Town?**



Representative comments on transportation infrastructure:

- 1. Public Transportation
  - a. “We could use more train service with fewer transfers to NYC.”
  - b. “Buses need to run a regular schedule again between Orangetown and N.Y.C.”

## 2. Mobility

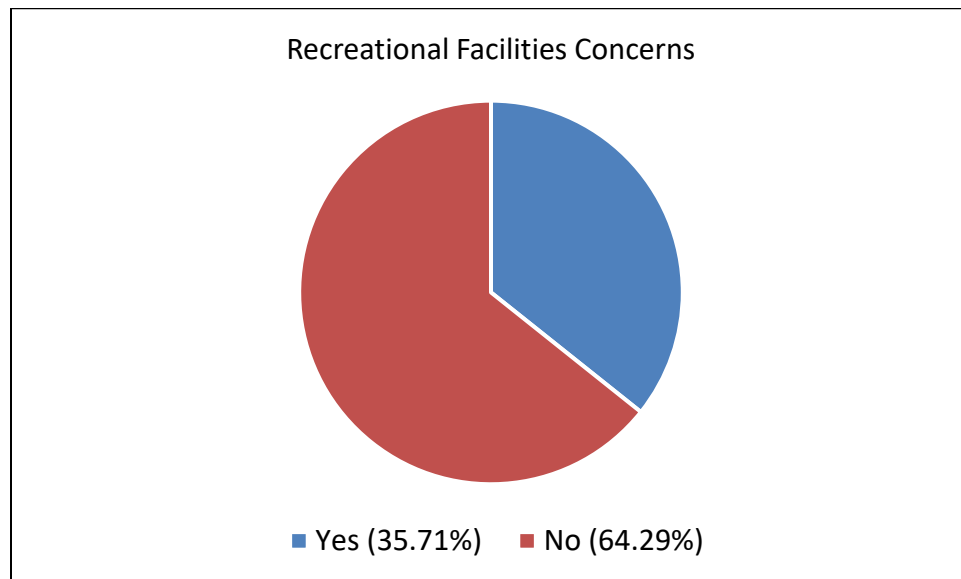
- a. “Would like to see smoother roads and dedicated and protected walking and bicycling areas.”
- b. “A proactive approach which anticipates the impact of Electric Vehicles (charging), Automatic navigation/Routing (higher use of backroads), Truck/Home Delivery (along residential/narrow streets) on (1) under developed street capacity (2) overused truck routes (3) pedestrian risk (4) noise and air pollution and (5) overall quality of life for residents is the only way to meet the challenge and the expectations of residents.”

## 3. Traffic

- a. “As mentioned above, traffic has increased, especially on major routes such as 303. Also, new traffic patterns, such as the one on Orangeburg Road from Town Hall to 303 has increased backup of traffic.”
- b. “Our secondary arteries have become severely congested at specific hours during the day.”
- c. “Traffic levels are high. I grew up here and it takes twice as long to get anywhere due to increased traffic and lights. There are so many road I would not even want to live on due to high traffic, pollution, and speeding. In fact, it is hard to find a nice quiet street in Orangetown that is also not impacted by pollution and noise from 303 or the PIP.”
- d. “Additional construction and use of warehouses have increased the presence of huge trucks traveling on narrow roads.”
- e. “Influx of residential/commercial properties & persons causing traffic/parking/congestion concerns. Influx of people i.e. vehicles in our quaint town. Traffic, double parking and increased volume.”

## F. RECREATIONAL FACILITIES

**Question 6: Do you have any concerns about current capacity and/or condition of recreation facilities (e.g. sports fields, parks, community buildings) within the Town?**

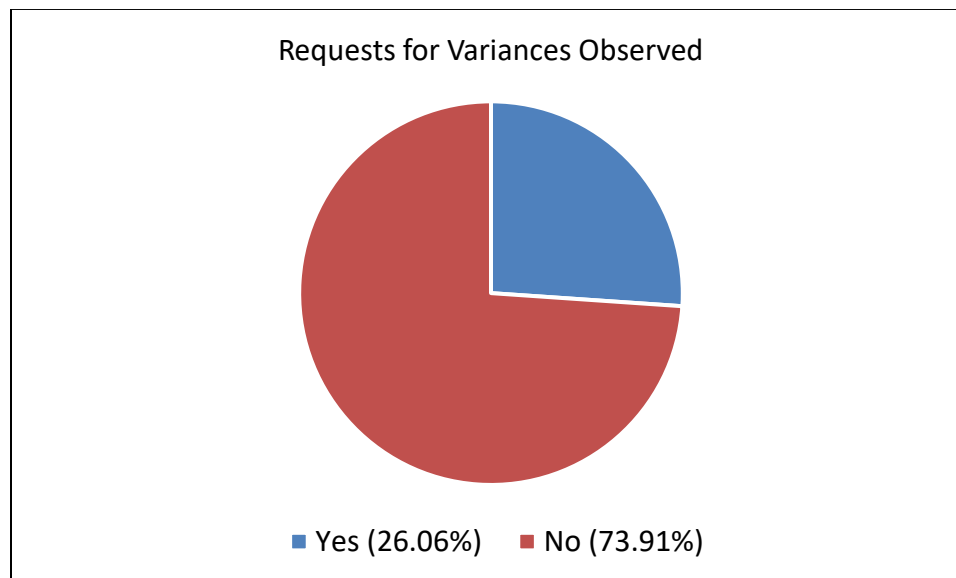


Representative comments on recreational facilities.

1. "It would be nice for more playgrounds and facilities closer to schools for use after school lets out."
2. "We have enough sports fields and parks. It would be great if there was a community building that the young and old could use."
3. "Want to see waterfront parks developed."
4. "Parks need an update to include a pool and a recreation facility like Haverstraw they are able to use an indoor facility."
5. "Town should designate sections of the Rockland Psych property as open space and have walking trails created (perhaps by Girl and Boy Scouts) Where possible neighborhood pocket parks could be created."
6. "There needs to be recreation areas for kids that do not choose to play soccer or baseball; alternative sports like BMX, skateboarding, etc."

## G. ZONING CODE AND APPROVALS PROCESS

**Question 7: Have you observed frequent requests for variances from certain sections of the Zoning Code due to pre-existing non-conforming lot sizes, overly restrictive zoning provisions, or other?**

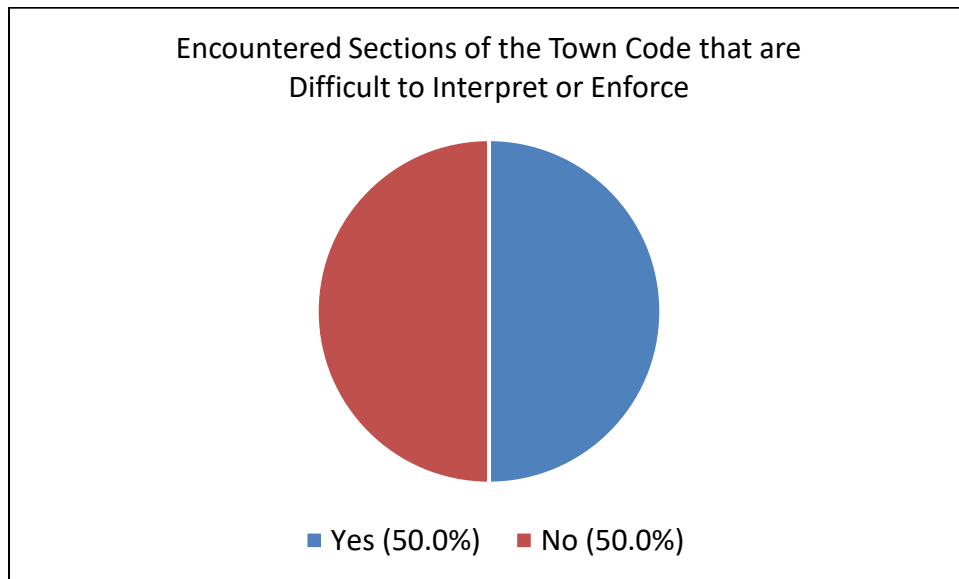


Representative comments on variance requests:

1. "The code has not had a comprehensive update/re-write ever - and is not keeping up with new trends, etc. The lack of affordable housing is a problem."
2. "Why do we have a Zoning Code if the developer/land owner wants to develop the property that is non-conforming to the town's code? With each variance, there sets a precedence which sets up other non-conforming issues."
3. "Overbuilding on lots and parcels."
4. "Recently, several applicants have asked for variances from the Route 303 Overlay Zone which takes away from the intent and very reason the Overlay Zone was implemented."

5. “Growth is inevitable...understood. But our quaint village is being overrun with ‘McMansions’ being built on postage stamps and most of our undeveloped properties being over-developed into a mini-metropolis.”
6. “Requests for higher-density, but this is a symptom of an underlying issue. Orangetown looks different then if you drive through Northvale or Old Tappan. We're a town without curb appeal not because we are neglectful, but because of our community values - we care more about family and safety then we do of the impression visitors have coming into our town. The only way to combat this misinterpretation which leads to attempts to overrun/overbuild in our town is to create models for streetscapes and building architecture and surrounding elements. One only needs to look up Beacon NY to see what their council and committees are working on and have already developed to understand what it means to truly protect and nurture ones community so its clear to see what type/caliber of development is required to even get on the agenda.”
7. “Certain areas of the town have smaller lots that rea pre-existing the code; these lots do need to request variances often, however I don't think that the code needs to be changed because this allows the Board to see if the granting of variances in certain neighborhoods is in keeping with the character of the neighborhood. Changing the code would not stop people from asking for more than is permitted.”

**Question 8: Have you encountered sections of the Town Code that are particularly difficult to interpret?**



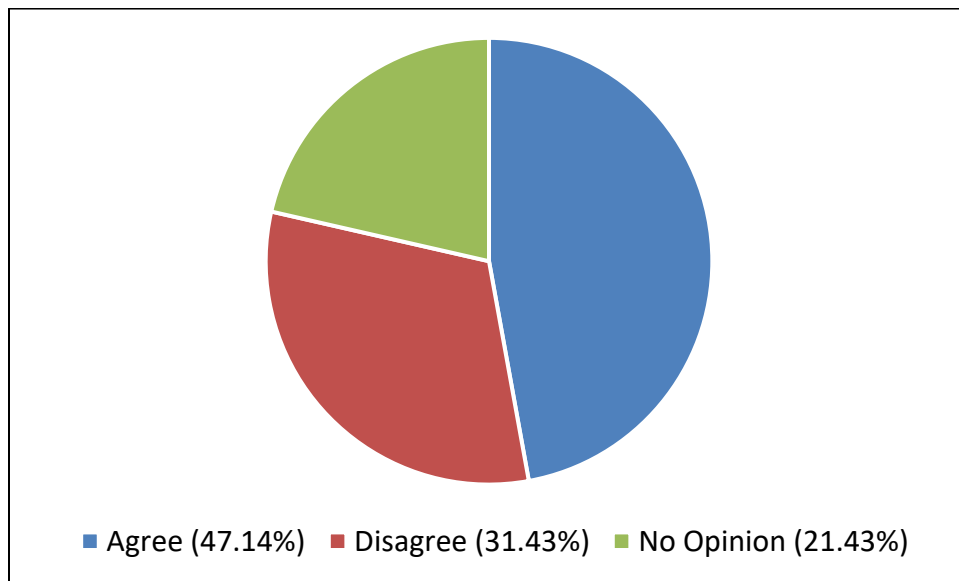
Representative comments on code enforcement and interpretations:

1. “The entire code is antiquated. Specifically, the definitions.”
2. “There are many areas of the code that contradict each other and there are many codes that could be considered ambiguous.”
3. “I find the code a bit difficult to read as a lay person. I think it should be written better so that everyone can understand it more easily.”
4. “Should be definition in Code for difference between a warehouse and a distribution center.”
5. “Noise complaints are always difficult due to individual tolerance levels.”

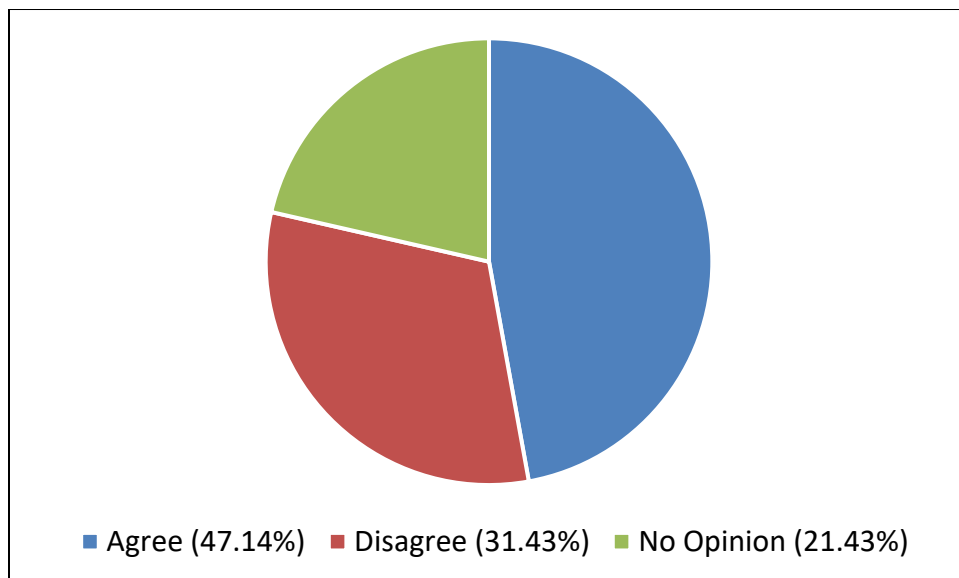
6. “The town code on property maintenance, single family vs multifamily zoning, could use a modern refresh to account for current issues in the town and neighboring regions. The enforcement of these codes also needs to be more effective. Many times it has been difficult to get traction without on enforcement, or warnings are given repeatedly without official violation notices. The updates to the towns sign codes were a step in the right direction, and other parts of the code could use similar review.”
7. “There is an increasing number of HAVOR applications for work already started/ done.”

**Question 9: For the following statements, please indicate whether you agree, disagree or have no opinion.**

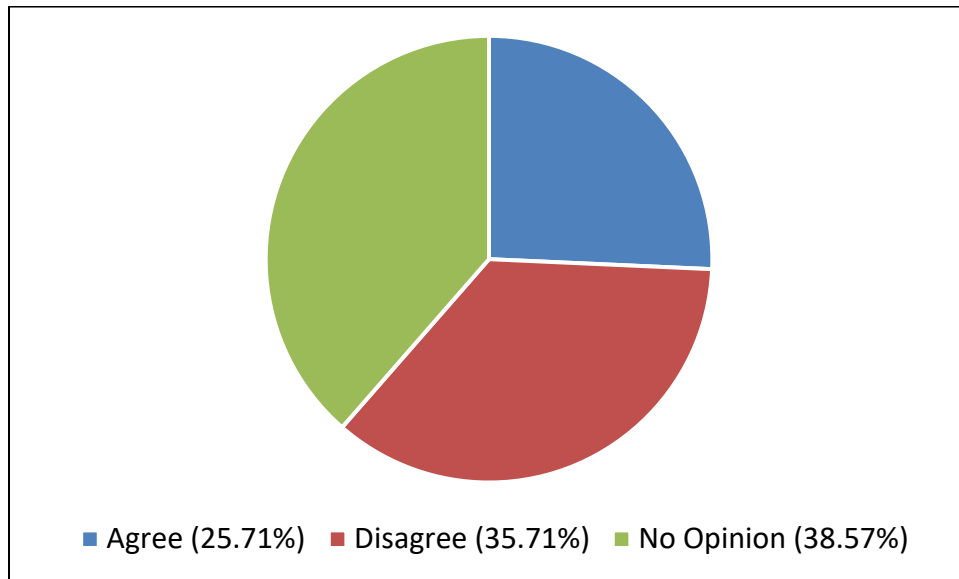
*Existing zoning and other local laws adequately regulate development in the Town of Orangetown.*



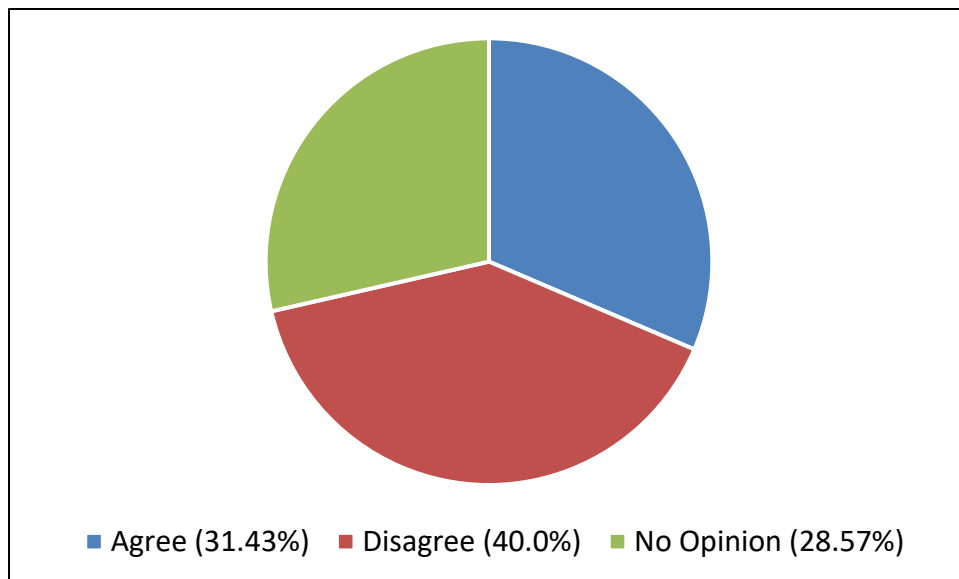
*Existing local zoning regulations are adequately enforced.*



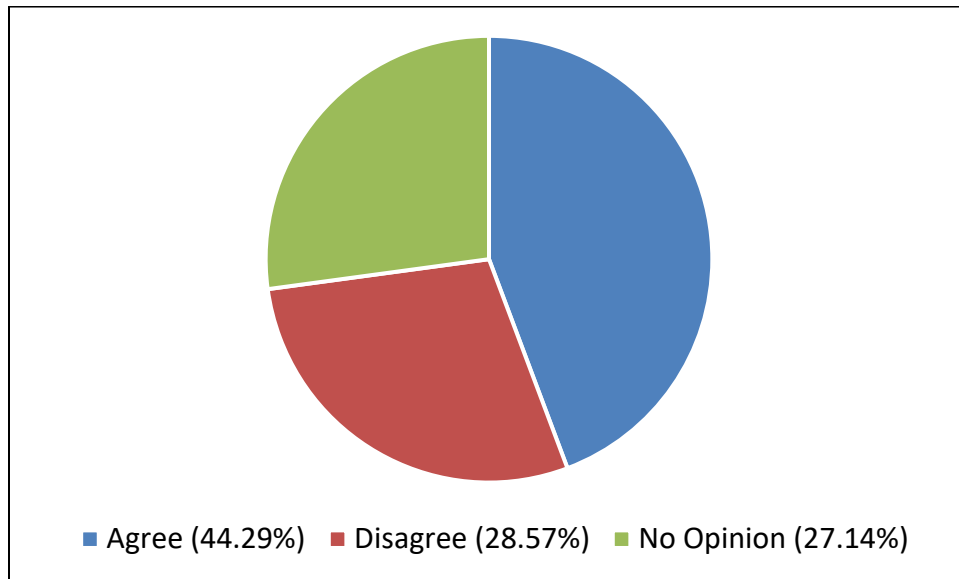
*The approvals process for commercial development takes too long.*



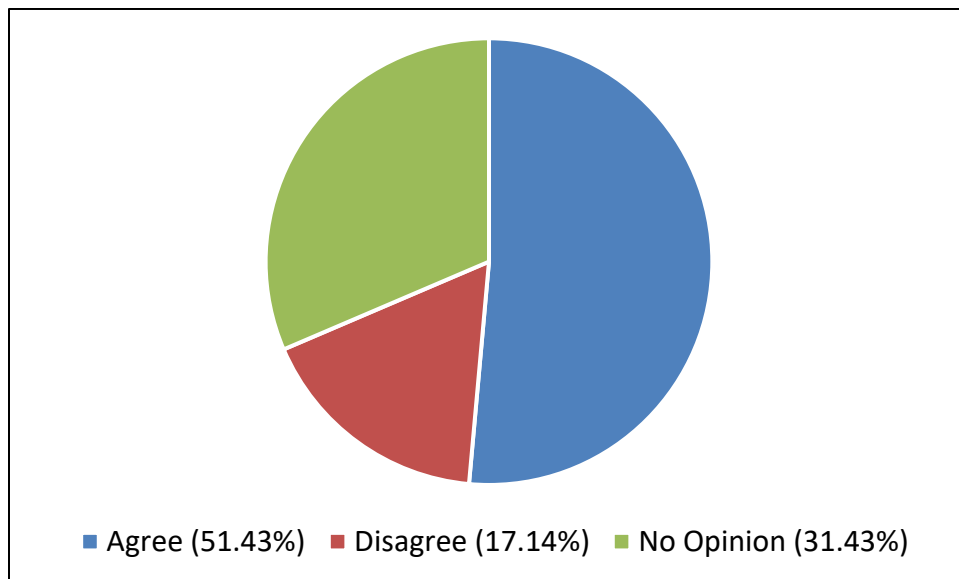
*The approvals process for residential development takes too long.*



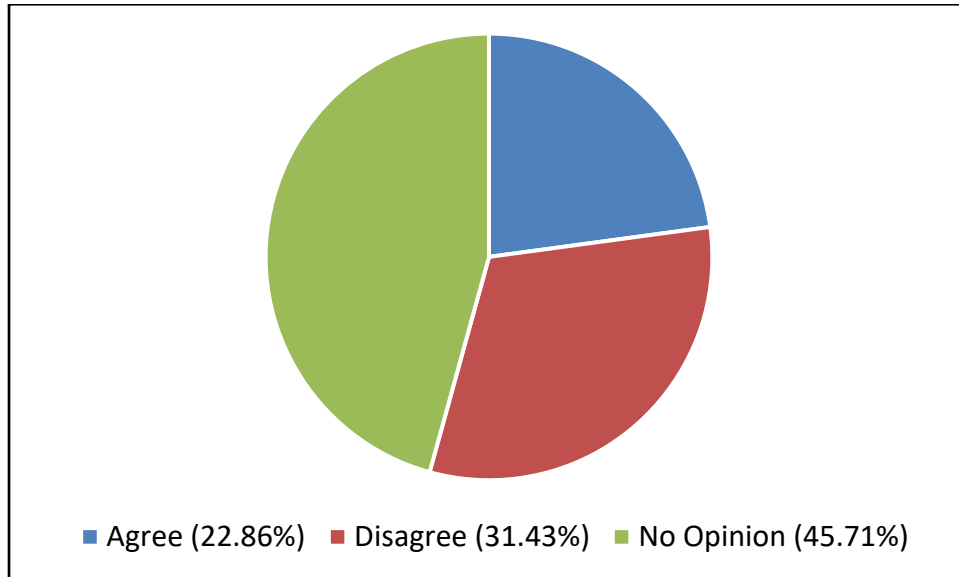
*I am satisfied with the way the buildings and properties in the Town of Orangetown are maintained.*



*Conflicts between commercial and residential neighbors are a problem in the Town of Orangetown.*



*Conflicts between institutional uses and residential neighbors are a problem in the Town of Orangetown.*



## H. GENERAL COMMENTS

The last survey question provided respondents with the opportunity to share additional thoughts. The following is a selection of responses.

1. "I think we have so much potential here to make Orangetown a greener, more beautiful, and more enjoyable place to live."
2. "Protect open lands from overdevelopment."
3. "I would like to see more sidewalk and bike lanes to create a safe place for our community to move around and enjoy the outdoors."
4. "Any future Comprehensive Plan should include ways to continue to Preserve the Town and its environmental areas from development and ensure adequate open space which might involve Orangetown purchasing endangered properties."
5. "Keeping a balance between the tax burden and development is really important."
6. "Orangetown is the best town in the county, and we have residents and leaders that are passionate about keeping this town the best it can be. As the comprehensive plan and town code is reviewed and updated it will be important that we provide the tools and frameworks for us to keep this town the best place to live."
7. "I feel we need to evaluate/review/make changes if needed for every section of the code. This can be done in orderly and progressing way if done properly."
8. "Good luck and good on you for trying to fix issues going forward."

## **APPENDIX A: OPEN-ENDED SURVEY RESPONSES**

**Question 2: Do you have any concerns about current development patterns in the Town? If yes, please describe your concerns.**

Car and truck traffic is steadily increasing as is "though traffic" along the roadsides of residential homes and small hamlets. Anticipating the future demands of increase traffic due to "mapping apps" and ever growing "home delivery" industry should be a priority since it affects almost every aspect of our town and quality of life. An assessment and action plan with a ten year horizon will allow Orangetown to take affirmative action as opposed to a reactionary approach to issues, which is when it is too late.
To many oversized houses on small lots. Less green space between older developments and new developments.
Traffic patterns which are causing additional congestion.
Understanding and defining a path to sustainable and manageable growth as part of the comprehensive plan will be critical. Many people come to the town for a single family life style, providing a mix of reasonable personal space, but close to their community. This needs to be maintained. However we do seem to be struggling with maintaining small business in some of our downtown areas. Developing a plan to help those areas, without impacting the overall character of the town, should be a top priority.
Amount of construction in environmentally sensitive areas.
Local Law #7 should be repealed - no mother/daughter homes. Definition of a "Warehouse" and a "Distribution Center" should be clarified. I probably have a few more but had no clue what this survey would ask.
too much overdevelopment, too many vacant buildings
Overgrowth of Residential & Commercial properties
Nyack College
Getting stuck with south Nyack without collecting enough property tax for their Town Needs.
The "dinosaur" property and RPC.
Stop any development of the old Nyack college property
There is a lack of consistency in the review process.
The sewer infrastructure is limited by age and capacity. As more users enter the Town, we face issues that may lead to fines and additional regulations
Concerned about over development
There are too many items left to interpretation where they could be more cut and dry. Also, we seem to be having an issue with the Building department interpreting items which do not seem to be in the same direction as the code
large number of requests/applications for warehousing
overdevelopment along the Rt.303 corridor and stream buffers throughout the town
1) Want to see more resources devoted to parks and open space. 2) Want to see legislation directing towards preservation of views for residential areas.
increased trucking and vehicular traffic related to warehouse / local delivery structures.
Like to discourage entities that create heavy traffic in the town, and try to create zoning that effectively curbs religious extremists and cults from making inroads into our town without incurring legal liabilities
Over residential development. Commercial development that clogs roads, originally meant for horse travel, with huge container-sized trucks,
Concerned about distribution centers, truck traffic and open space
Large factory developments near residential areas especially along the Route 303 Corridor.
construction of large warehouses which would bring about significant increase in tractor trailer traffic, congestion, noise ,pollution to name just a few.
Commercial development near residential property. Increase in traffic and pollution
I am concerned with all the warehouse proposals. Not only do they involve cutting down trees, clearing land, more impervious surfaces, etc. but they also involve increased truck traffic which negatively impacts air quality and quality of life in terms of noise and traffic. I think we should do a temporary moratorium on development if that is allowed in NY state as it is in other states while we work through this comprehensive plan and review our zoning and planning laws. We are constantly putting out fires and so many people in Orangetown are not happy with development going on. I think we need to increase set back in generals and setbacks and preservation of more environmentally sensitive features. We should increase vegetated buffers and natural landscaping. I think we are at a point in Orangetown when most NEW development has a negative impact. Our roads are choked with cars; it takes forever to get from A to B. Our air quality and water quality are so poor. We need to survey what open space we have left and work actively to preserve it whether this is for active or passive enjoyment.

Sometimes just having a quarter acres of woods along a road that nobody even uses adds to a peaceful and bucolic atmosphere, increases property values, and stops all the negative environmental and quality of life impacts of over development.
Current apartments under construction have very small or no outdoor balcony space. Space should include enough room outside for a small table & chairs and/or a shared space on the rooftop, People need to get fresh air and need an opportunity to go outdoors without necessarily leaving their home. Green space should always be included. It is a fact that green space and fresh air help mental health and attitude. People should not feel trapped in their own home.
Too much senior housing. We need more young adult oriented housing.
Slight concerns regarding warehouses/ proposed warehouses
The past Supervisor started the seniors housing and I don't believe there have been any others since. Ut's about time to start another !
Some of the warehouse application coming to the town are to big, our concerns are overdevelopment and traffic
Traffic volume, overcrowding, and hazard mitigation
Traffic.....no police assigned to traffic. Huge building complex in Old Tappan NJ will crowd Old Tappan Road into Tappan NY.....the reason being is that there is only one traffic light between them and NYC.....and that's on Kings Highway and Rt 303. We need more police and code enforcement officers. Be alert to people moving into the area and wanting/needing/demanding amenities that they had at their former home.
Too much PAC development.
Concerned about future density
Want to avoid over development. There is not enough multifamily housing zoning does not allow for it and when
There is not enough multifamily housing for young adults and seniors looking to downsize. The zoning does not allow for it and when a zone change is requested the public goes crazy.

**Question 3: Do you have any concerns about current environmental regulations (e.g. wetlands, steep slopes, stormwater) in the Town? If yes, please describe your concerns.**

Town-wide goals and guiding principles that are used as benchmarks throughout each part of Orangetown to measure environmental health will set the stage for "ongoing" town-wide improvement to achieve town-wide goals. Focusing on individual hamlets or major areas of business doesn't create a lasting effort nor a consistent approach which can be used and reused where ever a deficiency is noticed, not just at the time of composing a comprehensive plan.
Storm water collects on Rt. 303 during storms like Hurricane Ida.
Concerned they may need to be looked at again, considering the changes in climate, and additional flooding issues we seem to have.
I feel the process to review these, document changes and obtain proper licenses/permits/approvals is sound.
Flooding after heavy rains.
The properties left to be developed in the town are the more difficult to develop properties. The storms are getting worse and stormwater is a concern. More money is needed to improve our infrastructure, perhaps commercial development could pay towards that, when requesting a large project. Similar to the money that we collect for parks and rec from subdivisions.
Clear cutting, preserving natural buffers, building footprints too large, pesticide use, filling of natural wetlands
We are currently under an order on consent in Nyack. Parts of Nyack that will become a part of Orangetown add to this problem. It has been a difficult issue to tackle
town needs to adopt an impervious coverage regulation for all properties
increase buffer zones around all of the above
Storm sewer overflow under heavy storm conditions, this includes the Sparkill creek for its entire length.
These regulations while important must not place an extreme burden on residential property owners.
The current environmental regulations must be strictly enforced, which has at times not been done as effectively as it should be
Concerned about stormwater retention and drainage during heavy precipitation events which are increasing in frequency due to changing climate.
Developers seem to have an easy time getting permits to fill in Federal Wetlands that are in Orangetown.
Wetlands need to be protected and monitored . Are tree preservation regulations enforced? Are people aware of them?
Run-off from paved surfaces
Yes, we need to improve all of these. Climate change is real and we are seeing so many severe storms with accompanying flooding, erosion, and destruction of property. We need to protect more environmentally sensitive features and do so with larger buffer areas. We need to protect more open space both large and small, for active and passive recreation. We need to plant more trees and other natural vegetation buffers to increase beauty and quality of life and to reduce flooding and erosion.
Flooding infrastructure cannot handle, Sparkill creek needs better maintaining
They should be protected and not changed. Nature has a plan of its own and we should adjust to it.
affects they may have on mitigating flooding hazards.
Neighbors who cut down trees, remove foliage if all sorts, and then flood surrounding properties.
Storm water has become a serious issue and should be addressed at the residential level by DEMA as they are the town engineers. Storm water management should be a clearly defined and addressed in the Town Code
These need to be considered in the context of climate change now and in the future.
We are adding too much impervious surfaces e.g. blacktop, patios, decks and additions without balancing it out with drainage to compensate.

**Question 4: Do you have any concerns about current capacity of infrastructure (sanitary sewer, water, storm sewer) in the Town? If yes, please describe your concerns.**

There was some serious flooding during the last hurricane, Ida, which shut down a part of Rt. 303. A train was derailed on Erie Street because of the same storm.
Old Nyack college development
Not at the moment but if there's overdevelopment of homes instead of businesses, there could be an issue
Inadequate storm drainage
Town is getting over populated for our current sewer and storm water systems.
Same thing with south Nyack problems, be sure to tax them enough before this January 2022 \$\$\$
Not enlarging current capacity to accommodate over development.
The old Nyack college property
Going forward, having our own sewer department is not sustainable due to state regulations and the cost of compliance. This should be a county function.
Storm water limits our ability to treat sewage. Parts of the system are over 100 years old. We need to be ready to invest
Sewer concerns for the future. The county and town plants.
seems that the storm sewer system is unable to handle the recent large storms
age and mileage of the sewer system
In Nyack the capacity seems to be inadequate.
It is becoming apparent that the Towns development and the impervious surfaces that came with it Coupled with increasingly wet/rainy weather and general aging, the infrastructure is going to require funding for replacement/repair/upgrading
most of our existing infrastructure is aged. Any new construction should be required to assess what additional stress, and costs related to the additional stress that will result. We should require appropriate fees to address these costs.
With excessive development comes excessive water usage (a limited resource), and overuse of our sanitary sewage system
It seems reasonable for the town to gradually replace culverts with much larger ones.
Large developments should only be allowed in town areas that can handle the stresses that will be put on the established infrastructure.
There is often a strong smell of sewage in several sections of the Erie trail which runs from Sparkill to Nyack.
Storm water flooding
Absolutely. I often walk on the rail trail in Sparkill/ Piermont/ Grandview and there is a stench of sewage throughout the summer. As outlined above, with climate change we are experiencing increasing sever storms with consequent flooding and erosion and damage to property. We need to improve our drainage systems and increase natural solutions like permeable surfaces and vegetation. We need to address all the shortcomings of Suez- the poor quality of our drinking water and their refusal to address water conservation and environmentally sensitive solutions to supply issues. We need to protect land around all of our water sources. We need to work more on conservation of energy so that we do not need to build more infrastructure. The Town should switch to a CCA program that uses renewable energy.
Water is always running in our storm drains. Many current storm drains emit strong odors when you walk by them on the street, especially the three across the street from our major supermarket. It is a sign that our storm drains need improved drainage.
Too much rain for infrastructure
It should be assessed an the town changes / grows etc.
Sanitary Sewer Plant near 303 is in poor shape and has been for years. Gas discharge each morning is horrific. Capacity is at or close to limit.
How much growth can each of these sustain - water, sewer and storm
Again, considerations of climate change and future density.
Storm water system is extremely undersized for the current size of the town as evident by the flooding issues we have experienced this past summer.
Many flooding issues especially in pearl river.
Concerns of excessive water consumption/usage in other parts of the County worries me.

**Question 5: Do you have any concerns about current capacity of transportation infrastructure and traffic levels in the Town? If yes, please describe your concerns.**

A proactive approach which anticipates the impact of Electric Vehicles (charging), Automatic avigation/Routing (higher use of backroads), Truck/Home Delivery (along residential/narrow streets) on (1) under developed street capacity (2) overused truck routes (3) pedestrian risk (4) noise and air pollution and (5) overall quality of life for residents is the only way to meet the challenge and the expectations of residents. You only need to go to Bergen or Hudson Counties to see what Orangetown will look like in 5 years if we don't act.
With the proposed construction of warehouses near Rt. 303, how much more traffic can this county road handle in terms of truck traffic?
Occasional high volume of traffic at intersection of 9w and oak tree road
As mentioned above, traffic has increased, especially on major routes such as 303. Also, new traffic patterns, such as the one on Orangeburg Road from Town Hall to 303 has increased backup of traffic.
Traffic levels are getting very high
Traffic has increased dramatically over the past few years, especially on main roads like 303. Some changes in traffic patterns seem to have contributed to backups and congestion, such as on Orangeburg Road between Town Hall and 303
In small towns, like Tappan and Pearl River, they should NOT build up more than 2 stories, to have mixed use homes as is going on with the Senior Housing in downtown PR. That was a poor decision by the Town Board. Don't get me started on traffic caused by Dance Studios.
Truck traffic on local streets.
influx of residential/commercial properties & persons causing traffic/parking/congestion concerns. Influx of people i.e. vehicles in our quaint town. Traffic, double parking and increased volume. Rush hour(s) traffic, parking on the sides & double parking on Middletown Road/Central Ave for example is at an all-time high in my observation during the last 25 years.
Truck traffic (not using Truck Routes)
The town roads are kept up well, however the state roads are not and I don't know how you can address that.
Too much truck traffic
The old Nyack college property
Old Tappan Road in Tappan is a county road and due to the freight trains that come through the hamlets of Tappan, Orangeburg and Blauvelt every 20 minutes there is stacking of cars going back to the NJ border to the south and Tappan firehouse to the north. This will be exasperated by the condo development occurring in both Old Tappan and Rivervale. Besides Jersey residents accessing the P.I.P. the Tappan post office services Old Tappan, NJ. There is a need for a multi-municipal traffic study and cooperative remedy to redirect some of the traffic
Concerned about increased traffic which is already seen around town
Our secondary arteries have become severely congested at specific hours during the day.
have lived in Orangetown for 26 years and it seems that the amount of traffic has increased significantly and the truck traffic is a very big problem
potential traffic along 303
We could use more train service with fewer transfers to NYC
Not so much the levels. Many drivers do not adhere to the rules
Due to the heavy traffic flow along Old Tappan Road, Washington Street. Kings Hwy. and Main Street in the hamlet of Tappan and the increase housing being constructed in New Jersey causing heavy commuter traffic. Traffic signal regulation change is needed to assist in properly manage traffic flow.
Would like to see smoother roads and dedicated and protected walking and bicycling areas
Everything is available for delivery directly to homeowners and with that comes a sizeable increase in truck traffic. Clearly interpretable laws on trucking and specific roadways for specific size vehicles and a rewriting of "except local delivery" law together with funding for the enforcement of said laws is the only solution
Roads seem to becoming more busy and larger vehicles.
Our primary local roads are near capacity. Cost of additional traffic should be and charger to any new construction.
Since the creation of the Palisades Mall, there has been overuse of Route 303, which the State DOT has neglected to maintain.

In the past year or two, large truck traffic on 9W from the Tappan Zee Bridge through Palisades has increased significantly.
The 303 corridor has become very congested with truck traffic
Truck traffic has changed dramatically in the past 2 years. It is a major issue for maintaining roads and safety of residents.
With the recent additions of large retail distribution centers like Amazon, any future addition distribution centers, should be examined thoroughly in regards to the added traffic on the surrounding areas.
Buses need to run a regular schedule again between Orangetown and N.Y.C. Traffic has increased and speed limits are not enforced. Drivers running lights are rampant. Cyclists often ignore rules of the road.
Heavy truck traffic
Traffic levels are high. I grew up here and it takes twice as long to get anywhere due to increased traffic and lights. There are so many road I would not even want to live on due to high traffic, pollution, and speeding. In fact, it is hard to find a nice quiet street in Orangetown that is also not impacted by pollution and noise from 303 or the PIP.
Roads seem to currently be much more crowded. Some intersections are hard to go through because the traffic light is geared to a smaller traffic load.
There are many streets with missing sidewalks and adding bike lanes on highly cycled streets
Routinely truck traffic on roads not designated for trucks are being used. There needs to be more regulation and enforcement. The Police are certainly paid enough.
Some of the town roads are not designed for this new traffic, we have no decisions or input on county and state roads. When the county or state DOT are asked for input, we receive none
Not enough
Shear volume is a killer in Tappan and about to get much worse. It needs some fine tuning
increased regular and commercial traffic on many roadways
As previously stated.....and huge condo complex in surrounding areas affects everyone within a 5 miles radius.
Additional construction and use of warehouses have increased the presence of huge trucks traveling on narrow roads.
There does not appear to be enough truck routes or roads that trucks can use (without the neighbors going insane)

**Question 6: Do you have any concerns about current capacity and/or condition of recreation facilities (e.g. sports fields, parks, community buildings) within the Town? If yes, please describe your concerns.**

Police enforcement to prevent cars from (1) parking in parks when they have no intention of using the park (2) parking on the grass in parks, contaminating the soil (3) driving commercial vehicles in parks creating noise, pollution and risking pedestrian injury or (4) driving/cutting through the park endangering parents and small children trying to get to playgrounds.
We have more than enough sports fields some of which are used by Bergen County teams. I don't think we need more.
We have enough sports fields and parks. It would be great if there was a community building that the young and old could use.
The Town has 'stepped up' with governing usage of facilities for Town Residents. This should continue & grow with the increase of residents .. and especially non-residents utilizing said facilities. Town facilities are just that - Orangetown Resident facilities!
Would like to see a sports complex that would have multiple uses. (Turf Field, Rec center, hockey rink, Pool, Etc.)
Some need updating
Parks need an update to include a pool and a recreation facility like Haverstraw they are able to use an indoor facility
Too much children centered facilities. Community Center and pool needed. More passive recreational and farming opportunities.
There is no need for a community center. We have an overabundance of unused church halls, firehouse facilities and private organizations such as the American Legion and Masons. A community center makes as much sense as a local bank, which no one uses preferring to bank online.
The Town can no longer provide quality programming without a community center. The senior clubs are in need of meeting space and this office can no longer count on the availability of the school districts for space.
We need an indoor community center and maybe a pool.
I think we should do a better job with the appearance. Grass, weeds and trees need to be better maintained.
Want to see waterfront parks developed
A community center is needed.
Always prefer more open space.
A "Lakeside" park or trail in the old RPC property would be a wonderful addition to the Town Parks.
Town should designate sections of the Rockland Psych property as open space and have walking trails created (perhaps by Girl and Boy Scouts) Where possible neighborhood pocket parks could be created.
Town hall
It would be nice to increase trails and increase open space for active and passive recreation. It would be great to put some simple hiking trails like at Tackamack Park- really low tech- throughout the undeveloped RPC property.
Would love to see a walking path around our reservoir on the land that the Town owns. We have great golf courses and athletic fields, but our citizens have more interests to be satisfied. As we continue to build more and more 55+ communities, we need to consider the recreation need of seniors beyond their peak athletic years.
I think the proposed community center is a waste of money
There needs to be recreation areas for kids that do not choose to play soccer or baseball; alternative sports like BMX, skateboarding, etc.
It would be nice for more playgrounds and facilities closer to schools for use after school lets out.

**Question 7: Have you observed frequent requests for variances from certain sections of the Zoning Code due to pre-existing non-conforming lot sizes, overly restrictive zoning provisions, or other? If yes, what type of variances are frequently requested?**

Requests for higher-density, but this is a symptom of an underlying issue. Orangetown looks different then if you drive through Northvale or Old Tappan. We're a town without curb appeal not because we are neglectful, but because of our community values - we care more about family and safety then we do of the impression visitors have coming into our town. The only way to combat this misinterpretation which leads to attempts to overrun/overbuild in our town is to create models for streetscapes and building architecture and surrounding elements. One only needs to look up Beacon NY to see what their council and committees are working on and have already developed to understand what it means to truly protect and nurture ones community so it's clear to see what type/caliber of development is required to even get on the agenda.
Why do we have a Zoning Code if the developer/land owner wants to develop the property that is non-conforming to the town's code? With each variance, there sets a precedence which sets up other non-conforming issues.
Signage - always an issue. Local law 7 - should include provision that a new owner to a home that had a local law 7 cannot reapply for 15 years. There should also be a control that ensures that individual with Local Law 7 Covenant in place DOES NOT sell the home as a 2 family.
Non-conforming lots, signage
Small capes in town are zoned R-15 and cannot meet the height requirements to make the second floor livable. Again, not prepared for these questions.
Growth is inevitable .. understood. But our quaint village is being overrun with 'McMansions' being built on postage stamps and most of our undeveloped properties being over-developed into a mini-metropolis.
Certain areas of the town have smaller lots that pre-existed the code; these lots do need to request variances often, however I don't think that the code needs to be changed because this allows the Board to see if the granting of variances in certain neighborhoods is in keeping with the character of the neighborhood. Changing the code would not stop people from asking for more than is permitted.
Overbuilding on lots and parcels.
Even more important is the lack of enforcement. Building Department inspectors and enforcement personnel should be in the street rather than hanging out in the office. Likewise, there should be an on call system for weekends to report violations. This brings up another point. The enforcement is based on resident complaints rather than department employees being proactive. If I can drive around and see violations, why can't our inspectors?
303 Overlay needs to be more clear on what can and cannot be done if attached to other parcels
Recently, several applicants have asked for variances from the Route 303 Overlay Zone which takes away from the intent and very reason the Overlay Zone was implemented.
Warehouses and industrial buildings
Accessory structure too close, outdoor loading, parking, fence height
When I was on the board from 1990 to 2000. The Zoning laws were fair. The board could grant some variances but to no great extent.
Zone change out of character
Once again Tappan. Tappan Heights behind the German Masonic Home was laid out in all very undersized lots in 1926-28. It requires special consideration. Current ZBA handles it well but these problems will continue way past the current board. Needs to be addressed
People want to expand their decks, patios, etc. and that "crowds" the neighbor's property and way of life.
This is not an area that I am familiar with.
The code has not had a comprehensive update/re-write ever - and is not keeping up with new trends, etc. The lack of affordable housing is a problem.

**Question 8: Have you encountered sections of the Town Code that are particularly difficult to interpret? If Yes, which sections of the code and why?**

In my experience our building enforcement team is thorough, but there are other Town Codes that are not evenly applied among all the hamlets. An assessment of each hamlet against each town code to create a "score" would reveal deficiencies and render decisions/action so that each hamlet scores within range. In the context of a comprehensive plan, without Scoring across all Codes and other Town-wide benchmarks, we don't know where the issues are, and we can't recognize if we are doing a good job.
1) Should be definition in Code for difference between a warehouse and a distribution center. 2) Local law 7 - should include provision that a new owner to a home that had a local law 7 cannot reapply for 15 years. There should also be a control that ensures that individual with Local Law 7 Covenant in place DOES NOT sell the home as a 2 family.
The town code on property maintenance, single family vs multifamily zoning, could use a modern refresh to account for current issues in the town and neighboring regions. The enforcement of these codes also needs to be more effective. Many times it has been difficult to get traction without on enforcement, or warnings are given repeatedly without official violation notices. The updates to the towns sign codes were a step in the right direction, and other parts of the code could use similar review.
Local law 7
As a police employee it is difficult to enforce town codes regarding building and zoning. As a person the permits for everything in the town is a bit much, it's a money maker I am sure but the residents don't think so. Plus there is way too much senior housing at ridiculous prices and no housing for younger couples that is affordable.
Aside from what is already mentioned, not prepared for all the examples.
There is an increasing number of HARBOR applications for work already started/ done.
Noise complaints are always difficult due to individual tolerance levels.
Noise Complaints
Quality of life issues and good environmental stewardship such as noise pollution, air pollution, natural buffer reduction, too much accommodation to builders to allow bigger buildings and non-porous surfaces, too little accommodation for natural wetlands.
The code is purposely ambivalent. It was written by and for the "Greatest Generation", which could take a hint and follow the rules. This is no longer the case. Rather than wasting money by hiring a consultant, assign a team to review the best updated zoning code in Rockland - Clarkstown.
Covenant 7, mother daughter should be completely revamped or removed
the entire code is antiquated. specifically the definitions
Property maintenance for bamboo, because it is difficult to enforce. Any section that makes a violation of the code a misdemeanor, because giving someone a criminal record is almost never appropriate for a code violation. The rental registry section, because not enough people know about it and it should be enforced by the building department instead of the clerk's office. All of the bulk tables in the zoning law are difficult to read in their current format.
Code enforcement
Property owners within the historic area in Palisades and Tappan are constantly ignoring town codes by building, painting and changing structural looks first before applying for permits. If there are fines to levy they are not carried out.
Multiple variations in approach to trees
driveway requirements
New materials used to expand and repair historic structures
The signage law seems to be a bit confusing to many.
Commercial and high density housing
I find the code a bit difficult to read as a lay person. I think it should be written better so that everyone can understand it more easily.
Bamboo who is to say who's owns the bamboo
A lot of code is outdated and should be reassessed.
I would have to look at it...
With respect to HARBOR, we have very limited ability to enact punitive fines for scofflaws.
Some of the commercial codes are confusing
Most

Ch 43, sec. 5.21, Small lots is poorly written and needs clarification
There was a failed attempt to clarify the HABOR regulations, some of which are ambiguous---and unknown to many people in Historic Areas.
There are many areas of the code that contradict each other and there are many codes that could be considered ambiguous.

**Question 11: Please share any additional thoughts.**

The residents should have access to the paid services of an advocate that is responsible for measuring and pressing the departments of Orangetown to achieve improvement on areas of concern by residents.
With large parcels of land north and west of Orangetown, waiting for development, how will this affect the water supply to the existing residents and businesses in Orangetown? How will that affect the traffic flow which has increased from Bergen County with Lowe's and the palisades Mall?
Better communication of home owners responsibilities in historic districts
I am happy to serve on any committee looking at the comprehensive plan.
Orangetown is the best town in the county, and we have residents and leaders that are passionate about keeping this town the best it can be. As the comprehensive plan and town code is reviewed and updated it will be important that we provide the tools and frameworks for us to keep this town the best place to live.
Try not overpopulate the area. Taxes are too high.
I do not live in town, just work here. So my opinions are based on what I observe at work via interactions with public
Protect open lands from overdevelopment
We have enough senior housing in the Town. We need low to moderate housing for the young adults.
I am happy to be a part of Orangetown's Zoning decisions
I have always Loved Orangetown. So much so, that I searched for a property here for years to raise my children & have my 'forever' home in. So such so, that I wanted to made a difference and left a lucrative job to come work for the Town. I am starting to ponder other possibilities now for the future. Overpopulation/growth and increasing financial burdens are leading me down this path. I still Love Orangetown and am troubled that these thoughts are being provoked.
Keep O'Town an Oasis !
Most of problems between commercial property development and residential neighbors are caused by false information being spread on social media. We need to have a balance of commercial and residential properties to maintain a tax base that supports the services in the Town.
Too much building degrades all our lives, the environment and changes the character of the town.
We don't need a new town hall. It is a monument to the past. Why create more office space when there is an unprecedented vacancy rate for this use. Look at Blue Hill, strike a deal and save money. The most bizarre part of the town hall study was asking departments to project their needs 30 years out. Of course this was pre-corona 19 and look what happened. Go Green sensibly, with reason.
We need to look at the way that we enforce sewer codes. The fines for noncompliance are far too lenient and do not focus on the issues that are at hand
I feel we need to evaluate/review/make changes if needed for every section of the code. This can be done in orderly and progressing way if done properly.
When and if you build a community center. Build one that meet the needs of all groups involved and is sized accordingly. Every time a project seems to get started it is downsized to save money. In the end, a project like that is doomed to fail from the beginning.
30 meter buffer along all town streams and wetlands, stiffer penalties for disturbance of steep slopes
I am grateful to work for the Town of Orangetown.
Please have the timing request for the traffic signal at the intersection of Main St., Kings Hwy., Washington St. and Old Tappan Rd. move more quickly. The request was acted on 2 years ago and has died in the Highway Department additional 3 year survey. I believe the funding has already been appropriated to make the change. Tappan again appears to be the forgotten child!
good luck and good on you for trying to fix issues going forward
thank you for the opportunity to participate. I look forward to seeing the results.
Each new entity constructed adds an additional need for service. The cost should be calculated and assessed as part of approval process.
The Town's zoning is some respects exemplary, isolating industrial/commercial areas from residential. The Rt303 corridor is, however an embarrassment and should be addressed, possibly with a coordinated effort with the state. Now that Cuomo's gone, it may be a possibility?
Keeping a balance between the tax burden and development is really important.

Any future Comprehensive Plan should include ways to continue to Preserve the Town and its environmental areas from development and ensure adequate open space which might involve Orangetown purchasing endangered properties.
I think we have so much potential here to make Orangetown a greener, more beautiful, and more enjoyable place to live.
Some of the above questions need more than a yes or no answer. There seems to be grey areas in our codes.
I would like to see more sidewalk and bike lanes to create a safe place for our community to move around and enjoy the outdoors.
The town should set aside dates to go over any rules and laws that may be too old on the books and not fair in today's society. Also on occasion go over or do an assessment of the town priorities. are there more seniors staying in Town, or moving out ? If they are staying is there adequate housing for them etc...I f they are leaving, is there any reason for it that involves the town etc.
Our HABR concerns have been discussed with the Department Head. We are all still unsure how to proceed.
We must speed up the planning board process, not to eliminate any requirements but figure out how to make the process faster
Let us not become NYC with miles of sidewalks, concrete, overcrowding. There has to be some overseeing of bicyclists taking over the roads, not allowing people to turn right and running into them because they are training for what.....bike races?
Should the construction of the proposed Town Hall move forward the Building Department offices will need to be re-designed as the space allocated currently is insufficient for our needs. The current layout also does not take into account the additional staff that will be required upon Orangetown assuming control of the Village of South Nyack.
I agree this plan has to be revised
Please protect our open spaces and deny high density housing (or commercial use).
I think Orangetown is a great place to live and raise a family and we need to do everything in our power to protect that and preserve our way of life.
looking forward to updating our comp plan and town code to allow for an easier process for those looking to do work in the Town.