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February 22, 2022

Town of Orangetown Town Board
26 W. Orangeburg Road
Orangeburg, New York 10962

Attn: Supervisor Kenny and Town Board Members

Re: Gatto Lane Zone Change and Traffic Study (tax lot 68.20-1-1)
Narrative Response to September 22, 2021 Planning Board Comments (For March 9, 2022 Town Board meeting)
BBE #20231

TOWN OF ORANGETOWN
2022 FEB 25 PM 2:39
TOWN CLERK'S OFFICE

Dear Supervisor Kenny and Town Board Members:

The Gatto Lane Site Plan submission was last reviewed by the Town of Orangetown Planning Board at their September 22, 2021

1. *Comment: "In reviewing the submitted AKRF Traffic Impact Study and the referral letters to the Planning Board, it is premature to allow a zone change since the submitted PAC Conceptual Zone Layout Plan is not sufficient to review."*

Response: The concept plan submitted at this time is for zoning analysis only to demonstrate potential compliance with the PAC requirements. Comments pertaining to road width for Gatto Lane have been addressed by the development of a road widening plan for Gatto Lane. We note that as per the May 25, 2021 Traffic Report prepared by the applicant's traffic consultant, Hardesty & Hanover, the project would result in essentially the same vehicle trips under the senior housing proposal of 40 units (eight and 12 vehicle trips in morning and afternoon peaks) versus the nine single family home units allowed as per the current zoning (11 and 10 vehicle trips in the morning and afternoon trips). The Town's transportation consultant, AKRF, in their July 26, 2021 memorandum to the Town of Orangetown Planning Board acknowledges the vehicle trips assigned by the applicant's consultant and states "Given the location of major corridors and commuter travel patterns, the trip assumptions are reasonable."

2. *Comment: "An access road way to the site egresses through the Town of Ramapo, and a review of the site and the proposed development should be obtained by the Town of Ramapo."*

Response: We have developed a plan to provide a widened pavement width for Gatto Lane to 30 feet, which is the Town requirement for suburban roads (Chapter 50, Section 16-A.). This plan is subject to review by the Town of Ramapo. We note the vehicle trips generated for the PAC zone are essentially the same as those generated by the as of right use; however, the applicant has agreed to design and construct a road widening of Gatto Lane to improve the existing conditions access to the site.

3. *Comment: "The Board held that the proposed site as presented is overdeveloped and the cost of the proposed housing is too expensive."*

Response: The proposed plan meets the density requirements of the PAC overlay zoning district and provides the required buffers that abut all four property lines. The development is consistent with a cluster style planning technique, which provides a concentrated level of development in the center of the site and leaves area for undisturbed areas, open space, and buffers along the perimeter of the site.

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The cost of the housing will be market rate; this is dictated by construction costs and the amount that people are willing to pay for this product. The market studies performed by Toll Brothers, who have an extensive history of developing housing in the northeast, indicate a strong demand for this style of housing.

4. *Comment: "The proposal of a PAC Zone designation for the site is overdevelopment, however a zone change from R-40 to R-15 may be acceptable. The Board would rather see single family housing on the site."*

Response: The applicant wishes the Town Board hear their application for a zone change to allow PAC style housing. Housing trends for new construction are trending to higher density attached style of home construction, which is an underrepresented housing stock and is underutilized in the Town of Orangetown. While there is a demand for single family home construction, there is existing housing stock of this style to meet this demand.

5. *Comment: "Gatto Lane at the present time is too narrow and needs to be improved to handle the addition in traffic that would be generated from the 40 additional housing units from the development."*

Response: We have developed a plan to provide a widened pavement width for Gatto Lane to 30 feet, which is the Town requirement for suburban roads (Chapter 50, Section 16-A.). We are providing this plan to Orangetown DEMA and the Highway Department for review and comment. We have had additional discussions with these departments since the Planning Board meeting and they indicated that a widened road for Gatto Lane would be a preferable alternative, subject to their review of detailed plans.

6. *Comment: "The zone change is not harmonious with the surrounding neighborhood and would impact the neighbors."*

Response: The PAC zone is intended to be a floating zone that applies to specific parcels that meet the bulk requirements. There are no distinct areas zoned strictly for PAC zone in the Town of Orangetown. As such, most parcels that have received approval to develop as per the PAC Zone requirements are located next to single family, commercial, or dissimilar uses. Utilization of buffers on the subject site allows for a transition of the different use, with opportunities for screening and establishing clearing limit lines to preserve existing vegetation along the perimeter of the property. We note that if the property were to be developed per R-15 or R-40 zoning requirements, significantly more land clearance activities would occur as the individual yards would most likely be developed and disturbed to provide individual amenities for the homes.

7. *Comment: "A PAC Zone usually includes amenities such as a pool, club house, however, this proposal does not include any amenities."*

Response: Amenities such as a pool and clubhouse are typically provided for larger scale developments where the maintenance cost would be distributed over a larger number of residents. In the experience of the developer, Toll Brothers, a site of this size with 40 units would provide more passive recreation areas. Items under consideration include a walking path, gazebo, barbeque areas and patios.

Very truly yours,



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