

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 checked="" 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 type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input 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#: Bldc-90-2021
 ASSIGNED
 INSPECTOR: mm
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: The Reserve at Pearl River

Street Address: Blue Hill Plaza - Veterans Memorial Drive
Pearl River, NY

Tax Map Designation:
Section: 73.10 Block: 1 Lot(s): 6
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the East side of Blue Hill Plaza, approximately 1000 feet South of the intersection of Veterans Memorial Drive, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>22.58</u>	Zoning District <u>OP-Pac</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*
110 Senior Living Dwelling Units

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 3/22/22 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 1.64 acres

Are there **streams** on the site? If yes, please provide the names. No

Are there **wetlands** on the site? If yes, please provide the names and type: No

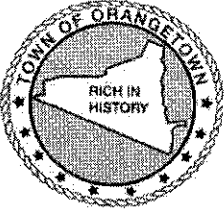
Project History:

Has this project ever been reviewed before? Preliminary

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.

PO # 22-06 2/23/2022

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, R.A.
 Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: March 23, 2022

Applicant: The Reserve at Pearl River

Address: Blue Hill Plaza Veterans Memorial Pearl Rier, NY

Section: 73.10

Block: 1

Lot: 6

Permit# _____

Plans Submitted: Plans labeled The Reserve at Pearl River dated 10/29/2021 last revised 03/07/2022

signed and sealed by Diego A. Villareale. P.E.

Plans labeled The Reserve at Pearl River Phase III dated 11/22/2021 By Minno Wasko

The Reserve at Pearl River

Project Name: _____

March 23, 2022

Date of Submittal to Land Use Board: _____

Date of Board Meeting: TBD

RECEIVED

MAR 23 2022

TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

Sincerely,

Debbie Arbolino

Administrative Aide

Date/Initial of OBZPAE Review Completed: _____

S. 3/30/22

- App. NOT completed
- DID They submit Enj 17 Disclosure?



OFFICE OF BUILDING, ZONING, PLANNING,
 ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
 20 Greenbush Road
 Orangeburg, N.Y. 10962

Jane Slavin, R.A.
 Director

(845)359-8410

Fax: (845) 359-8526

Referral to the Planning Board

Date: 11-10-2021 Section: 73.10 Block: 1 Lot: 6

Applicant: The Reserve at Pearl River

Address: 16 Microlab Road, Livingston, NJ 07039

RE: Application Made at: 1 Blue Hill Plaza, Pearl River, NY 10965

Referred For:

Per Chapter 21A, Section 21A-4, Site development plan approval required.

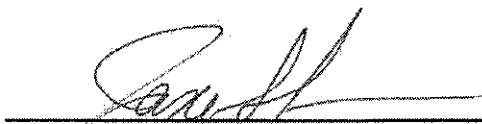
21A-4(B) (1) Approval of a site plan by the planning board is required for the delopment or redevelopment of any property or structure for a new use, the expansion or relocation of any existing use, or a change of use.

Comments: _____

Dear Mr. Brenner:

Please be advised that the Building Permit Application, which you submitted on 11/2/2021, has been referred to the Orangetown Planning Board. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the Planning Board, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,



 Signature of Director
 NOTE: PLEASE KEEP FOR YOUR RECORDS
 8-12-20-CCC

11/10/21

 Date
 Liz Decort
 Cheryl Coopersmith



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

Jane Slavin, RA
Director

(845) 359-8410

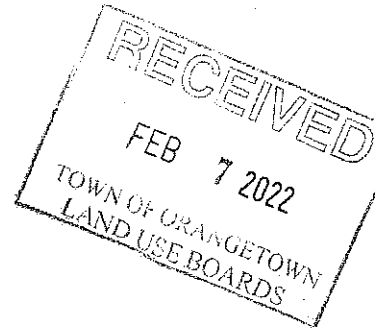
Fax: (845) 359-8526

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

To: Planning Board

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

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



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

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

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

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

4.69 A Lot and Bulk Controls

Table 1, Other sites:

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

4.610. Additional Requirements

E.

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

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

4.612 Procedures

D. (1)

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

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

Clerk of Boards Review:
Date: _____ Initials: _____

Building Dept. (Accepted By):
Date: _____ Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: The Reserve at Pearl River, LLC
PROPERTY ADDRESS: Veterans Memorial Highway
TAX LOT ID: Section 73.10, Block 1, Lot 6
NAME OF APPLICANT: The Reserve at Pearl River, LLC
OWNER OF PROPERTY: The Reserve at Pearl River, LLC
Land Use Application/Brief Description of Project: Development of new apartments

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Entity:	The Reserve at Pearl River, LLC
Address:	16 Microtab Rd, Livingston, NJ, 07039
Telephone Number:	973-488-6411
E-Mail Address:	APINES@BNERealEstate.com
State/Date of Formation:	New York 2/10/2021
Contact Person:	Alan Pines

PART TWO:

- Please list all persons, officers, limited or general partners, directors, members, shareholders, managers, authorized persons, beneficial owners, and any others with any interest in or with the above referenced entity.
- Please NOTE that an "authorized person" means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title, who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity.
- List all persons with a membership or voting interest or controlling position in the Entity. Please provide that parties' business or personal address and telephone number, email address and other contact information.
- Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Individual	Address	Telephone	Email	Interest or Role in Entity
1. Alan Pines	16 Microtab Rd, Livingston, NJ 07039	973 488-6411	APines@bnerestate.com	Managing Member
2. Marc Perel	1401 Broad St Clifton, NJ 07013	973 699-6239	MPerel@Artrust.com	Managing Member
3.				
4.				
5.				
6.				

PART THREE:

- 10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
- 11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
- 12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
- 13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

- 14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
- 15. **NOTE:** Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.

STATE OF ~~NEW YORK~~ ^{New Jersey})
 COUNTY OF ~~ROCKLAND~~ ^{Essex}) ss.:

I, Alan Pines, being duly sworn, deposes and says that I am (Title) Managing Member, an active or qualified member of the _____, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

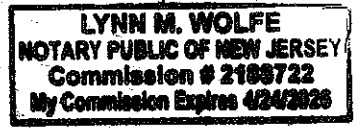
[Signature]

 Signature

Sworn to and subscribed in my presence
 This 4th day of November, 2021.

[Signature]

 NOTARY PUBLIC



PROJECT NARRATIVE

The applicant, on March 8, 2021, petitioned the Town Board to approve a Zone Change for the property from OP to PAC. The Board approved the Zone Change on July 13, 2021.

The application before you is to develop the property in accordance with Town Board Approved Zone Change.

The Developer proposes to construct 110 Senior Living Units on 22.58 acres of land at the south east corner of Blue Hill Road.

PROJECT NARRATIVE

The applicant, on March 8, 2021, petitioned the Town Board to approve a Zone Change for the property from OP to PAC. The Board approved the Zone Change on July 13, 2021.

The applicant appeared before the Orangetown Planning Board and obtained a negative declaration as related to SEQRA and Preliminary Approval.

The Town Board approved a concept subject to Board Approvals. The detailed Book I include in the application was the original submission by the client.

The Developer proposes to construct 110 Senior Living Units on 22.58 acres of land at the east corner of Blue Hill Road.

To accomplish this, the applicant needs the required Variances.

Abutting Properties

73.05-1-54	Glorious Sun Robert Martin LLC	1 Blue Hill Plaza Ste 1553 Pearl River, NY 10965
73.14-1-2	Corwick Realty Corp, Altus Group US Inc	P.O. Box 71970 Phoenix, AZ 85050
73.14-1	Corwick Realty Corp, Altus Group US Inc	P.O. Box 71970 Phoenix, AZ 85050
73.10-1-5	The Club West at Pearl River BNE Real Estate Group	16 Microlab Rd. Ste A Livingston, NJ 07039
73.10-1-4	The Club at Pearl River	16 Microlab Rd. Ste A Livingston, NJ 07039

**Town of Orangetown Planning Board Decision
February 23, 2022
Page 1 of 20**

TO: Donald Brenner, 4 Independence Drive, Tappan, New York
FROM: Orangetown Planning Board

RE: The Reserve at Pearl River Site Plan: The application of the Reserve at Pearl River, LLC, applicant, for Hunter Douglas, Inc., owner, for Prepreliminary/ Preliminary/ Final Site Plan at a site to be known as “**The Reserve at Pearl River Site 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 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 Blue Hill Plaza, Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 6 in the OP/PAC zoning districts.

Heard by the Planning Board of the Town of Orangetown at a **virtual meeting held February 9 and an in-person meeting held February 23, 2022** at which time the Board made the following determinations:

February 9, 2022

Diego Villareale and Donald Brenner appeared and testified.

The Board received the following communications:

1. Project Review Report dated February 9, 2022.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated February 4 revised February 7, 2022.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated February 7, 2022.
4. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector.
5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated February 9, 2022.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated January 21, 2022.
7. Letter from Rockland County Highway Department, signed by Dyan Rajasingham, Engineer III, dated January 26, 2022.
8. Letter from Rockland County Sewer District No. 1, dated January 13, 2022, signed by Joseph LaFiandra, Engineer II.
9. Email from Orange & Rockland Utilities dated January 10, 2022 from Alfred Gaddi.
10. Notice from the Town of Orangetown Zoning Board of Appeals, signed by Tricia Castelli, dated January 5, 2022.
11. Notice from Suez signed by William Prehoda, dated January 5, 2022.
12. Project Narrative
13. Short Environmental Assessment Form signed by Diego Villareale, Associate Principal, JMC, dated November 17, 2021.

**Town of Orangetown Planning Board Decision
February 23, 2022
Page 2 of 20**

14. Building Permit Referral to the Planning Board dated August 31, 2021 signed by Rick Oliver, Building Inspector.

15. Civil Plans prepared by JMC Consulting, dated October 29, 2021, last revised December 24, 2021;

- C-000: Cover Sheet
- C-101: Existing Conditions
- C-100: Overall Layout Plan
- C-110: Layout Plan
- C-200: Grading Plan
- C-210: Road Profiles
- C-300: Utility Plan
- C-400: Erosion and Sediment Control Plan
- C-500: Landscape Plan
- C-600: Lighting Plan
- C-700: Basin Blowup, Profile and Cross Sections
- C-900: Construction Details
- C-901: Construction Details
- C-902: Construction Details
- C-903: Construction Details
- C-904: Construction Details
- C-905: Suez Specification Details
- FA-1: Firetruck Access Plan

16. Architectural Plans prepared by Mino & Wasco Architects and Planners, dated November 22, 2021:

- C-01: Cover Sheet
- A-01: Architectural Site Plan
- A-02: Basement Floor Plan Type A
- A-03: Ground Floor Plan Type A
- A-04: Second floor Plan Type A
- A-05: Building Elevations Type A
- A-06: Basement Floor Plan Type B
- A-07: Ground Floor Plan Type B
- A-08: Second floor Plan Type B
- A-09: Building Elevations Type B
- A-10: Typical Unit Plans
- A-11 Clubhouse Floor Plan
- A-12 Clubhouse Floor Elevations

The Board reviewed the plans and referred the application to the Town Board for review.

**PB#22-06: The Reserve at Pearl River Site Plan Permit #50255
Preliminary Site Plan Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision
February 23, 2022
Page 3 of 20**

The hearing was then opened to the Public.

The applicant requested a **CONTINUATION** to the February 23, 2022 Planning Board Meeting.

February 23, 2022

Donald Brenner and Diego Villareale appeared and testified.

The Board received the following:

1. A copy of Town Board Resolution No. 80, dated February 15, 2022, with an attachment of a memorandum to the Orangetown Town Board from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated February 15, 2022.

Public Comment:

Brian Quinn, attorney for abutting property owner, discussed the easement to the site. He requested a traffic study be performed.

Vanessa Lapin, Orangetown resident; raised concerns regarding traffic, limiting the chemicals at the site, density and affordability of the proposed development.

There being no one else from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael McCrory and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, aye; Kevin Farry, aye; Michael McCrory, aye; Andrew Andrews, aye; Stephen Sweeney, absent, and Lisa DeFeciani, aye.

SEQRA

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) 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 Andrew Andrews and seconded by Denise Lenihan and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, aye; Kevin Farry, aye; Michael McCrory, aye; Andrew Andrews, aye; Stephen Sweeney, absent, and Lisa DeFeciani, 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.

PB#22-06: The Reserve at Pearl River Site Plan Permit #50255
Preliminary Site Plan Approval Subject to Conditions

Town of Orangetown Planning Board Decision
February 23, 2022
Page 4 of 20

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, 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 following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Sewer District #1, Rockland County Drainage Agency and having reviewed the drawings presented by the applicant's professional consultants; 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's 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.

On motion by Michael Mandel and seconded by Lisa DeFeciani and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, aye; Kevin Farry, aye; Michael McCrory, aye; Andrew Andrews, aye; Stephen Sweeney, absent, and Lisa DeFeciani, aye, the Board made a Negative Declaration pursuant to SEQRA.

**PB#22-06: The Reserve at Pearl River Site Plan Permit #50255
Preliminary Site Plan Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision
February 23, 2022
Page 5 of 20**

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Preliminary 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. The applicant petitioned and received a zone change from the Town Board on July 13, 2021.
4. The LEAF, Part 1, chart B, items a, b and c must be updated to indicate the actual Town Board application date and approval, the actual Planning Board application date and a projected Zoning Board date.
5. Please note that the current LEAF, dated 11-17-2021, conflicts with the LEAF dated 3-8-2021 submitted as Part of the Zone Change application to the Town Board as follows;

- a) Page 3 of 13, item D.1, b (b) total acreage to be physically disturbed was indicated as 12.3 and is now indicated 11.75 acres. Which is correct?
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 - II. Forested areas 16.28 acres/-6.10 acres originally stated and 10.83 acres/-11.75 acres now indicated.
 - III. Meadows, grasslands or brushlands 1.25 acres originally stated with 6.74 acres now indicated.

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

Town of Orangetown Planning Board Decision
February 23, 2022
Page 6 of 202

Continuation of Condition #5...

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

4.69 A Lot and Bulk Controls

Table 1, Other sites:

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

4.610. Additional Requirements

E.

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

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

4.612 Procedures

D. (1)

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

6. Site plans indicate exterior stairs and retaining walls with fall projection to be designed by others at multiple locations. The design, plans, elevations and details must be provided.
7. The application shall be reviewed and approved by the Town of Orangetown Architecture and Community Appearance Board of Review.
8. The SWPPP supplied to DEMA is under review. A formal review will be sent to the applicant's engineer directly. However, a cursory review of the SWPPP has revealed a number of issues with it:
- a. The introduction to the SWPPP shall clearly identify the specific type of water quality structure that is being proposed.

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- b. The drawings shall clearly identify the specific type of water quality structure that is being proposed using the naming system spelled out in the NYSDEC Stormwater Management Design Manual.
- c. The introduction of the SWPPP shall fully explain how the proposed design meets the requirements of the New York State Stormwater Management Design Manual-Chapter 5 Green Infrastructure.
- d. The beginning of the SWPPP shall include a table showing elevation vs area vs volume numbers for the proposed WQ practices.
- e. Appendix F shall include the required "during" construction checklist for the proposed stormwater CDS unit. Also, individual/ separate checklists shall be provided for each stormwater ponds, CDS units, manhole/catch basin, conveyance/ pipe run, rip rap installation, with their corresponding structure number.
- f. Appendix G shall include individual/ separate checklists shall be provided for each stormwater ponds, CDS unit, manhole/catch basin, conveyance/ pipe run, rip rap installation with their corresponding structure number.
- g. The graphical hydrograph provided in Appendices A and B shall be increased in size for ease of review (e.g. one hydrograph per page. Also, the legend size.
- h. The number tab separation pages shall be replaced with letter tab separation pages that correspond to their respective Appendix letters.

9. The drawings depict approximately 1/3 of the proposed infiltration basin, regrading for the basin, outlet piping and level spreader being sited on neighboring property. This is not acceptable. The basin shall be relocated to be completely within the projects' property or the applicant may choose to reduce the size of the proposed project in order to reduce the required stormwater quality and quantity improvements needed and extensive offsite regrading.

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

[Faint, illegible text, possibly a signature or stamp]

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

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

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

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

15. Based on and in connection above comments, repeat and additional soil analysis, perc tests and determination of groundwater elevations shall be performed at the proposed infiltration basin location. These tests/ investigations shall be performed in the spring or fall when the ground water table is typically at its highest. These tests shall be performed PRIOR to this proposal receiving Final Approval to ensure the adequacy of the design. The information/ test results/ elevations shall be added and incorporated into the drainage calculations. DEME shall be notified at least 48 hours in advance of these field tests. Copies of all correspondence related to this issue shall be submitted to DEME.

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

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

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

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

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

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

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

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

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

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

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

27. The plans call for an emergency access drive on the neighboring property. The applicant shall obtain a 30-foot wide, minimum width, access easement from the neighboring property owner. The metes and bounds of said easement shall be shown on the drawings. Copies of all correspondence shall be supplied to the Town Attorney's office and DEME.

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

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

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

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

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

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

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

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

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

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

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

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

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

41. The post construction stormwater maintenance agreement supplied is under review by DEME.

42. Any wetlands located on the property shall be shown on the drawings.

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

44. The datum for the contours shall be given Also, a note shall be added to the Site Plan indicating the source benchmark for the referenced datum, including the BM elevation.

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45. The Town of Orangetown Bureau of Fire Prevention offered the following comments:

Site Plan Review:

- Emergency access road for Clubhouse is greater than 150' in length and requires a turnaround. 2020 IFC 503.2.5
- The secondary emergency access road appears to cross the lot line. Is there an easement agreement in place between the 2 properties.
- Is the second emergency access road capable of supporting a load of 75,000 pounds.
- What is the slope of the second emergency access road.
- Access roads shall be separated by not less than ½ the diagonal of the lot or area being served. Show calculations for access road separation design – access road separation scales 200'. 2020 IFC D104.3
- Show any access road gates.
- Show vehicle protection for hydrants.

Construction plans shall include the following information:

- Sprinkler as per NFPA 13
- Fire Alarm system as per NFPA 72
- Lock box locations

46. Drainage Review – Brooker Engineering

Drainage Review Recommendation

The application has provided sufficient information to demonstrate that potential significant adverse impacts with respect to drainage can be mitigated. Brooker Engineering, the Planning Board Drainage Consultant, therefore recommends that The Reserve Site Plan be approved for drainage subject to the following comments.

Project Description

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

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

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Project Comments

1. The watershed delineations along the south property line for PDA1-A shall evaluate any uphill off-site stormwater runoff that will enter the site and be diverted around PDA1-A.
2. Provide more detail for the grading north of the clubhouse to demonstrate stormwater runoff from this area will be directed to the detention basin and not bypass the basin.
3. Design Point 1 is the point at which the majority of stormwater runoff from the site is concentrated water flow, which is beyond the property limits. Add an additional subarea to represent the portions of watershed between the site western property boundary and Design Point 1.
4. Show the existing conditions features of The Club within subarea EDA-1B on the Existing Drainage Area Map.
5. Provide the pervious and impervious breakdowns on all of the drainage subareas on the Drainage Subarea Maps.
6. Provide mapping that breaks down the proposed impervious areas, especially at PDA-1A.
7. Provide additional subarea breakdowns in the hydrologic models for the two piped storm drainage systems that bypass the stormwater management basins in PDA-1C.
8. The proposed stormwater management basin crosses the property line; show an easement over tax lot 73.10-1-5 in favor of tax lot 73.10-1-6.
9. Show the Club at Pearl River improvements on the Existing Conditions Plan.

47. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:

- A minimum of 250 SF of indoor and/or outdoor recreation area is required per unit. For 110 units, 27,500 SF is needed (26,750 SF for 107 units.) It is indicated in the Town Board minutes that the clubhouse will be 6,000 SF and an additional 13,000 SF of recreation will be provided. In total, only 19,000 SF of recreation areas are proposed. A breakdown of the 13,000 SF of recreational areas must be provided. The applicant shall determine if there are other locations on the site where indoor/outdoor recreation can be included, or a variance will be necessary. Although 80 percent of the site is to be left as open space, this cannot be counted as recreational area since no trails or other activities are provided for residents.

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- Access to the Club West at Pearl River, located on the adjacent parcel to the northeast (73.10-1-5), is provided over the subject site. When RC Planning reviewed the site plan for said project, it was noted that no access easement was noted on the site plan. The provided site plan for the Reserve at Pearl River also does not indicate any easements for this access. An access easement must be provided for 73.10-1-5 over tax lot 73.10-1-6. This easement must be recorded in the deed, as well. As per Section 4.610E of the Town's Zoning Code, no structures, parking areas, or roadways shall be located within a required buffer other than access drives to and from the site. The dog run is partially located within the northern buffer area. The dog run shall be reoriented or relocated so as to not be located within the 50-foot buffer.
- A review must be completed by the Rockland County Department of Health, any comments or concerns addressed, and all required permits obtained.
- A review must be completed by the Rockland County Highway Department, any concerns addressed, and all required permits obtained.
- A review of the Fire Truck Access Plan must be completed by the County of Rockland Office of Fire and Emergency Services, Town of Orangetown Fire Inspector, or the Pearl River Fire Department to ensure that the site is designed in a safe manner and that there is sufficient access to, and maneuverability on, the site for emergency vehicles. They shall be satisfied that the proposed emergency access is feasible.
- Since this senior housing development, TRIPS paratransit vehicles will likely be serving the residents of the site. The planning Board must be assured that the design of the inner roadway can accommodate these vehicles and that there is sufficient room for a pick-up/drop-off area. In addition, a review must be completed by the Rockland County Department of Public Transportation so that they can evaluate the site in relation to the needs of providing their services.
- The site is located on relatively steep topography. Extensive regrading must be done in order to implement the proposed development design. To limit the extent of soil erosion, prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the NYS Guidelines for Urban Erosion and Sediment Control.
- There shall be no net increase in the peak rate of discharge from the site at all design points.
- A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances.

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- Water is a scarce resource in Rockland County; thus, proper planning and phasing of this project are critical to supplying the current and future residents of the Towns, Villages, and County with an adequate supply of water. If any public water supply improvements are required, engineering plans and specification for these improvements shall be reviewed and approved by the Rockland County Department of Health prior to construction in order to ensure compliance with Article II, Drinking Water Supplies, of the Rockland County Sanitary Code and Part 5 of the New York State Sanitary Code.
- For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health prior to construction.
- To ensure that the existing forested area to remain is left undisturbed, a construction envelope shall be delineated on the plans, and the boundaries shall be marked on site with yellow tape or other clearly visible materials prior to any grading or disturbance of the site. Soils outside the construction envelope shall not be disturbed.
- Retaining walls that are over four (4) feet in vertical height shall be designed by a licensed NYS Professional Engineer and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the licensed NYS Professional Engineer.
- Area designated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. Providing specific locations on the site for the snow piles will reduce the loss of available parking spaces meant to be used by residents and guests. In addition, this will help to protect the proposed landscaping from damage due to the weight of the snow and salt intrusion.
- The RC Planning Department request the opportunity to review the variance that are needed to implement the proposed site plan as required by NYS General Municipal Law 239-m (3)(a)(v).
- As noted in the July 13, 2021 Town Board minutes, the proposed units will be rentals. Pursuant to the Rockland County Sanitary Code, Article XIII, Section 13.8.1, all multiple dwellings with three or more rental units must register and obtain a Multiple Dwelling Rental Certificate (MDRC). If this proposed multi-family dwelling meets the requirements of the MDRC, then the owner must register and obtain the MDRC. Failure to comply is a violation of Article XIII, which may result in penalties of \$2,000.00 per day.
- The Vicinity & Zoning Map on Sheet C-000 of the site plan prepared by JMC, appears to have been misprinted, with a portion of the map located outside the box, and the highlighted site located south of the New Jersey border. This error shall be corrected.
- The Bulk Table on Sheet C-000 must be amended to state that 14 single units and 96 double units are proposed.

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- The Site Plan must include standard notes, including district information.
- The location map on sheets C-01 and A-01 of the architectural plans, prepared by Minno & Wasko Architects and Planners, must contain a north arrow, especially since north is not oriented to the top of the page.
- In the Project Data on Sheet C-01, the building height is listed as ~ Stories 00'-0". The number of stories and building height shall be added.

48. The Rockland County Highway Department (RCHD) reviewed the information and offered the following comments;

- As the proposed housing facility is expected to generate more traffic flow in the area, it may cause some negative impacts on the adjacent roads and nearest intersections, including lowering the existing level of service. A traffic impact study (TIS) may be required to determine the impacts. Any negative traffic impact in the area due the proposed action shall be addressed.
- The driveway accesses to the adjacent property requires a permanent access easement as both parcels are in different tax lots. The permanent access easement shall be prepared and recorded in the Rockland County Clerk's Office to have accesses within the tax lots.
- A drainage report for the proposed development shall be prepared and submitted to RCHD. The applicant shall make sure that the proposed drainage system is adequately designed to produce no net increase in the peak rate of discharge from the site at all design points.
- A road work permit must be obtained from the RCHD prior to starting any construction work in the site.

49. The Rockland County Drainage Agency reviewed the submitted documents and provided the following comment:

Please note that the site is outside the jurisdiction of Rockland County Drainage Agency and has no further comments.

50. The 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 request no future correspondence for this site.

51. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Town of Orangetown Zoning Board of Appeals
- Rockland County Sewer District #1
- Rockland County Highway Department
- Rockland County Drainage Agency

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52. 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.

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

54. 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.

55. 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.

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56. 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.

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

58. 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).

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

60. 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

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

62. The applicant shall provide a copy of the Traffic Study to the Board and Brian Quinn, Esq. representing Glorious Sun Blue Hill Plaza, for review.

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Overrides

The Board made motions to override Conditions #1 and #2 of the January 21, 2022 letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, for the following reasons:

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

The Board held that item number 3 of the memorandum to the Town of Orangetown Town Board, from Jane Slavin, dated February 15, 2022 provides the breakdown of the site density.

A motion to override the condition was made and moved by Andrew Andrews and seconded by Denise Lenihan and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, aye; Kevin Farry, aye; Lisa DeFeciani, aye; Stephen Sweeney, absent, and Michael McCrory, aye.

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

The Board held that in accordance with Town of Orangetown Town Board Resolution #80, dated February 15, 2022, and Jane Slavin’s memorandum to the Town Board, dated February 15, 2022, item number 4.66 explains the Board’s position regarding Affordable housing.

A motion to override the condition was made and moved by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren, absent; Denise Lenihan, nay; Michael Mandell, aye; Andrew Andrews, aye; Kevin Farry, aye, Lisa DeFeciani, aye; Stephen Sweeney, absent and Michael McCrory, aye.

TOWN OF ORANGETOWN
2022 MAR 11 A 10:20
TOWN CLERK'S OFFICE

**PB#22-06: The Reserve at Pearl River Site Plan Permit #50255
Preliminary Site Plan Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision
February 23, 2022
Page 20 of 20**

The foregoing Resolution was made and moved by Andrew Andrews seconded by Denise Lenihan and carried as follows: Thomas Warren, absent; Denise Lenihan, aye; Michael Mandell, aye; Andrew Andrews, aye; Kevin Farry, aye, Lisa DeFeciani, aye; Stephen Sweeney, absent and Michael McCrory, nay.

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: February 23, 2022
Town of Orangetown



TOWN OF ORANGETOWN
2022 MAR 11 A 10:21
TOWN CLERK'S OFFICE

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

**PB#22-06: The Reserve at Pearl River Site Plan
Preliminary Site Plan Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision
February 23, 2022**

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: The Reserve at Pearl River Site Plan

SEQR STATUS: Type I _____ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Preliminary Site Plan Approval Subject to conditions

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

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 development. 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 CLERK'S OFFICE
2022 MAR 11 A 10: 21
TOWN OF ORANGETOWN

**TOWN BOARD
TOWN OF ORANGETOWN**

THE RESERVE AT PEARL RIVER, LLC

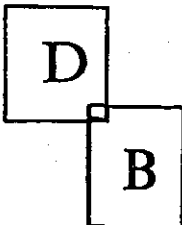
PEARL RIVER, NEW YORK

BNE REAL ESTATE GROUP

**AMENDMENT TO THE ZONING ORDINANCE
OF THE TOWN OF ORANGETOWN**

**FROM AN OP DISTRICT TO A
PAC DISTRICT**

MARCH 2021



DONALD BRENNER, P.C.

4 INDEPENDENCE AVENUE • TAPPAN, NEW YORK 10983 • (914) 359-2210

ITEM

PAGE

Project Plan	1-2
Preliminary Detail Plan	3
Code Requirements	4
Determining Factors	5
Conclusion	6

MAPS

Vicinity and Zoning Map

ADDENDA

Addendum A -	PAC Floating Zone - General Requirements
Addendum B -	PAC Floating Zone - Bulk Regulations
Addendum C -	Developers Executive Summary
Addendum D -	Formal Petition
Addendum E -	Property Description
Addendum F -	Reputed Property Owners Within 500 Feet
Addendum G -	Public Hearing Notice - To Be Scheduled by Town Board

APPENDICES

Appendix C-1 -	Demographic Analysis Report
Appendix C-2 -	Traffic Analysis Report
Appendix C-3 -	Assessment Data

PROJECT PLAN

Section 4.612A(2) of the PAC Zone requires that a written description of the proposed development be drafted and be incorporated with the Zone Change Application (See Addendum A and B). Based on this requirement, the plan is as follows:

The Concept Plan details the preliminary layout of the proposed PAC project.

The Project Table indicates:

Gross Lot Area	-	22..58 acres
Disturbed Area	-	12.3 acres
Base Density	-	110 apartment units detailed
Maximum Floor Area Ratio (Permitted)	-	0.35
Proposed Floor Area Ratio	-	0.18
Building Coverage	-	7.5%
Open Space:	-	80%

The apartment complex will be housed in a gated community with a private internal road (26 feet in pavement width) connected to Blue Hill Plaza Road with one additional emergency access driveway to Blue Hill Plaza Road. The PAC Zone requires 1.75 off-street parking spaces per unit, and the design has 255 parking spaces yielding 2.32 spaces per unit.

The Housing Plan reveal the following:

<u>UNIT TYPE</u>	<u>NO. OF UNITS</u>	<u>SQ. FOOTAGE</u>	<u>NO. OF BEDROOMS</u>
A	14	745	1 Bed, 1 Bath
B-1	8	1,065	2 Bed, 2 Bath
B-2	48	1,120	2 Bed, 2 Bath
B-3	28	1,200	2 Bed, 2 Bath
B-4	8	1,430	2 Bed, 2 Bath
B-5	4	1,510	2 Bed, 2 Bath & Den

The estimated rental price of units are:

<u>UNIT TYPE</u>	<u>COST</u>
1 Bedroom	\$1,950
2 Bedroom	\$2,450

The facility will have a major recreation center which consists of a 6,000 square foot clubhouse, swimming pool and recreation spot items and spaces per unit, and 13,000 square feet of indoor/outdoor areas.

(See Addendum C - Developers Executive Summary)

PRELIMINARY DETAIL PLAN

The plan outlines the topography, streambeds, wetlands, demographic analysis, traffic report, and tax analysis. The storm water will be collected and conveyed through storm sewers and will be treated and stored in accordance with Town discharge requirements and permits. The project will be sewerred through a gravity sanitary sewer and pumping system, and connected to an existing sewer located east of the property which was built by the developer in the Club one and two complex.

A demographic analysis was prepared by On-Site Sales and Marketing, LLC. (see Appendix C-1)

A traffic report which was prepared by Klein Traffic Consultants, LLC, reveals that the use will be considerably less than permitted in the OP Zone (See Appendix C-2).

Section 4.612A(2) requires a comparison of the proposed development under the PAC Zone to the likely yield under existing zoning.

In terms of taxes:

The design engineer and architect had indicated that a developer could construct an office complex having a maximum area of about 390,000 square feet. However, the demand for this kind of development is practically non-existent. In the immediate area, the "Blue Hill" complex is only 60% occupied, and additional unoccupied office space exists

throughout the town. The property under study presently pays a tax revenue of \$153,635.39. The Senior complex would provide a minimum revenue of \$505,542 with a major portion allotted to the Pearl River School District. The school district would not be required to provide any capacity for this project. This represents a 330% tax increase to the Town tax revenue. The assessment data was supplied by Town Assessor (see Appendix C-3).

CODE REQUIREMENTS

- Addendum A - PAC Floating Zone - General Requirements
- Addendum B - PAC Floating Zone - Bulk Requirements
- Addendum C - Concept Plan
- Addendum D - Formal Petition
- Addendum E - Property Description
- Addendum F - Reputed Property Owners Within 500 feet

DETERMINING FACTORS

<u>Item</u>	<u>Relationship With Community</u>
Site Location	Favorable
Size of Parcel	Conforms to Statute
Character of Change	Favorable
Effects on Site	Positive
Effect on Adjacent Property	No Adverse Effect
Public Services	Available
Effects on Schools	No Impact
Tax Benefit	Favorable

The Property is serviced by the following utilities:

Water	-	Suez Water
Sewer	-	Town of Orangetown
Gas and Electric	-	Orange & Rockland Utilities
Police	-	Town of Orangetown
Fire	-	Pearl River Fire District

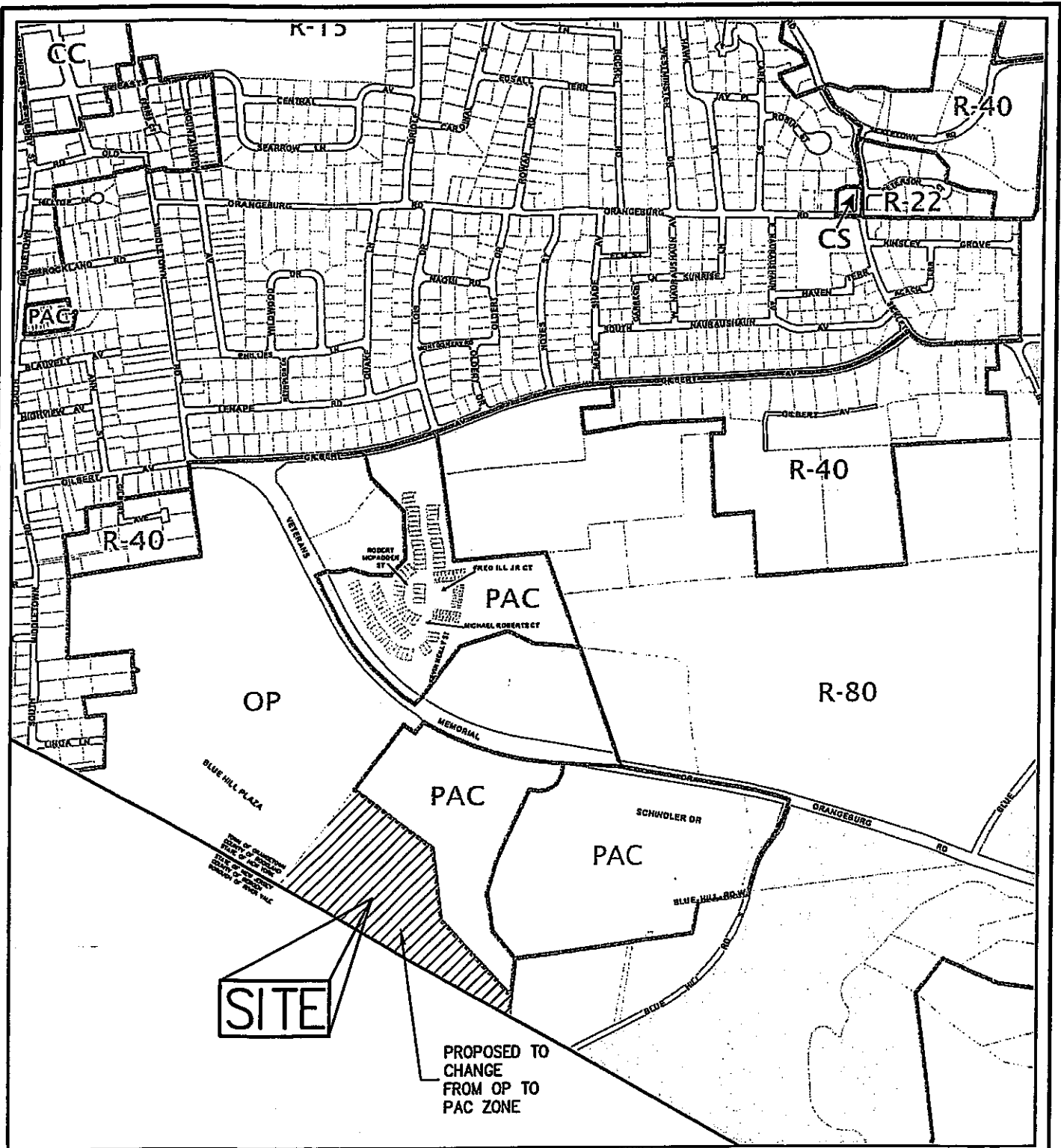
In all instances, the demand on these departments under the requested zoning will be less than under prior zoning.

CONCLUSION

Based on the information supplied, BNE REAL ESTATE GROUP formally requests that the Town Board re-zone the property to PAC.

MAP

VICINITY AND ZONING MAP



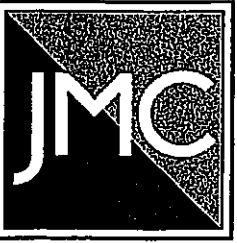
THE RESERVE AT PEARL RIVER
 VETERANS MEMORIAL HIGHWAY TOWN OF ORANGETOWN, NEW YORK

VICINITY AND ZONING MAP
 DATE: 2/22/2021 JMC PROJECT: 20125

FIGURE: EX-B SCALE: 1"=1000'



120 BEDFORD RD
 ARMONK
 NY 10504
 (914) 273-5225
 fax 273-2102
 JMCPLLC.COM



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ADDENDUM A

PAC FLOATING ZONE

GENERAL REQUIREMENTS

§ 4.6. Planned Adult Community (PAC) floating zone. [Added 1-12-2004 by L.L. No. 1-2004]

4.61. Purpose and intent. The purpose and intent of the Planned Adult Community (PAC) floating zone is to address certain senior citizen housing needs in the Town of Orangetown by encouraging the development of a range of housing types and prices for active senior citizens consistent with the Town's Comprehensive Plan. The PAC shall be an unmapped zoning district that may be mapped at the discretion of the Town Board on an eligible site, subject to the provisions of this section and § 10.5 of the Zoning Ordinance with regard to the review of zoning text and map amendments.

4.62. Eligible sites. Rezoning to PAC may be considered for any property meeting requirements set forth herein, provided said property is located within a zoning district other than an R-80, R-40, R-22, or LI District. With the exception of conversions of existing buildings, PAC developments shall be prohibited in designated historic districts. Eligible sites shall be defined and regulated as "hamlet sites" or "other sites," as specified in § 4.69 herein. All potential PAC sites shall either have access to or frontage along a major or secondary roadway, defined herein as roads with state or county jurisdiction, or shall have other suitable access as determined by the Town Board during the rezoning process.

4.63. Permitted uses. No building, structure or premises shall be erected, used or occupied except for the following uses:

- A. Dwelling units equipped with full kitchen facilities and designed for senior citizens as defined in § 4.65 hereof.
- B. A dwelling unit for one resident caretaker or property manager. Any such unit shall be included in the overall base density of the development as set forth in § 4.69 below.
- C. In specifically allowed mixed-use buildings, ground-floor uses, including retail stores, personal service establishments, offices and restaurants, shall be permitted with dwelling units for senior citizens located on the floor or floors above such uses.
- D. Accessory uses, including indoor and outdoor recreation and leisure time facilities, congregate dining facilities, meeting rooms, off-street parking, maintenance buildings, and other customarily accessory structures and facilities incidental to the principal uses.

4.64. Housing types and minimum sizes. PAC housing may be apartment-style or attached, semi-attached or detached dwellings. Dwelling units may be for sale or rent. At least 75% of the units in the PAC development shall have two bedrooms. The balance may be a combination of one-bedroom and three-bedroom units. However not more than 10% of the total number of units shall be three-bedroom units.

4.65 Age restrictions.

- A. Occupancy of dwelling units within a Planned Adult Community shall be restricted to persons 55 years of age or older or couples, one of whose members is 55 years of age or older. Persons less than 18 years of age shall not be permanent residents under any circumstances. The foregoing restrictions shall not apply to one on-site caretaker/administrator, if so proposed as part of the PAC application, whose full-time job shall be the maintenance and/or management of the PAC development. Additionally, households containing one or more adult handicapped persons [over age 21 (as defined in § 8.12 of the Zoning Ordinance)] shall also be eligible.
- B. Restrictions relating to age and occupancy shall be set forth in a covenant, acceptable as to form, by the Town Attorney of the Town of Orangetown. Said covenant shall be recorded in the County Clerk's office and shall run with the land and shall bind all owners of the property.

4.66. Affordable units.

- A. As a condition of approval of the PAC, the Town Board may provide one additional bonus density unit per acre for the inclusion of affordable housing, provided that at least 50% of said bonus is set aside for affordable housing, and further provided that total bonus (affordable and market rate) does not exceed the maximum number of units per acre, as set forth in § 4.69 below.
- B. For owner-occupied units, the affordable units shall be sold at a price not to exceed 3.3 times 80% of the median family income for Rockland County, as established annually by the U.S. Department of Housing and Urban Development. A covenant shall be recorded in the County Clerk's office, which shall provide that resale of any affordable housing units may not sell for a price exceeding 3.3 times 80% of the median family income for Rockland County, as established annually by the U.S. Department of Housing and Urban Development.
- C. For rental units, the maximum monthly rent for the affordable units shall not exceed 25% times 80% of the median family income for Rockland County, as established annually by the U.S. Department of Housing and Urban Development, divided by 12 months. Said amount shall include utilities and common charges, if any.

4.67. Selection of occupants of affordable housing units. The Town of Orangetown shall develop procedures to guide in the solicitation of applications and the selection of potential occupants for the affordable units, with preference given to residents of the Town of Orangetown. The maximum household income for affordable units shall be 80% of the median income for Rockland County families, as established annually by the U.S. Department of Housing and Urban Development.

4.68. Location of affordable units. Affordable units shall be physically integrated and interspersed into the design of the development in a manner satisfactory to the Town Board.

avoiding designated affordable units being located adjacent to one another. The affordable units shall be distributed among various proposed bedroom-sized units in the same proportion as the overall development.

4.69. Lot and bulk controls for PAC developments.

A. Hamlet and other sites. Lot and bulk controls for PAC developments, as shown on Table I, shall differentiate between sites located within hamlet centers and other sites, as specified herein. In addition to meeting the requirements of § 4.62 above, hamlet center sites, as shown on the Potential PAC Zoning Map, shall be located within one-quarter-mile walking distance of the Pearl River, Orangeburg, Blauvelt, Sparkill or Tappan hamlet centers, as defined by the CS zoning in each hamlet center. Potential PAC sites outside the one-quarter-mile walking distance shall be considered to be "other sites" for purposes of the following lot and bulk controls.

**Table I
Lot, Bulk and Parking Requirements**

	Hamlet Center Sites Within Mile Distance of Specified CS and CC Districts	Redevelopment Sites Within Designated CS Districts	Other Sites
Minimum lot area for a Planned Adult Community	1.25 acres	1 acre	10 acres
Base density	6 dwelling unit/acre	6 dwelling unit/acre	4 dwelling unit/acre
Potential bonus density*	1 dwelling unit/acre	1 dwelling unit/acre	1 dwelling unit/acre
Maximum floor area ratio	0.40	0.40	0.35
Maximum building coverage	65%	TBD	40%
Minimum open space	25%	TBD	40%
Maximum building height	2 stories or 35 feet, unless otherwise specified by Town Board as	2 stories or 35 feet, unless otherwise specified by Town Board as	2 stories or 35 feet

*Town of Orangetown
PC/Codebook for Windows*

	part of PAC approval, in which 3 stories may be allowed	part of PAC approval, in which 3 stories may be allowed	
Minimum perimeter buffer	20 feet	TBD	50 feet
Minimum yards**	Unless otherwise specified by the Town Board as part of PAC approval, the following yards shall be provided:		
* Front	50 feet	TBD	100 feet
* Side (each)	50 feet	TBD	100 feet
* Rear 50 feet	50 feet	TBD	100 feet
Minimum street frontage	100 feet	100 feet	100 feet
Minimum building setback from internal roads	25 feet	TBD	25 feet
Minimum off-street parking	1.5 spaces/ dwelling unit	1.5 spaces/ dwelling unit	1.75 spaces/ dwelling unit
Minimum indoor and/or outdoor recreation	250 square feet/unit	TBD	250 square feet/unit
Minimum distance	25 feet, unless otherwise speci- fied by the Town Board as part of PAC approval, but not less than 15 feet	TBD	25 feet, between buildings other- wise specified by the Town Board as part of PAC approval, but not less than 15 feet
Maximum number of attached dwelling units without a building separation	8 dwelling units	TBD	6 dwelling units

* 50% of any bonus allowed by the Town Board shall be affordable housing as specified in § 4.66 above

** Yard requirements shall apply to the overall PAC site, not individual lots within the development, if

any.

TBD = To be determined as part of contextual zoning analysis.

B. Potential redevelopment sites within a CS District.

- (1) For eligible hamlet center sites physically located within a CS specified zoning district in Blauvelt, Tappan, Orangeburg, Sparkill and Pearl River, the Town Board may modify lot and bulk controls as part of its consideration of the rezoning to PAC, provided such modifications are designated to ensure compatibility with the building context of the CS District and areas adjacent to the subject site, including building setbacks to maintain the contextual streetscapes. Building context shall be determined by the Town Board through the review of actual dimensions (lot and bulk) for adjacent buildings and buildings across the street from the proposed redevelopment site.
- (2) In order to ensure contextual development in terms of use, the ground-floor area of redevelopment sites shall include retail, personal service, restaurant or office use.
- (3) Notwithstanding the contextual flexibility, the minimum lot area shall be 40,000 square feet, the maximum floor area ratio shall be 0.45 and the maximum density shall not exceed seven dwelling units per acre (six base density units plus up to one potential bonus unit per acre as otherwise specified herein).

C. Potential conversions of existing buildings in Pearl River, Tappan and Sparkill.

- (1) In the hamlet centers of Pearl River, Tappan and Sparkill, proposals for conversion of existing buildings in a CS Zoning District may be considered by the Town Board. Such buildings may contain senior apartment units above retail stores, professional offices, personal services establishments and restaurants, provided separate access to the senior units is provided, and further provided that all other applicable building code requirements are met. Conversion of space for ground-level apartments shall not be permitted. No square footage may be added to the building proposed for conversion other than the space necessary to provide suitable access.
- (2) Specific lot and bulk and controls and parking for these PAC building conversion sites shall be established by the Town Board as part of the rezoning process, recognizing that these regulations are applicable to the existing building only. Parking requirements shall consider the availability of on-site and off-site parking to serve the proposed housing.
- (3) In its consideration of potential conversions, the Town Board shall refer to criteria set forth in §§ 4.6.1 and 4.6.12D(3), as applicable, and other factors relating to the subject building itself.

4.610. Additional requirements.

- A. The design and location of all buildings, recreational facilities and other site improvements**

shall be consistent with the ultimate purpose of achieving pleasant living arrangements for persons 55 years of age or older and shall contemplate the desires and needs of such persons for privacy, participation in social and community activities and accessibility to all community facilities. As part of the approval of site plans, the Planning Board shall consider the potential need for additional visitor parking, possibly including on-site stabilized overflow parking areas.

- B. Consideration shall be given in planning walks, ramps and driveways so that all outdoor areas available to the residents shall be designed to permit residents to move about freely.
- C. All dwelling units shall incorporate design features which insure the safety and convenience of the senior residents. Amenities and architectural design features to serve the special needs of the population shall include emergency communication services connecting individual units with the clubhouse, gatehouse, on-site maintenance office and/or off-site premises monitoring service. Handicapped accessibility and adaptability shall also be part of the design for dwelling units and common facilities.
- D. Artificial lighting of walkways, parking areas and common buildings shall provide illumination sufficient for the convenience and safety of the residents.
- E. Buffer areas shall include existing vegetation and supplemental plantings. No structures, parking areas or roadways shall be located within a required buffer other than access drives to and from the site.
- F. The architectural design and landscape treatment of any proposed development shall be carefully devised to ensure compatibility of the proposed PAC development with surrounding buildings and open space areas. The design of developments shall require particular attention to the views of proposed buildings and parking lots from abutting sidewalks and roadways. The placement of parking areas and garages shall be sensitive to views from abutting roadways and sidewalks, with site plans and building designs established to emphasize building frontages rather than parking facilities for passing motorists and pedestrians. The Town Board shall request assistance from the Architecture and Community Appearance Board of Review (ACABOR) in its review of architecture and landscape design elements, including all provisions of this section.
- G. In determining the design and intensity of the PAC developments, existing environmental features shall be duly considered, particularly areas of steep slope that would affect the walkability of the site. Note 16 of the Notes to Use and Bulk Tables of the Zoning Ordinance^{EN(1)} shall apply to all PAC sites, requiring adjustments to site area for environmental constraints.

4.611. Common property. The ownership, maintenance and preservation of common property shall be permanently assured to the satisfaction of the Town Attorney by the filing of appropriate easements, covenants and restrictions, as necessary. For ownership projects, the formation and

incorporation of a homeowner or condominium association shall be required to maintain common property. Such association shall be empowered to levy assessments against property owners to defray the cost of maintenance and to acquire liens, where necessary, against property owners for unpaid charges or assessments in accordance with the laws of the State of New York. In the event that the homeowner or condominium association fails to perform the necessary maintenance operations, the Town of Orangetown shall be authorized, but not obligated, to enter on such premises for the purpose of performing such operations and to assess the cost of so doing among all affected property owners.

4.612. Procedures.

- A. Application for zone change to Planned Adult Community (PAC) shall be made to the Town Board in accordance with applicable provisions of § 10.5 of this chapter. A petition for a zone change shall be in a form sufficient to enable the Town of Orangetown to evaluate the applicant's proposal and its consistency with the intent, purposes and general design standards expressed herein. The petition for a zone change shall also be accompanied by the following:
- (1) A written description of the proposed development.
 - (2) A concept plan including all the items listed below:
 - (a) The disposition of various land uses and the areas covered by each, in acres.
 - (b) A sketch of the interior road system with all existing and proposed rights-of-way and easements, whether public or private.
 - (c) Delineation of the various residential areas, indicating the number of dwelling units, square footage and bedrooms, by each housing type and square footage for accessory uses. The plans shall show the density, in dwelling units per acre, for the entire development. Sample floor plans shall be provided for each unit type.
 - (d) The open space system and proposed recreation facilities, and a statement as to how said system is to be preserved as such throughout the life of the development and how it is to be owned and maintained.
 - (e) An illustrative site plan, indicating the relationship between the proposed road system, parking lots, buildings, open spaces and other physical features.
 - (f) Schematic water, sanitary sewer and stormwater management systems and how they are proposed to be connected to the system in adjoining areas, or be built on the site.
 - (g) Physical characteristics of the site, including topography, areas of slope in excess of 15%, soils, rock outcrops, streams, wetlands, lakes, ponds and floodplains and all proposed alterations of said physical characteristics.
 - (h) Estimates of peak-hour traffic generation derived from recognized traffic engineering

source material or actual field counts, and its relation to surrounding development, including surrounding roads and intersections, including methods developed for mitigating any demonstrated adverse traffic impacts.

- (i) Analysis of market demand for the proposed senior development, based upon demographic factors and existing housing supply; such analysis shall include a review and conclusion concerning the anticipated number of occupants or purchasers of the specific proposed development who shall be existing residents of the Town of Orangetown. Such analysis shall be based upon a specific evaluation of individual market demand.
 - (j) Comparison of the proposed development under PAC to the likely development yield under existing zoning in terms of traffic, taxes and aesthetic issues.
 - (k) If the development is to be staged, a clear indication of how the staging is to proceed. The plan shall show each stage of development with the approximate time required for anticipated commencement and completion.
- B. The Town Board may retain professional consultants as deemed necessary in order to review any proposed PAC concept plans, with funding for said consultants provided by the applicant for the PAC development through the establishment of an escrow account. The amount of said escrow shall be determined by the Town Board in consultation with the applicant.
- C. Concurrent site plan and/or subdivision review. An applicant may submit a detailed site plan and/or subdivision concurrently with the petition for zone change to a Planned Adult Community development, subject to site plan and/or subdivision review procedures for the Town of Orangetown, including Planning Board review of said plans and related documentation. Approval of a site plan and/or subdivision may not however, occur until the rezoning to PAC occurs.
- D. Town Board action on the application for rezoning to a PAC district.
- (1) The Town Board shall refer the petition for rezoning and all accompanying maps, plans and reports to the Town Planning Board, the County Planning Department and other boards and agencies in accordance with applicable laws and regulations. Said boards, agencies and departments shall report back to the Town Board prior to a public hearing on the proposed rezoning.
 - (2) Following required public hearing(s) (which shall be held on notice which shall be furnished and accomplished by the applicant, at the sole cost and expense of the applicant, by mailing by first class mail at least seven days in advance to all property owners of properties located within 500 feet of any boundary of the property under consideration) and project review under the State Environmental Quality Review Act (SEQRA), the Town Board may approve or disapprove the rezoning petition in

- accordance with the provisions of applicable law.
- (3) As part of its decision to approve or disapprove a proposed PAC development, the Town Board shall make specific findings, based on its review of the submitted concept plan and other information garnered through the public hearing, SEQRA and planning reviews, with regard to:
 - (a) The likely marketability of the proposed units in relation to previously approved PAC developments throughout the Town.
 - (b) The potential saturation of PAC units in any given neighborhood.
 - (c) The suitability of the site for the senior population in terms of vehicular access, walkability for pedestrians and overall traffic concerns.
 - (d) The compatibility of the PAC site within its environment, including surrounding land uses and landscaped buffers, and in the case of redevelopment sites or conversions, with the contextual development of surrounding buildings and uses.
 - (e) Other relevant factors.
 - (4) The Town Board, at its discretion, may attach any reasonable conditions on an approval of a Planning Adult Community development as necessary to assure conformance with the intent and purposes of the Town Comprehensive Plan and the PAC regulations, as specified herein. The conditions of approval shall specify all relevant procedures for unit sale or rental, reoccupancy, income verification and related costs.
 - (5) If the rezoning is granted, the approved PAC district shall be duly noted on the Town's Zoning Map.

ADDENDUM B

PAC FLOATING ZONE

BULK REGULATIONS

avoiding designated affordable units being located adjacent to one another. The affordable units shall be distributed among various proposed bedroom-sized units in the same proportion as the overall development.

4.69. Lot and bulk controls for PAC developments.

A. Hamlet and other sites. Lot and bulk controls for PAC developments, as shown on Table I, shall differentiate between sites located within hamlet centers and other sites, as specified herein. In addition to meeting the requirements of § 4.62 above, hamlet center sites, as shown on the Potential PAC Zoning Map, shall be located within one-quarter-mile walking distance of the Pearl River, Orangeburg, Blauvelt, Sparkill or Tappan hamlet centers, as defined by the CS zoning in each hamlet center. Potential PAC sites outside the one-quarter-mile walking distance shall be considered to be "other sites" for purposes of the following lot and bulk controls.

**Table I
Lot, Bulk and Parking Requirements**

	Hamlet Center Sites Within Mile Distance of Specified CS and CC Districts	Redevelopment Sites Within Designated CS Districts	Other Sites
Minimum lot area for a Planned Adult Community	1.25 acres	1 acre	10 acres
Base density	6 dwelling unit/acre	6 dwelling unit/acre	4 dwelling unit/acre
Potential bonus density*	1 dwelling unit/acre	1 dwelling unit/acre	1 dwelling unit/acre
Maximum floor area ratio	0.40	0.40	0.35
Maximum building coverage	65%	TBD	40%
Minimum open space	25%	TBD	40%
Maximum building height	2 stories or 35 feet, unless otherwise specified by Town Board as	2 stories or 35 feet, unless otherwise specified by Town Board as	2 stories or 35 feet

*Town of Orangetown
PC/Codebook for Windows*

	part of PAC approval, in which 3 stories may be allowed	part of PAC approval, in which 3 stories may be allowed	
Minimum perimeter buffer	20 feet	TBD	50 feet
Minimum yards**	Unless otherwise specified by the Town Board as part of PAC approval, the following yards shall be provided:		
* Front	50 feet	TBD	100 feet
* Side (each)	50 feet	TBD	100 feet
* Rear 50 feet	50 feet	TBD	100 feet
Minimum street frontage	100 feet	100 feet	100 feet
Minimum building setback from internal roads	25 feet	TBD	25 feet
Minimum off-street parking	1.5 spaces/dwelling unit	1.5 spaces/dwelling unit	1.75 spaces/dwelling unit
Minimum indoor and/or outdoor recreation	250 square feet/unit	TBD	250 square feet/unit
Minimum distance	25 feet, unless otherwise specified by the Town Board as part of PAC approval, but not less than 15 feet	TBD	25 feet, between buildings otherwise specified by the Town Board as part of PAC approval, but not less than 15 feet
Maximum number of attached dwelling units without a building separation	8 dwelling units	TBD	6 dwelling units

* 50% of any bonus allowed by the Town Board shall be affordable housing as specified in § 4.66 above

** Yard requirements shall apply to the overall PAC site, not individual lots within the development, if

ADDENDUM C

DEVELOPERS EXECUTIVE SUMMARY

The Reserve at Pearl River



Primary Contact:

c/o BNE Real Estate, Attn: Marc Pantirer

16 Microlab Road, Suite A, Livingston, NJ 07039

(973) 992.2443 | mpantirer@BNERealEstate.com

PROJECT DESCRIPTION

BNE Real Estate Group and ARC Trust (the "Developer") are committed to provide luxury 55+ active adult rental apartments in Pearl River. Based on our experience and success at The Club at Pearl River located at 100 Schindler Drive, BNE/ARC plan to deliver a similar apartment community located at Section 73.10, Block 1, Lot 6 on the Pearl River Tax Map (the "Property").

The proposed community will contain 110 apartments across 4 apartment buildings as well as a state-of-the art clubhouse. The Developer believes this community would be in high demand in this market based on the exceedingly quick lease-up of The Club at Pearl River. The proposed development would feature similar level finishes, amenities and services as The Club at Pearl River.

The Property consists of 22.6 acres. After constructing the four residential buildings and clubhouse, there will be approximately 18.5 acres of open space.



NOT FOR CONSTRUCTION

APPLICANT:
BNE REAL ESTATE GROUP
 10 MICROLAB ROAD
 LIVINGSTON, NJ

JMC



AERIAL OVERLAY
 THE RESERVE AT PEARL RIVER
 VETERANS MEMORIAL HIGHWAY
 TOWN OF ORANGETOWN, NEW YORK

DATE	12/23/2020
PROJECT NO.	27428.001.0
SCALE	1" = 100'

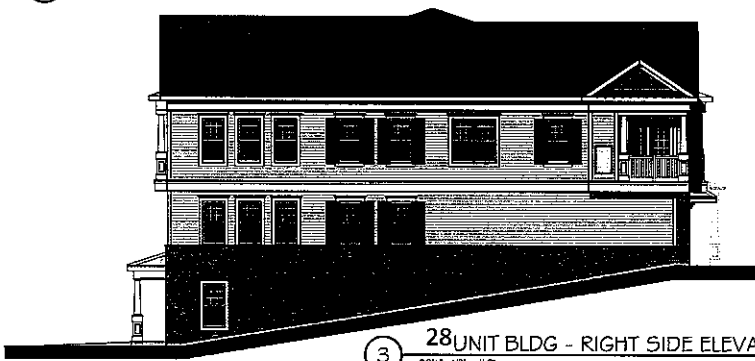
CONCEPTUAL DESIGN RENDERINGS – RESIDENTIAL BUILDING



① 28 UNIT BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



② 28 UNIT BUILDING - REAR ELEVATION
SCALE: 1/8" = 1'-0"



③ 28 UNIT BLDG - RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

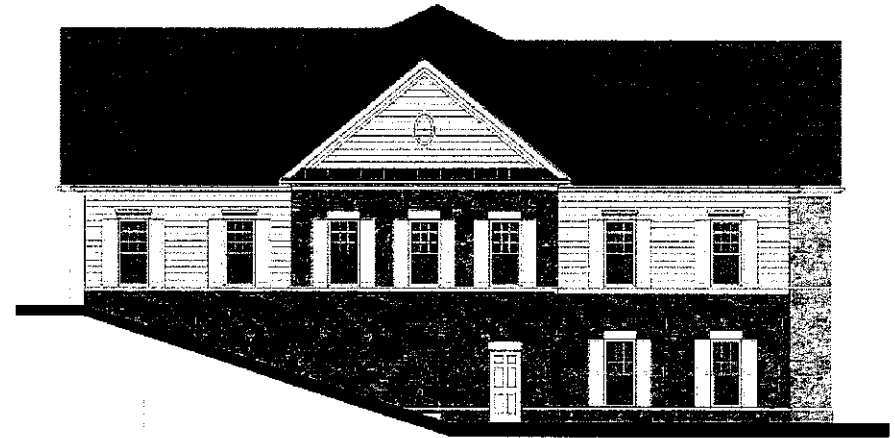


The Reserve at Pearl River
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NY
W. BLUE HILL ROAD

CONCEPTUAL DESIGN RENDERINGS - CLUBHOUSE



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



PROJECT DESCRIPTION

The proposed development will have similar luxury finishes and services as The Club at Pearl River.

LUXURY RENTAL RESIDENCES

- Elevator access
- Spacious layouts
- 9-foot ceilings
- Oversized windows with complimentary window treatments
- White oak flooring throughout living areas
- Plush carpeted bedrooms
- Abundant closet space
- Gourmet kitchens
 - Gas cooking
 - Quartz counters
 - Custom mocha cabinetry
 - Pendant lighting
 - Stainless steel appliances
- Deluxe baths
 - Pure white vanity counters
 - Custom mocha vanity
 - Kohler fixtures
- Side-by-side washer/dryer
- Private balconies
- Saflok security on all entry doors
- Pet friendly
- 24/7 on-site maintenance
- Private garages available
- Additional storage available

RESORT-STYLE AMENITIES

- Automatic gated entry
- Social Lounge
 - Billiards
 - Bar
 - Lounge Seating
 - Fireplace
- State-of-the-Art Fitness Center
- Yoga Studio
- Pool Terrace
 - Outdoor heated pool
 - Lounge seating and dining areas
 - Bar

IDEAL LOCATION

- Scenic views of Lake Tappan
- Proximity to Blue Hill Golf Course
- Just over the New Jersey border, minutes from Bergen County
- Convenient access to Metro North railroad
- 50 minutes to NYC by car
- Near Garden State Parkway, Palisades Interstate Parkway & Route 287

Club at Pearl River -

The proposed development will have similar exterior finishes as the Club at Pearl River.



Club at Pearl River -

The proposed development will have similar amenities as The Club at Pearl River.



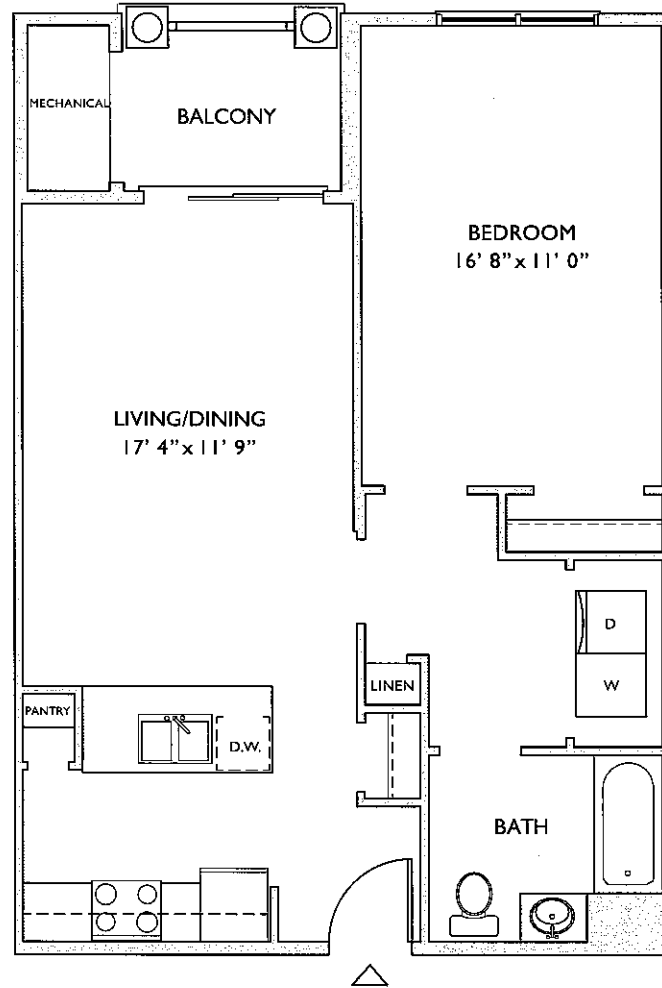
Club at Pearl River -

The proposed development will have similar interior finishes as The Club at Pearl River.

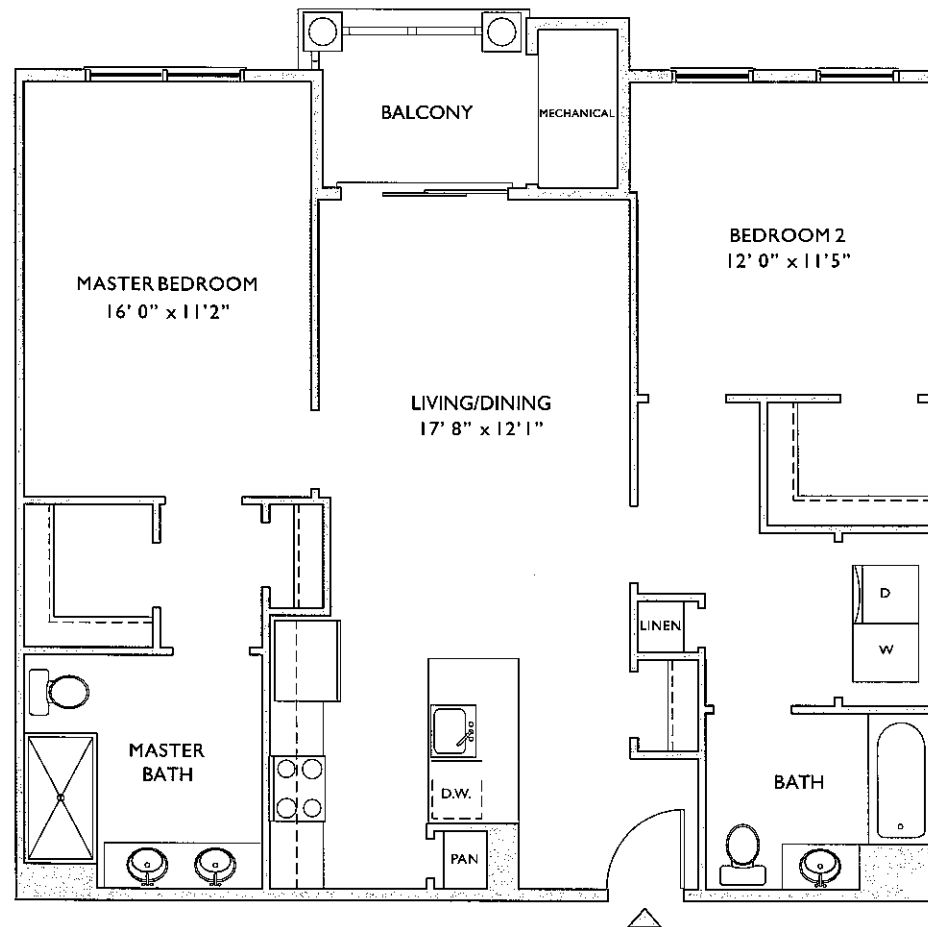


Typical One Bedroom **SAMPLE LAYOUT**

1 BEDROOM • 1 BATH • BALCONY • 752 SF



Typical Two Bedroom **SAMPLE LAYOUT**
2 BEDROOMS • 2 BATHS • BALCONY • 1,121 SF



3. MARKETING STRATEGY

In order to attract and sustain motivated rental interest prior to the Grand Opening of our leasing office, we will establish a pre-leasing campaign that will raise awareness about our lifestyle opportunity, build excitement, and drive interested renters to join our waitlist. The Club at Pearl River successfully achieved stabilization (95% leased) six months after opening. The Club at Pearl River had a 500+ person waitlist prior to opening. The following marketing efforts will be launched under this campaign.

4 MONTHS PRIOR TO OPENING:

- Launch of website landing page with waitlist registration form
- 'Coming Soon' site signage installed
- Google SEO/SEM campaign launch

1 MONTH PRIOR TO OPENING:

- Social media campaign launch
- Online listings ("ILS") launch with 'coming soon' opportunity
- Public relations campaign launch
- Potential for 'Coming Soon' print & outdoor media would be explored
- Leasing team outreach to waitlist

GRAND OPENING:

Once open for lease, the following marketing efforts will be launched and streamlined to attract qualified renters.

- "Now Leasing" site signage/ flags installation
- Leasing office directional signage installation
- Full website launch
- Full media launch: Online (Google SEO/SEM, Social & ILS websites), Print & Outdoor opportunities would be explored (i.e. billboards, train station posters, bus kiosks, etc.)
- Public relations: continued campaign
- Broker partnership campaign (incentives to be established, events)
- Local business partnerships
- Additional as-needed promotions: Direct mail, Eblasts, Open House events

BNE | REAL ESTATE GROUP

BNE | REAL ESTATE GROUP

COMPANY OVERVIEW

BNE Real Estate Group is a family-owned, vertically integrated organization with over 60 years of experience in the development, ownership, and management of high-quality real estate assets.

Over the years, our demonstrated talent and long-range perspective has driven the success of our distinguished portfolio of properties, which include the development of over 30,000 luxury homes, more than 1 million square feet of commercial space, and the construction and on-going management of nearly 8,000 apartments.

As a full-service owner and developer, BNE Real Estate Group manages its real estate projects from the early acquisition phases through design, construction, marketing, sales/leasing, and on-going property management. Now in our third generation with more than 2,000 homes in the pipeline, BNE brings the assurance of a strong, reliable ownership team that is firmly committed to creating exceptional real estate experiences in key urban and suburban markets. We continue to pursue new opportunities in the marketplace that will leverage our development experience and prove successful for our company, clients, and partners.

BNE | REAL ESTATE GROUP

EXPERTISE

DEVELOPMENT, INVESTMENTS & ACQUISITIONS

From sourcing new development and investment opportunities, to project planning, financial analysis, partnership structuring, and raising capital, BNE Real Estate Group manages the entire development process to achieve substantial returns for our partners and investors. Our company platform and the versatility of our talented team are responsible for the success of BNE's impressive portfolio, which includes assets in all real estate types. BNE prides itself on its ability to perform the following services to ensure the successful development of each project.

- Property Selection
- Acquisitions
- Due Diligence
- Legal
- Planning
- Entitlements/Permitting
- Financing
- Financial Modeling
- Partnership Structuring

BNE | REAL ESTATE GROUP

EXPERTISE

CONSTRUCTION MANAGEMENT

BNE Real Estate Group's in-house construction team offers a full spectrum of construction and project management services, dedicating a skilled team of professionals to complete projects on time and within budget. From our executive-level design and construction team to our onsite project managers, BNE's construction division brings an owner's perspective and a unified approach to the entire development process, delivering projects with the highest possible standards of quality.

- Construction Management
- Design
- Material Purchasing
- Budgeting
- Project Schedules

BNE | REAL ESTATE GROUP

EXPERTISE

MARKETING, SALES & LEASING

From market positioning, product development, marketing management, and onsite sales/leasing, BNE's in-house marketing division strategically leverages each community's unique design elements, lifestyle amenities, and location in order to create cohesive brand experiences that ultimately ensure the property's success.

- Market Research
- Comparative Reports
- Product Development & Design
- Amenity Programing
- Project Positioning
- Promotional Strategy
- Unit Model Merchandising
- Project Event Planning
- Conversion & Traffic Reporting
- Budget Management
- Inventory Control
- Product Sales and Training
- Recruiting and Staffing
- Sales and Leasing

BNE | REAL ESTATE GROUP

EXPERTISE

PROPERTY MANAGEMENT

BNE Real Estate Group's property management division is firmly committed to delivering the highest level of customer service to our residents by providing extensive resources and flexibility, serving each one of our distinguished communities based on its unique needs. Through innovative systems, attention to detail, and a highly trained professional staff, BNE's management team has earned a stellar reputation for superior service, reliability, and responsiveness.

- Administration
- Rent Collection
- In-House Vendor Contracting
- Legal
- Accounting
- Customer Service
- Marketing and Leasing
- Capital Improvements
- Staffing and Personnel
- Financial Reporting
- Lifestyle Management Services

ADDENDUM D

FORMAL PETITION

TOWN BOARD: TOWN OF ORANGETOWN
COUNTY OF ROCKLAND
STATE OF NEW YORK

-----X
IN THE MATTER OF THE
PETITION OF PETITION
THE RESERVE at PEARL RIVER, LLC
AMENDMENT TO THE ZONING ORDINANCE
OF THE TOWN OF ORANGETOWN FROM AN
"OP DISTRICT TO A "PAC" DISTRICT
-----X

TO THE TOWN BOARD OF
THE TOWN OF ORANGETOWN

The undersigned petitioner respectfully petitions your Honorable Board as follows:

FIRST:

THE RESERVE at PEARL RIVER, LLC is a contract purchaser of property located in the hamlet of Pearl River, more particularly bounded and described in Addendum A annexed hereto.

SECOND:

The property described in Addendum A is known and designated on the Tax Map of the Town of Orangetown as:

<u>Section</u>	<u>Block</u>	<u>Lots</u>
73.10	1	6

THIRD:

The property is to be allocated for senior citizen housing under the PAC (Planned Adult Community) zoning and is described in Addendum B.

FOURTH:

Annexed hereto and marked Exhibit A is a Site Plan, Exhibit B is a Vicinity and Zoning Map, Exhibit C is a copy of the Area Use Map, and Exhibit D is a copy of the Tax Lot which is the subject of the Petition and of the surrounding parcels.

FIFTH:

Annexed hereto and marked Addendum C (P) is a list of names and addresses of all owners owning property within 500 feet of the property which is the subject of this application as the same appears on the tax roll of the Town of Orangetown.

SIXTH:

That the property which is the subject of this Petition comprises approximately 22.58 acres.

SEVENTH:

Said property is presently zoned "OP" and eligible for PAC (under Chapter 43, Article IV, Section 4.6 of the Orangetown Zoning Code).

EIGHTH:

The property is presently vacant.

NINTH:

Pursuant to the Town Law of the State of New York, and the Zoning Ordinance of the Town of Orangetown, petitioners hereby request that the Zoning Ordinance be amended to place the aforesaid real property, as described in Addendum A and shown in Exhibit "D", in a PAC Zoning District which would allow the development of senior residential housing within said zone.

TENTH:

In accordance with the New York State Environmental Quality Review Act (SEQRA) attached and identified as Addendum D is the Full Environmental Assessment Form (EAF) as prepared by JMC.

ELEVENTH:

That said proposed change would be compatible with the present and proposed uses of the adjoining and neighboring properties. This would be the most practical economical and beneficial way the property could be utilized.

TWELFTH:

That said proposed would be in the public interest of the residents of the Town of Orangetown in that:

(1) the development of the property under the PAC Zone would establish a substantial tax ratable for the Town of Orangetown;

(2) the development of the property under the PAC Zone would fill a need for the senior residents of the Town of Orangetown;

(3) the development of the property under the PAC Zone would be consistent with the general character of the immediate area surrounding the subject premises, that being an Office Complex, a Senior Citizen Development (Club II), The Hilton Hotel and The Golf Course to the north, an Assisted Living Facility to the northwest, and the New York - New Jersey State Line to the south.

(4) The granting of such relief as is sought in this Petition will be the most appropriate use of the subject parcel, and will promote the general health and welfare of the community, will preserve property values and will be beneficial to the Petitioners.

THIRTEENTH:

The subject property is located within 500 feet of

- (1) a County road - Veterans Memorial Drive;
- (2) the New York - New Jersey State boundary

FOURTEENTH:

Other than the items designated in Paragraph Thirteenth, the subject premises are not within 500 feet of the following;

- (1) any city, town, or village boundary line;
- (2) any county or state park for recreation area;
- (3) any right-of-way of any county or state park or recreation area;
- (4) any county or state owned land on which a public building or institution is situated.

WHEREFORE, petitioner respectfully prays that your Honorable Board take such steps and such action as may be necessary to grant the relief sought in this Petition.

Dated: March 9, 2021

THE RESERVE at PEARL RIVER, LLC

BY:  _____

ADDENDUM A

PROJECT LEGAL DESCRIPTION

Legal Description of Section 73.10 Block 1 Lot 6

A parcel of land in the Town of Orangetown, Rockland County, New York, being Lot A on a map titled "Pearl River Veterans, LLC 3 Lot Subdivision" prepared by Henningson, Durham & Richardson, Architecture and Engineering, P.C. in Association with HDR Engineering, Inc., Surveyed by Maser Consulting, dated August 23, 2006, and filed in the Rockland County Clerk's Office as Map No. 7884, and also being a portion of Lot 2 as shown on a map titled "Subdivision of Property for Blue Hill Plaza, Inc." prepared by Atzl & Scatassa, Associates P.C., dated September 6, 1984 and filed in the Rockland County Clerk's Office as Map No. 5700, more particularly bounded and described as follows:

BEGINNING at a point along the division line between said Lot A on the southeast and Lot 1 as shown on said Map No. 5700 on the northwest at its point of intersection with the division line between the State of New York on the northeast and the State of New Jersey, Bergen County, Township of River Vale on the southwest;

Thence along said division line between said Lot A on the southeast and Lot 1 on the northwest and in part along the southeasterly line of Blue Hill Plaza North 49 degrees 38 minutes 45 seconds East, 874.39 feet to its point of intersection with the division line between said Lot A on the southwest and Lot B as shown on said Map No 7884 on the northeast;

1) South 40 degrees 19 minutes 44 seconds East, 708.47 feet to a point;
2) South 05 degrees 06 minutes 18 seconds West, 529.24 feet to a point;
3) South 29 degrees 32 minutes 26 seconds East, 737.57 feet to the division line
between the herein described parcel of land on the west and lands now or
formerly of Corwick Realty Corporation of the east;

Thence along said division line, South 17 degrees 22 minutes 01 seconds West, 143.64 feet to the division line between the State of New York on the northeast and the State of New Jersey, Bergen County, Township of River Vale on the southwest;

Thence along said division line, North 47 degrees 32 minutes 14 seconds West, 1,895.75 feet to the POINT OF BEGINNING

ADDENDUM B

STATUTE

PLANNED ADULT COMMUNITY

§ 4.6. Planned Adult Community (PAC) floating zone. [Added 1-12-2004 by L.L. No. 1-2004]

4.61. Purpose and intent. The purpose and intent of the Planned Adult Community (PAC) floating zone is to address certain senior citizen housing needs in the Town of Orangetown by encouraging the development of a range of housing types and prices for active senior citizens consistent with the Town's Comprehensive Plan. The PAC shall be an unmapped zoning district that may be mapped at the discretion of the Town Board on an eligible site, subject to the provisions of this section and § 10.5 of the Zoning Ordinance with regard to the review of zoning text and map amendments.

4.62. Eligible sites. Rezoning to PAC may be considered for any property meeting requirements set forth herein, provided said property is located within a zoning district other than an R-80, R-40, R-22, or LI District. With the exception of conversions of existing buildings, PAC developments shall be prohibited in designated historic districts. Eligible sites shall be defined and regulated as "hamlet sites" or "other sites," as specified in § 4.69 herein. All potential PAC sites shall either have access to or frontage along a major or secondary roadway, defined herein as roads with state or county jurisdiction, or shall have other suitable access as determined by the Town Board during the rezoning process.

4.63. Permitted uses. No building, structure or premises shall be erected, used or occupied except for the following uses:

- A. Dwelling units equipped with full kitchen facilities and designed for senior citizens as defined in § 4.65 hereof.
- B. A dwelling unit for one resident caretaker or property manager. Any such unit shall be included in the overall base density of the development as set forth in § 4.69 below.
- C. In specifically allowed mixed-use buildings, ground-floor uses, including retail stores, personal service establishments, offices and restaurants, shall be permitted with dwelling units for senior citizens located on the floor or floors above such uses.
- D. Accessory uses, including indoor and outdoor recreation and leisure time facilities, congregate dining facilities, meeting rooms, off-street parking, maintenance buildings, and other customarily accessory structures and facilities incidental to the principal uses.

4.64. Housing types and minimum sizes. PAC housing may be apartment-style or attached, semi-attached or detached dwellings. Dwelling units may be for sale or rent. At least 75% of the units in the PAC development shall have two bedrooms. The balance may be a combination of one-bedroom and three-bedroom units. However not more than 10% of the total number of units shall be three-bedroom units.

4.65 Age restrictions.

- A. Occupancy of dwelling units within a Planned Adult Community shall be restricted to persons 55 years of age or older or couples, one of whose members is 55 years of age or older. Persons less than 18 years of age shall not be permanent residents under any circumstances. The foregoing restrictions shall not apply to one on-site caretaker/administrator, if so proposed as part of the PAC application, whose full-time job shall be the maintenance and/or management of the PAC development. Additionally, households containing one or more adult handicapped persons [over age 21 (as defined in § 8.12 of the Zoning Ordinance)] shall also be eligible.
- B. Restrictions relating to age and occupancy shall be set forth in a covenant, acceptable as to form, by the Town Attorney of the Town of Orangetown. Said covenant shall be recorded in the County Clerk's office and shall run with the land and shall bind all owners of the property.

4.66. Affordable units.

- A. As a condition of approval of the PAC, the Town Board may provide one additional bonus density unit per acre for the inclusion of affordable housing, provided that at least 50% of said bonus is set aside for affordable housing, and further provided that total bonus (affordable and market rate) does not exceed the maximum number of units per acre, as set forth in § 4.69 below.
- B. For owner-occupied units, the affordable units shall be sold at a price not to exceed 3.3 times 80% of the median family income for Rockland County, as established annually by the U.S. Department of Housing and Urban Development. A covenant shall be recorded in the County Clerk's office, which shall provide that resale of any affordable housing units may not sell for a price exceeding 3.3 times 80% of the median family income for Rockland County, as established annually by the U.S. Department of Housing and Urban Development.
- C. For rental units, the maximum monthly rent for the affordable units shall not exceed 25% times 80% of the median family income for Rockland County, as established annually by the U.S. Department of Housing and Urban Development, divided by 12 months. Said amount shall include utilities and common charges, if any.

4.67. Selection of occupants of affordable housing units. The Town of Orangetown shall develop procedures to guide in the solicitation of applications and the selection of potential occupants for the affordable units, with preference given to residents of the Town of Orangetown. The maximum household income for affordable units shall be 80% of the median income for Rockland County families, as established annually by the U.S. Department of Housing and Urban Development.

4.68. Location of affordable units. Affordable units shall be physically integrated and interspersed into the design of the development in a manner satisfactory to the Town Board.

avoiding designated affordable units being located adjacent to one another. The affordable units shall be distributed among various proposed bedroom-sized units in the same proportion as the overall development.

4.69. Lot and bulk controls for PAC developments.

A. Hamlet and other sites. Lot and bulk controls for PAC developments, as shown on Table I, shall differentiate between sites located within hamlet centers and other sites, as specified herein. In addition to meeting the requirements of § 4.62 above, hamlet center sites, as shown on the Potential PAC Zoning Map, shall be located within one-quarter-mile walking distance of the Pearl River, Orangeburg, Blauvelt, Sparkill or Tappan hamlet centers, as defined by the CS zoning in each hamlet center. Potential PAC sites outside the one-quarter-mile walking distance shall be considered to be "other sites" for purposes of the following lot and bulk controls.

**Table I
Lot, Bulk and Parking Requirements**

	Hamlet Center Sites Within Mile Distance of Specified CS and CC Districts	Redevelopment Sites Within Designated CS Districts	Other Sites
Minimum lot area for a Planned Adult Community	1.25 acres	1 acre	10 acres
Base density	6 dwelling unit/acre	6 dwelling unit/acre	4 dwelling unit/acre
Potential bonus density*	1 dwelling unit/acre	1 dwelling unit/acre	1 dwelling unit/acre
Maximum floor area ratio	0.40	0.40	0.35
Maximum building coverage	65%	TBD	40%
Minimum open space	25%	TBD	40%
Maximum building height	2 stories or 35 feet, unless otherwise specified by Town Board as	2 stories or 35 feet, unless otherwise specified by Town Board as	2 stories or 35 feet

*Town of Orangetown
PC/Codebook for Windows*

	part of PAC approval, in which 3 stories may be allowed	part of PAC approval, in which 3 stories may be allowed	
Minimum perimeter buffer	20 feet	TBD	50 feet
Minimum yards**	Unless otherwise specified by the Town Board as part of PAC approval, the following yards shall be provided;		
* Front	50 feet	TBD	100 feet
* Side (each)	50 feet	TBD	100 feet
* Rear 50 feet	50 feet	TBD	100 feet
Minimum street frontage	100 feet	100 feet	100 feet
Minimum building setback from internal roads	25 feet	TBD	25 feet
Minimum off-street parking	1.5 spaces/dwelling unit	1.5 spaces/dwelling unit	1.75 spaces/dwelling unit
Minimum indoor and/or outdoor recreation	250 square feet/unit	TBD	250 square feet/unit
Minimum distance	25 feet, unless otherwise specified by the Town Board as part of PAC approval, but not less than 15 feet	TBD	25 feet, between buildings otherwise specified by the Town Board as part of PAC approval, but not less than 15 feet
Maximum number of attached dwelling units without a building separation	8 dwelling units	TBD	8 dwelling units

* 50% of any bonus allowed by the Town Board shall be affordable housing as specified in § 4.66 above

** Yard requirements shall apply to the overall PAC site, not individual lots within the development, if

any.

TBD = To be determined as part of contextual zoning analysis.

B. Potential redevelopment sites within a CS District.

- (1) For eligible hamlet center sites physically located within a CS specified zoning district in Blauvelt, Tappan, Orangeburg, Sparkill and Pearl River, the Town Board may modify lot and bulk controls as part of its consideration of the rezoning to PAC, provided such modifications are designated to ensure compatibility with the building context of the CS District and areas adjacent to the subject site, including building setbacks to maintain the contextual streetscapes. Building context shall be determined by the Town Board through the review of actual dimensions (lot and bulk) for adjacent buildings and buildings across the street from the proposed redevelopment site.
- (2) In order to ensure contextual development in terms of use, the ground-floor area of redevelopment sites shall include retail, personal service, restaurant or office use.
- (3) Notwithstanding the contextual flexibility, the minimum lot area shall be 40,000 square feet, the maximum floor area ratio shall be 0.45 and the maximum density shall not exceed seven dwelling units per acre (six base density units plus up to one potential bonus unit per acre as otherwise specified herein).

C. Potential conversions of existing buildings in Pearl River, Tappan and Sparkill.

- (1) In the hamlet centers of Pearl River, Tappan and Sparkill, proposals for conversion of existing buildings in a CS Zoning District may be considered by the Town Board. Such buildings may contain senior apartment units above retail stores, professional offices, personal services establishments and restaurants, provided separate access to the senior units is provided, and further provided that all other applicable building code requirements are met. Conversion of space for ground-level apartments shall not be permitted. No square footage may be added to the building proposed for conversion other than the space necessary to provide suitable access.
- (2) Specific lot and bulk and controls and parking for these PAC building conversion sites shall be established by the Town Board as part of the rezoning process, recognizing that these regulations are applicable to the existing building only. Parking requirements shall consider the availability of on-site and off-site parking to serve the proposed housing.
- (3) In its consideration of potential conversions, the Town Board shall refer to criteria set forth in §§ 4.6.1 and 4.6.12D(3), as applicable, and other factors relating to the subject building itself.

4.610. Additional requirements.

A. The design and location of all buildings, recreational facilities and other site improvements

shall be consistent with the ultimate purpose of achieving pleasant living arrangements for persons 55 years of age or older and shall contemplate the desires and needs of such persons for privacy, participation in social and community activities and accessibility to all community facilities. As part of the approval of site plans, the Planning Board shall consider the potential need for additional visitor parking, possibly including on-site stabilized overflow parking areas.

- B. Consideration shall be given in planning walks, ramps and driveways so that all outdoor areas available to the residents shall be designed to permit residents to move about freely.
- C. All dwelling units shall incorporate design features which insure the safety and convenience of the senior residents. Amenities and architectural design features to serve the special needs of the population shall include emergency communication services connecting individual units with the clubhouse, gatehouse, on-site maintenance office and/or off-site premises monitoring service. Handicapped accessibility and adaptability shall also be part of the design for dwelling units and common facilities.
- D. Artificial lighting of walkways, parking areas and common buildings shall provide illumination sufficient for the convenience and safety of the residents.
- E. Buffer areas shall include existing vegetation and supplemental plantings. No structures, parking areas or roadways shall be located within a required buffer other than access drives to and from the site.
- F. The architectural design and landscape treatment of any proposed development shall be carefully devised to ensure compatibility of the proposed PAC development with surrounding buildings and open space areas. The design of developments shall require particular attention to the views of proposed buildings and parking lots from abutting sidewalks and roadways. The placement of parking areas and garages shall be sensitive to views from abutting roadways and sidewalks, with site plans and building designs established to emphasize building frontages rather than parking facilities for passing motorists and pedestrians. The Town Board shall request assistance from the Architecture and Community Appearance Board of Review (ACABOR) in its review of architecture and landscape design elements, including all provisions of this section.
- G. In determining the design and intensity of the PAC developments, existing environmental features shall be duly considered, particularly areas of steep slope that would affect the walkability of the site. Note 16 of the Notes to Use and Bulk Tables of the Zoning Ordinance^{EN(1)} shall apply to all PAC sites, requiring adjustments to site area for environmental constraints.

4.611. Common property. The ownership, maintenance and preservation of common property shall be permanently assured to the satisfaction of the Town Attorney by the filing of appropriate easements, covenants and restrictions, as necessary. For ownership projects, the formation and

incorporation of a homeowner or condominium association shall be required to maintain common property. Such association shall be empowered to levy assessments against property owners to defray the cost of maintenance and to acquire liens, where necessary, against property owners for unpaid charges or assessments in accordance with the laws of the State of New York. In the event that the homeowner or condominium association fails to perform the necessary maintenance operations, the Town of Orangetown shall be authorized, but not obligated, to enter on such premises for the purpose of performing such operations and to assess the cost of so doing among all affected property owners.

4.612. Procedures.

- A. Application for zone change to Planned Adult Community (PAC) shall be made to the Town Board in accordance with applicable provisions of § 10.5 of this chapter. A petition for a zone change shall be in a form sufficient to enable the Town of Orangetown to evaluate the applicant's proposal and its consistency with the intent, purposes and general design standards expressed herein. The petition for a zone change shall also be accompanied by the following:
- (1) A written description of the proposed development.
 - (2) A concept plan including all the items listed below:
 - (a) The disposition of various land uses and the areas covered by each, in acres.
 - (b) A sketch of the interior road system with all existing and proposed rights-of-way and easements, whether public or private.
 - (c) Delineation of the various residential areas, indicating the number of dwelling units, square footage and bedrooms, by each housing type and square footage for accessory uses. The plans shall show the density, in dwelling units per acre, for the entire development. Sample floor plans shall be provided for each unit type.
 - (d) The open space system and proposed recreation facilities, and a statement as to how said system is to be preserved as such throughout the life of the development and how it is to be owned and maintained.
 - (e) An illustrative site plan, indicating the relationship between the proposed road system, parking lots, buildings, open spaces and other physical features.
 - (f) Schematic water, sanitary sewer and stormwater management systems and how they are proposed to be connected to the system in adjoining areas, or be built on the site.
 - (g) Physical characteristics of the site, including topography, areas of slope in excess of 15%, soils, rock outcrops, streams, wetlands, lakes, ponds and floodplains and all proposed alterations of said physical characteristics.
 - (h) Estimates of peak-hour traffic generation derived from recognized traffic engineering

source material or actual field counts, and its relation to surrounding development, including surrounding roads and intersections, including methods developed for mitigating any demonstrated adverse traffic impacts.

- (i) Analysis of market demand for the proposed senior development, based upon demographic factors and existing housing supply; such analysis shall include a review and conclusion concerning the anticipated number of occupants or purchasers of the specific proposed development who shall be existing residents of the Town of Orangetown. Such analysis shall be based upon a specific evaluation of individual market demand.
 - (j) Comparison of the proposed development under PAC to the likely development yield under existing zoning in terms of traffic, taxes and aesthetic issues.
 - (k) If the development is to be staged, a clear indication of how the staging is to proceed. The plan shall show each stage of development with the approximate time required for anticipated commencement and completion.
- B. The Town Board may retain professional consultants as deemed necessary in order to review any proposed PAC concept plans, with funding for said consultants provided by the applicant for the PAC development through the establishment of an escrow account. The amount of said escrow shall be determined by the Town Board in consultation with the applicant.
- C. Concurrent site plan and/or subdivision review. An applicant may submit a detailed site plan and/or subdivision concurrently with the petition for zone change to a Planned Adult Community development, subject to site plan and/or subdivision review procedures for the Town of Orangetown, including Planning Board review of said plans and related documentation. Approval of a site plan and/or subdivision may not however, occur until the rezoning to PAC occurs.
- D. Town Board action on the application for rezoning to a PAC district.
- (1) The Town Board shall refer the petition for rezoning and all accompanying maps, plans and reports to the Town Planning Board, the County Planning Department and other boards and agencies in accordance with applicable laws and regulations. Said boards, agencies and departments shall report back to the Town Board prior to a public hearing on the proposed rezoning.
 - (2) Following required public hearing(s) (which shall be held on notice which shall be furnished and accomplished by the applicant, at the sole cost and expense of the applicant, by mailing by first class mail at least seven days in advance to all property owners of properties located within 500 feet of any boundary of the property under consideration) and project review under the State Environmental Quality Review Act (SEQRA), the Town Board may approve or disapprove the rezoning petition in

- accordance with the provisions of applicable law.
- (3) As part of its decision to approve or disapprove a proposed PAC development, the Town Board shall make specific findings, based on its review of the submitted concept plan and other information garnered through the public hearing, SEQRA and planning reviews, with regard to:
 - (a) The likely marketability of the proposed units in relation to previously approved PAC developments throughout the Town.
 - (b) The potential saturation of PAC units in any given neighborhood.
 - (c) The suitability of the site for the senior population in terms of vehicular access, walkability for pedestrians and overall traffic concerns.
 - (d) The compatibility of the PAC site within its environment, including surrounding land uses and landscaped buffers, and in the case of redevelopment sites or conversions, with the contextual development of surrounding buildings and uses.
 - (e) Other relevant factors.
 - (4) The Town Board, at its discretion, may attach any reasonable conditions on an approval of a Planning Adult Community development as necessary to assure conformance with the intent and purposes of the Town Comprehensive Plan and the PAC regulations, as specified herein. The conditions of approval shall specify all relevant procedures for unit sale or rental, reoccupancy, income verification and related costs.
 - (5) If the rezoning is granted, the approved PAC district shall be duly noted on the Town's Zoning Map.

ADDENDUM C (P)
ABUTTING PROPERTIES

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	73.05-1-54	Glorious Sun Robert Martin LLC Management Office	1 Blue Hill Plz Ste 1553, Pearl River, NY 10965
392489	73.06-1-3	Town of Orangetown	28 Orangeburg Rd, Orangeburg, NY 10962
393489	73.10-1-1	Blue Hill Plaza Inn Inc Attn. Pearl River Hilton	Att. Mr William Maloney, 500 Veterans Memorial Dr, Pearl River, NY10965
392489	73.10-1-2	Town of Orangetown	26 Orangeburg Rd. Orangeburg, NY 10962
392489	73.10-1-3	Corwick Realty Corp Altus Group US Inc	P.O Box 71970, Phoenix, AZ 85050
392489	73.10-1-4	The Club at Pearl River LLC	16 Microlab Rd Ste A, Livingston, NJ 07039
392489	73.10-1-5	Millennium Management	16 Microlab Rd Ste A, Livingston, NJ 07039
392489	73.10-1-6	Hunter Douglas North America	1 Blue Hill Plaza, Pearl River, NY 10965
392489	73.14-1-1	Corwick Realty Corp Altus Group US Inc	P.O Box 71970, Phoenix, AZ 85050
392489	73.14-1-2	Corwick Realty Corp Altus Group US Inc	P.O Box 71970, Phoenix, AZ 85050

ADDENDUM D

ENVIRONMENTAL ASSESSMENT FORM

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: The Reserve at Pearl River, LLC		
Project Location (describe, and attach a general location map): Section 73.10, Block 1, Lot 6-SE Corner of Blue Hill Plaza		
Brief Description of Proposed Action (include purpose or need): Under the "PAC" zone construct 55 years and older Active Adult Rental Apartments. 4 Buildings housing 110 apartments and the State-of-the-Art Clubhouse		
Name of Applicant/Sponsor: BNE Real Estate Group	Telephone: (973) 992-2443	E-Mail: mpantirer@bnrealestate.com
Address: 16 Microlab Road		
City/PO: Livingston	State: NJ	Zip Code: 07039
Project Contact (if not same as sponsor; give name and title/role): Diego Villareale, PE	Telephone: 914 273-5225	E-Mail: dvillareale@jmcpllc.com
Address: 120 Bedford Road		
City/PO: Armonk	State: NY	Zip Code: 10504
Property Owner (if not same as sponsor): Hunter Douglas North America Inc.	Telephone:	E-Mail: Marko@hunterdouglas.com
Address: 1 Blue Hill Plaza		
City/PO: Pearl River	State: NY	Zip Code: 10965

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board (Site Plan Approval)	TBD
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board (Site Plan Approval)	TBD
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Zoning Board	03/2021
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orangetown ACABOR (Site Plan Approval)	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rockland County Planning, County Department of Health, County Highway (Site Plan Approval)	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC (Site Plan Approval)	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
OP- Office Park District - PAC

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? PAC

C.4. Existing community services.

a. In what school district is the project site located? Pearl River

b. What police or other public protection forces serve the project site?
Orangetown

c. Which fire protection and emergency medical services serve the project site?
Pearl River

d. What parks serve the project site?
Orangetown

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multifamily Residential

b. a. Total acreage of the site of the proposed action? 22.58 acres
b. Total acreage to be physically disturbed? 12.3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 70.96 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 18-24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	110
At completion of all phases	_____	_____	_____	110

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: stormwater management basin
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: stormwater runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source.

 iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres
 v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth Fill. A stormwater detention basin will be constructed through excavation and embankment of existing soils

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ +32,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
the water main must be extended into the property to serve the proposed development
- Source(s) of supply for the district: Reservoir

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ +32,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Orangetown Sewage Treatment Plant
- Name of district: Orangetown
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

The existing sanitary main must be extended into the property to serve the proposed residential units.

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 4.85 acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

- ii. Describe types of new point sources. _____

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ In accordance with town code • Saturday: _____ In accordance with town code • Sunday: _____ In accordance with town code • Holidays: _____ In accordance with town code 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ In accordance with town code • Saturday: _____ In accordance with town code • Sunday: _____ In accordance with town code • Holidays: _____ In accordance with town code
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration: _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No

Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: pole mounted lights for parking and driveway areas

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No

Describe: Some existing vegetation to be removed

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	4.85	+4.85
• Forested	22.58	16.48	-6.10
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	1.25	+1.25
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Wethersfield gravelly silt loam (WeB)	_____	50 %
Wethersfield-Urban land complex (W)	_____	38 %
Wethersfield gravelly silt loam (WeC)	_____	10 %

d. What is the average depth to the water table on the project site? Average: _____ 6 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	98 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	2 % of site
<input type="checkbox"/> Poorly Drained	_____	% of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	37 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	37 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	26 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name <u>unnamed</u>	Approximate Size <u>3.5</u>
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
 Bald Eagle

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

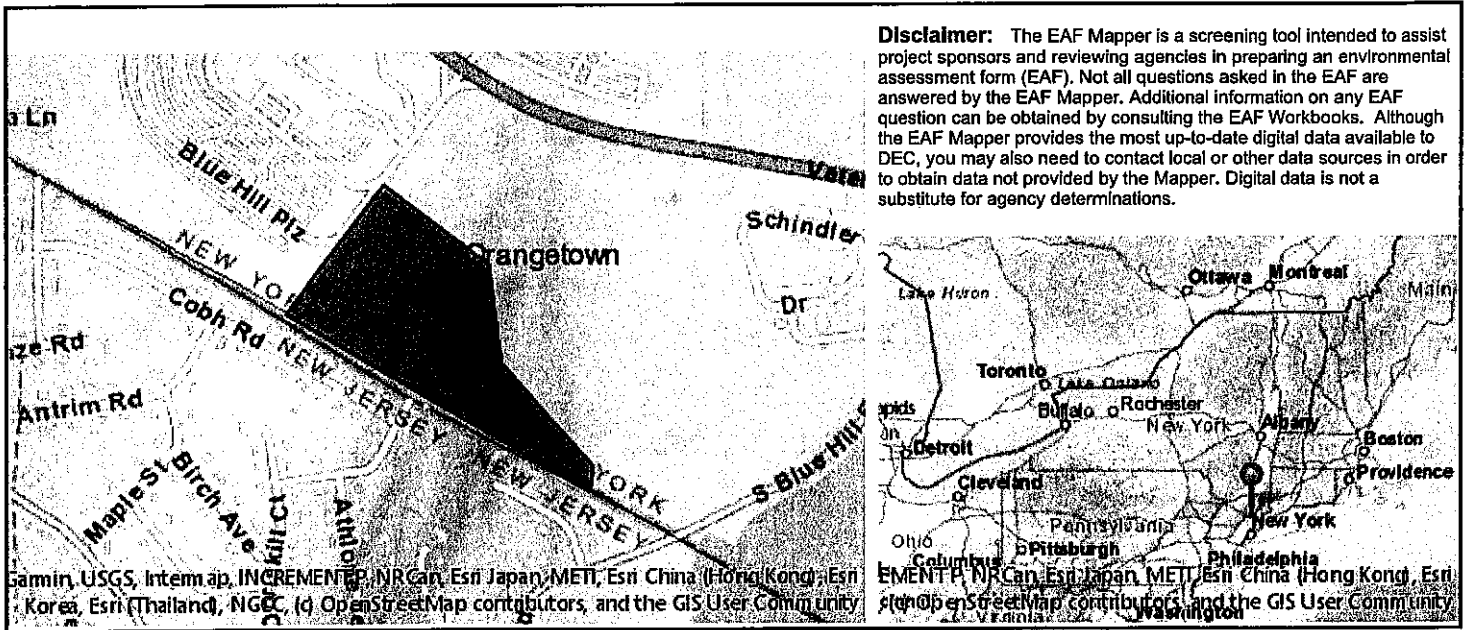
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Diego Villarealle - Preparer Date March 8, 2021

Signature Diego Villarealle Title Associate Principal

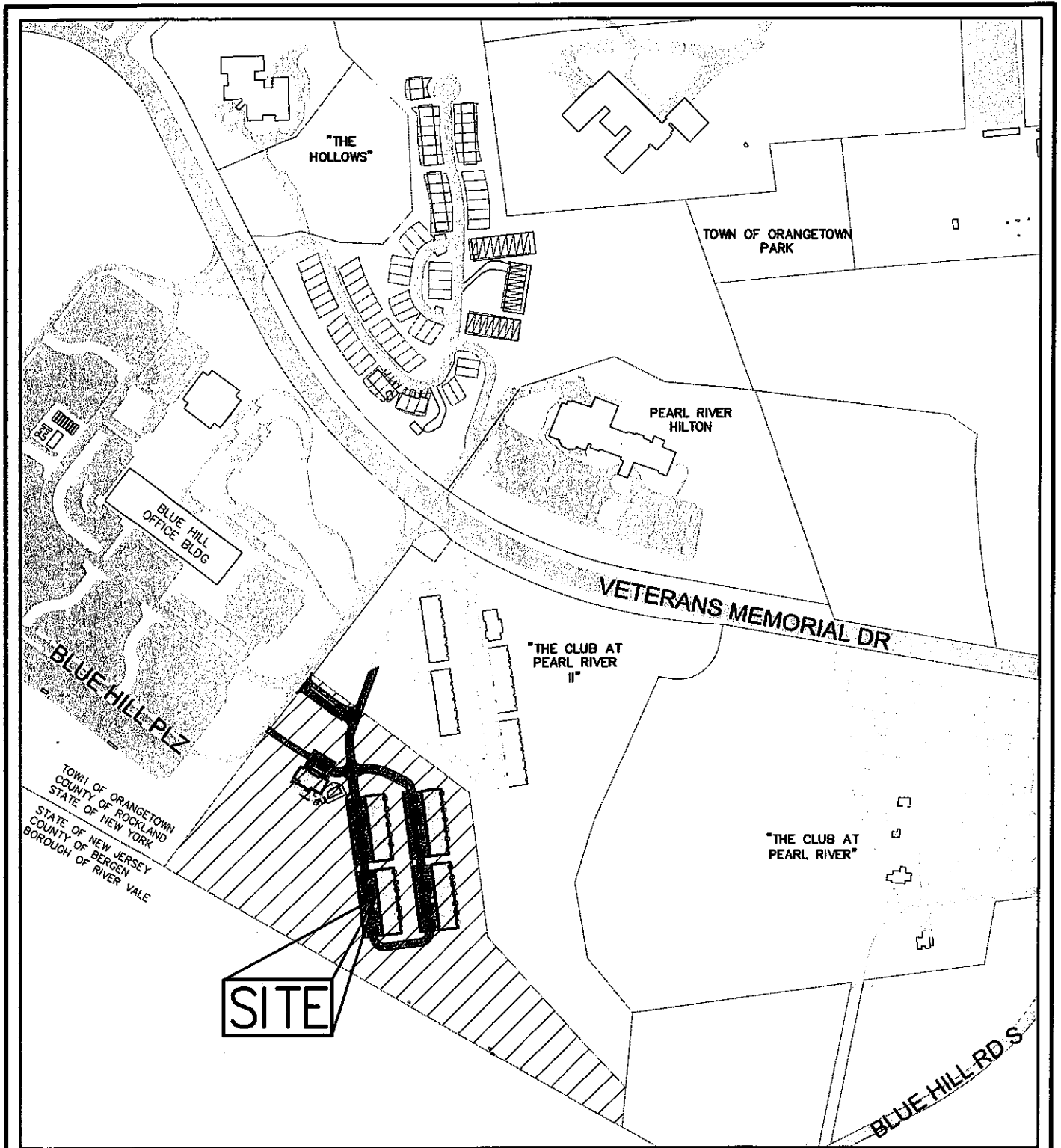


B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

EXHIBIT A

SITE PLAN

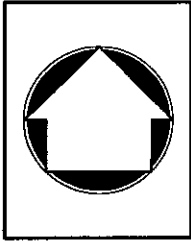


THE RESERVE AT PEARL RIVER
 VETERANS MEMORIAL HIGHWAY TOWN OF ORANGETOWN, NEW YORK

**EXHIBIT A
 CONCEPT PLAN**

DATE: 2/22/2021 JMC PROJECT: 20125

FIGURE: EX-A SCALE: 1"=500'

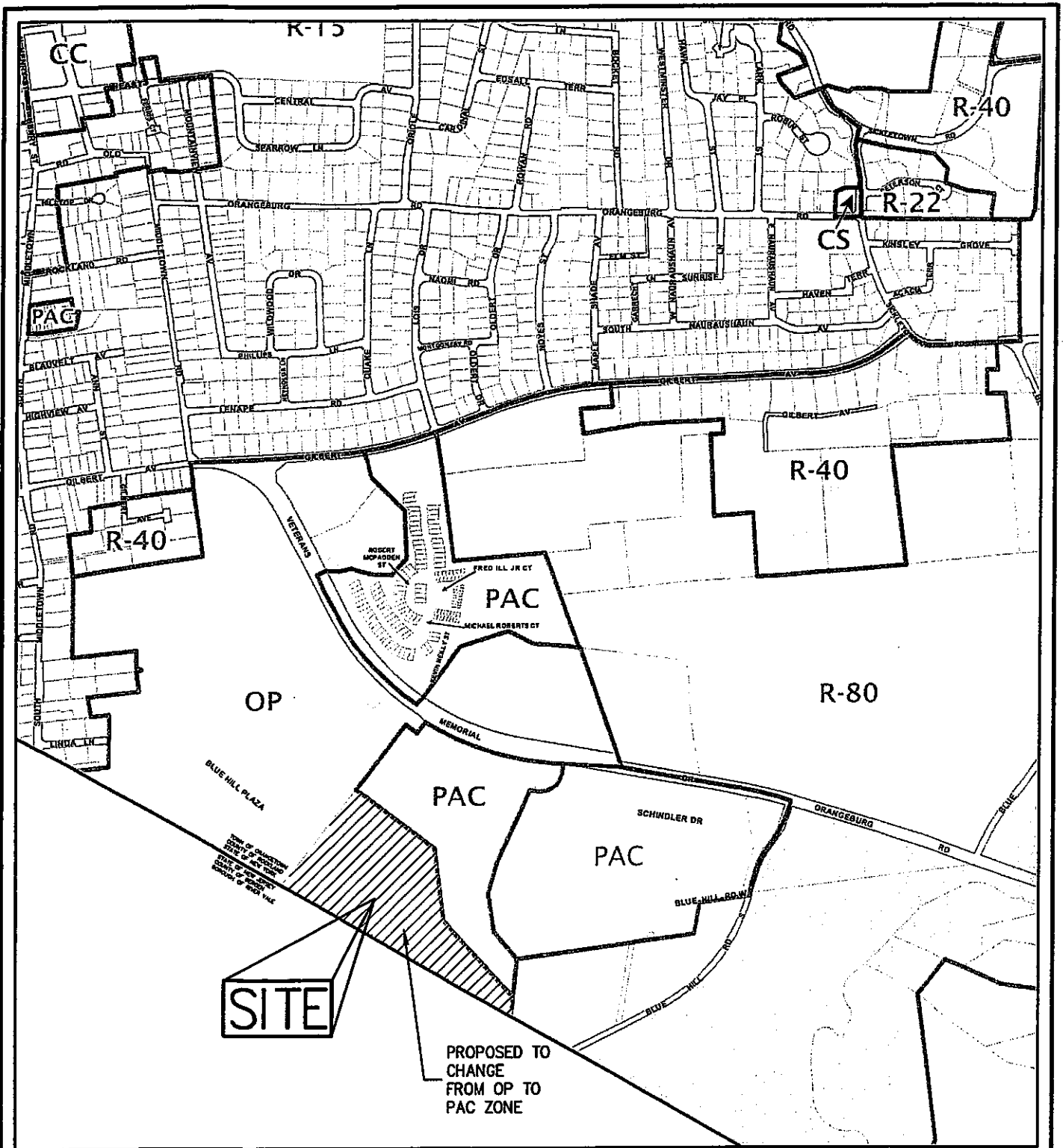


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EXHIBIT B

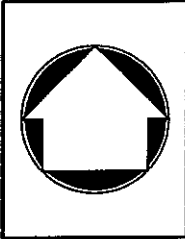
VICINITY AND ZONING MAP



THE RESERVE AT PEARL RIVER
 VETERANS MEMORIAL HIGHWAY TOWN OF ORANGETOWN, NEW YORK

EXHIBIT B
VICINITY AND ZONING MAP
 DATE: 2/22/2021 JMC PROJECT: 20125

FIGURE: EX-B SCALE: 1"=1000'

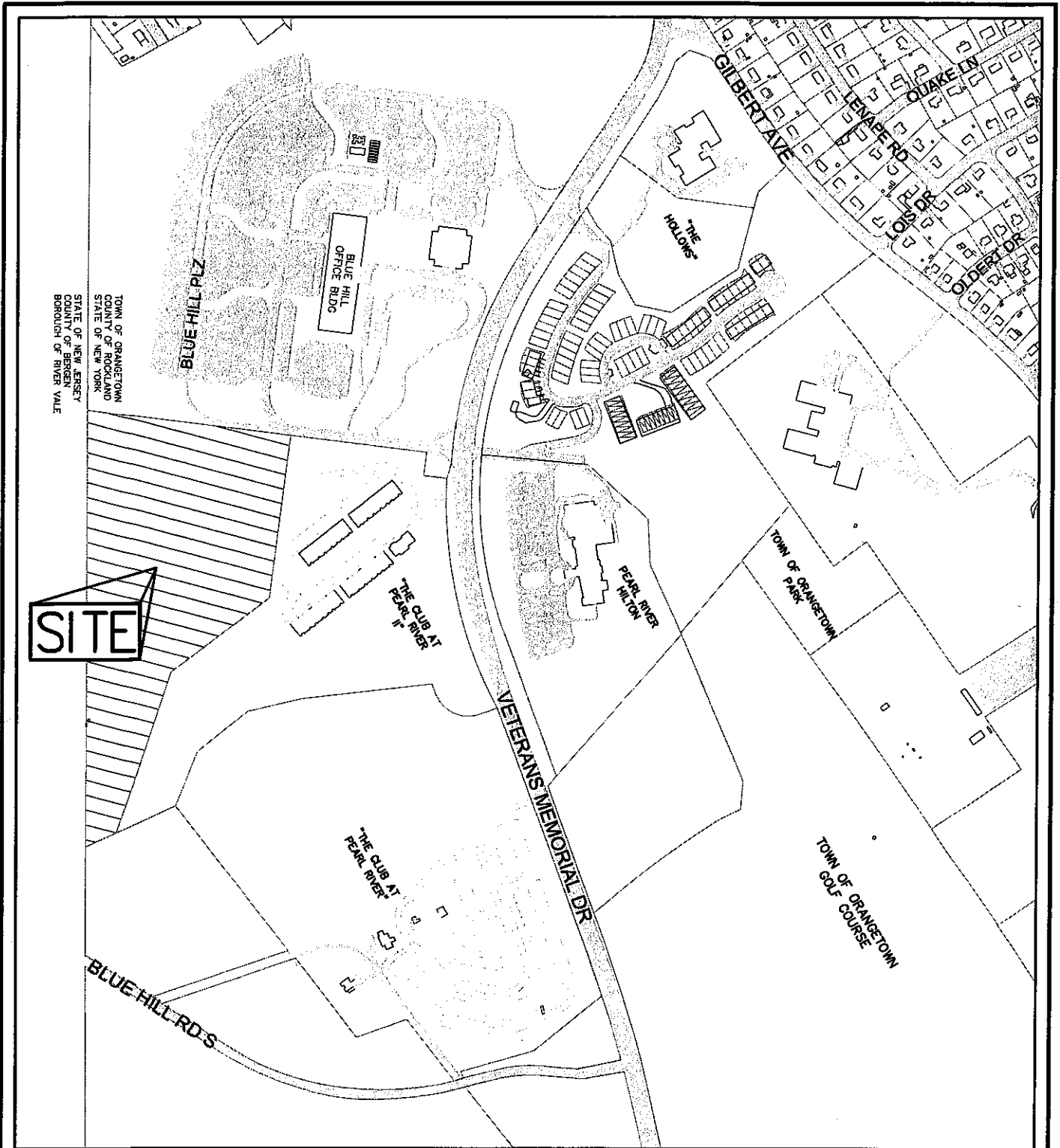


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EXHIBIT C
AREA USE MAP



THE RESERVE AT PEARL RIVER
 VETERANS MEMORIAL HIGHWAY TOWN OF ORANGETOWN, NEW YORK

EXHIBIT C
AREA USE MAP
 DATE: 2/22/2021 JMC PROJECT: 20125

FIGURE: EX-C SCALE: 1"=600'



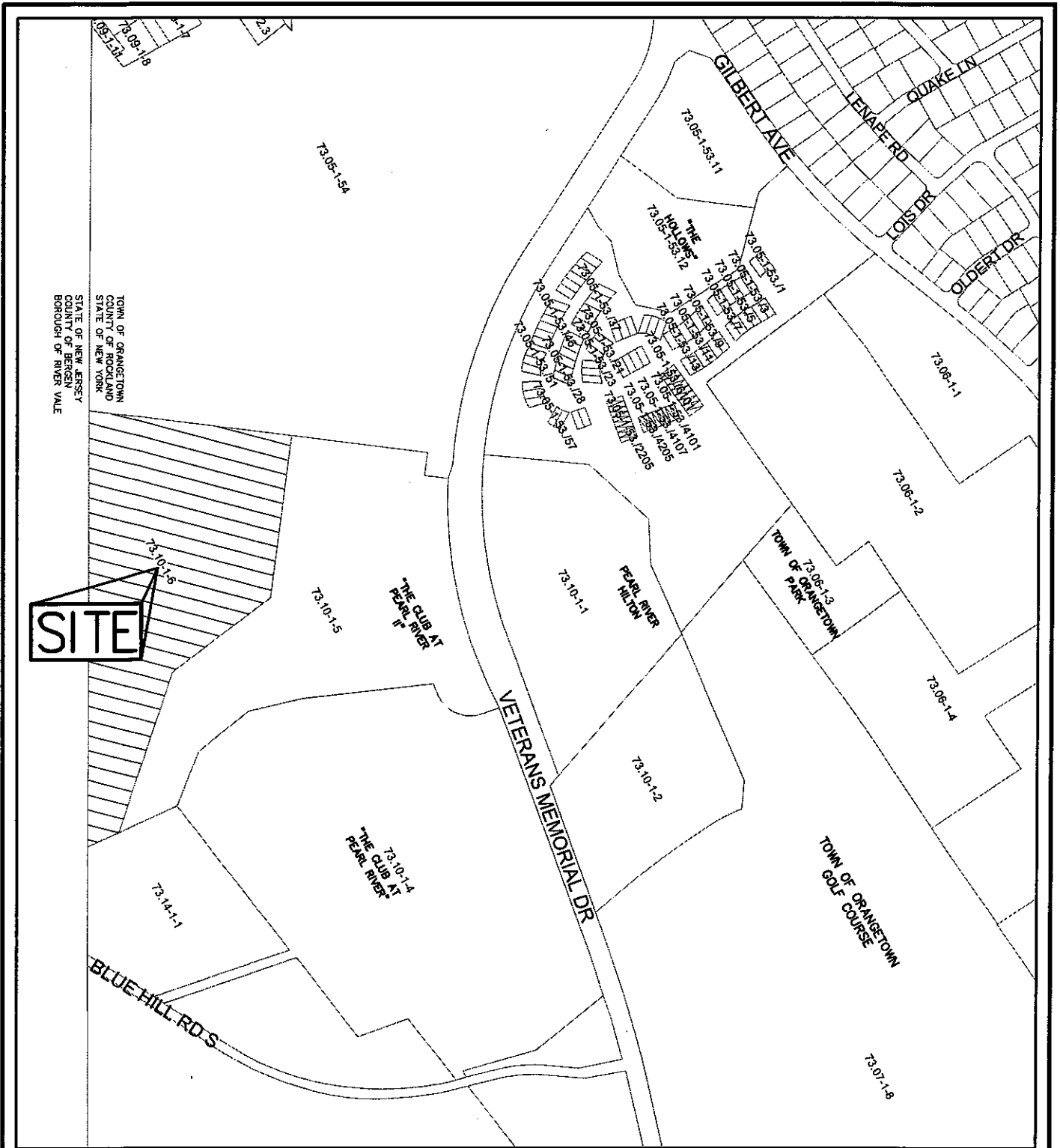
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EXHIBIT D

TAX LOT



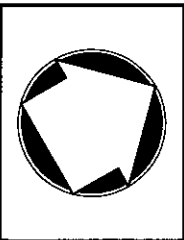
TOWN OF ORANGETOWN
 COUNTY OF ROCKLAND
 STATE OF NEW YORK
 STATE OF NEW JERSEY
 COUNTY OF BERGEN
 BOROUGH OF RIVER VALE

SITE

THE RESERVE AT PEARL RIVER
 VETERANS MEMORIAL HIGHWAY TOWN OF ORANGETOWN, NEW YORK

EXHIBIT D
MAP OF TAX LOTS
 DATE: 2/22/2021 JMC PROJECT: 20125

FIGURE: EX-D SCALE: 1"=600'



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ADDENDUM E

PROPERTY DESCRIPTION

Legal Description of Section 73.10 Block 1 Lot 6

A parcel of land in the Town of Orangetown, Rockland County, New York, being Lot A on a map titled "Pearl River Veterans, LLC 3 Lot Subdivision" prepared by Henningson, Durham & Richardson, Architecture and Engineering, P.C. in Association with HDR Engineering, Inc., Surveyed by Maser Consulting, dated August 23, 2006, and filed in the Rockland County Clerk's Office as Map No. 7884, and also being a portion of Lot 2 as shown on a map titled "Subdivision of Property for Blue Hill Plaza, Inc." prepared by Atzl & Scatassa, Associates P.C., dated September 6, 1984 and filed in the Rockland County Clerk's Office as Map No. 5700, more particularly bounded and described as follows:

BEGINNING at a point along the division line between said Lot A on the southeast and Lot 1 as shown on said Map No. 5700 on the northwest at its point of intersection with the division line between the State of New York on the northeast and the State of New Jersey, Bergen County, Township of River Vale on the southwest;

Thence along said division line between said Lot A on the southeast and Lot 1 on the northwest and in part along the southeasterly line of Blue Hill Plaza North 49 degrees 38 minutes 45 seconds East, 874.39 feet to its point of intersection with the division line between said Lot A on the southwest and Lot B as shown on said Map No 7884 on the northeast;

- 1) South 40 degrees 19 minutes 44 seconds East, 708.47 feet to a point;
- 2) South 05 degrees 06 minutes 18 seconds West, 529.24 feet to a point;
- 3) South 29 degrees 32 minutes 26 seconds East, 737.57 feet to the division line between the herein described parcel of land on the west and lands now or formerly of Corwick Realty Corporation of the east;

Thence along said division line, South 17 degrees 22 minutes 01 seconds West, 143.64 feet to the division line between the State of New York on the northeast and the State of New Jersey, Bergen County, Township of River Vale on the southwest;

Thence along said division line, North 47 degrees 32 minutes 14 seconds West, 1,895.75 feet to the POINT OF BEGINNING

ADDENDUM F

ABUTTING PROPERTIES

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	73.05-1-54	Glorious Sun Robert Martin LLC Management Office	1 Blue Hill Plz Ste 1553, Pearl River, NY 10965
392489	73.06-1-3	Town of Orangetown	28 Orangeburg Rd, Orangeburg, NY 10962
393489	73.10-1-1	Blue Hill Plaza Inn Inc Attn. Pearl River Hilton	Att. Mr William Maloney, 500 Veterans Memorial Dr, Pearl River, NY10965
392489	73.10-1-2	Town of Orangetown	26 Orangeburg Rd. Orangeburg, NY 10962
392489	73.10-1-3	Corwick Realty Corp Altus Group US Inc	P.O Box 71970, Phoenix, AZ 85050
392489	73.10-1-4	The Club at Pearl River LLC	16 Microlab Rd Ste A, Livingston, NJ 07039
392489	73.10-1-5	Millennium Management	16 Microlab Rd Ste A, Livingston, NJ 07039
392489	73.10-1-6	Hunter Douglas North America	1 Blue Hill Plaza, Pearl River, NY 10965
392489	73.14-1-1	Corwick Realty Corp Altus Group US Inc	P.O Box 71970, Phoenix, AZ 85050
392489	73.14-1-2	Corwick Realty Corp Altus Group US Inc	P.O Box 71970, Phoenix, AZ 85050

APPENDIX C-1

DEMOGRAPHIC ANALYSIS REPORT



1 Hawthorn Avenue
Warwick, NY 10990
Tel: 845.928.2400
www.onsitesales.com
www.NewHomes-NY.com
Providing Home Builders with Marketing, Leasing & Sales Solutions

March 4, 2021

To whom it may concern,

We have been asked to research current market conditions in Rockland County, NY and to prepare a letter regarding the viability of adding additional age restricted rental housing at The Club at Pearl River, Pearl River, NY.

We are intimately familiar with the Rockland County apartment market. I have been licensed as a Real Estate Broker for over 38 years and a resident of Rockland County since 1984. My business partner also has been licensed for over 30 years and was a resident of Rockland County for many years.

We have researched the local market conditions and it is our conclusion that there is demand for additional new to be built apartments in this market for the reasons outlined below.

I met with the Leasing Agent at The Club at Pearl River Leasing Center and at this time there are no apartments available to rent. The leasing office maintains a waiting list, which has many names on it. They report that when they have received notice of an upcoming vacancy, they are able to re-rent the apartment almost immediately. This community is the only new or newer built "55 and Over" rental community in Rockland County.

In the past 18 months, 2 new apartment communities came onto the market in Rockland County. Both communities rented up very quickly. These communities are NOT active adult communities.

Pavion apartments, a luxury apartment community in Nyack, came to market with 135 apartments. They rented all of the apartments within 8 months of opening. Their common area amenity features are not as robust as those contained at The Club

The Sheldon apartments, a six story building in Suffern NY, came onto the market with 92 units and also rented up within a year.

The Club is the only newer Active Adult rental community in Rockland and they enjoy an exceptional reputation within the county - - in fact, most of the recent renters chose to move to The



*Licensed Real Estate Broker
New York & New Jersey*



Page 2
The Club at Pearl River
May 4, 2021

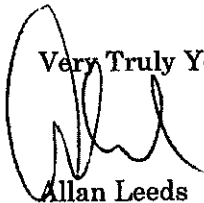
Club as a result of being referred by current residents. Additionally, the above mentioned new communities that came onto the market in Rockland County recently have quickly rented up. It should be noted that the amenity package at The Club at Pearl River is far superior than what is presented at either Pavion or The Sheldon.

Further research has shown that Toll Brothers is also in front of the planning board for approvals to build 40 Active Adult townhomes in Pearl River. We do not feel that this would be a detriment to the rentals at The Club. Prospective tenants at The Club for the most part are searching for garden style living and do not want the stairs that will be associated with living in a town home.

It is our professional opinion, the addition of residences at The Club at Pearl River will be absorbed into the market fairly quickly.

Please feel free to contact me should you have any questions or need any additional information.

Very Truly Yours,



Allan Leeds
Licensed Real Estate Broker
ON-SITE Sales & Marketing, LLC

APPENDIX C-2

TRAFFIC ANALYSIS REPORT

TRAFFIC ENGINEERING EVALUATION

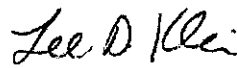
THE RESERVE AT PEARL RIVER, LLC Block 1, Lot 6 TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

Prepared for:

The Reserve at Pearl River, LLC
16 Microlab Road, Suite A
Livingston, NJ 07039

Prepared by:

KLEIN TRAFFIC CONSULTING, LLC
156 Walker Road
West Orange, New Jersey 07052
Email: leekleintraffic@gmail.com



Lee D. Klein, P.E., PTOE
New York State Professional Engineer License No. 077773
Professional Traffic Operations Engineer 1627

February 15, 2021

KLEIN
TRAFFIC CONSULTING, LLC

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- II Level of Service Definition
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EXECUTIVE SUMMARY

The Reserve at Pearl River, LLC has engaged Klein Traffic Consulting, LLC to prepare a Traffic Engineering Evaluation (TEE) report for the proposed The Reserve at Pearl River, LLC development project. The proposal is for 110 attached, age-restricted senior housing units in four buildings with amenity space in a clubhouse. This development project will also include 64 garage parking spaces within the building, 64 driveway parking spaces, and 127 surface parking spaces.

The Reserve at Pearl River, LLC project is proposed with a full-movement, gated access driveway on Blue Hill Plaza that will be shared with The Club at Pearl River Phase II. There will be an emergency vehicle access proposed directly on Blue Hill Plaza.

The trip generation calculations are based on the Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition*. The project would generate 22 new trips in the AM peak hour (8 in and 14 out) and 29 trips in the PM peak hour (16 in and 13 out).

The trip distribution of the site-generated trips was determined based on the existing travel patterns in the study area. Based on the proposed access driveway, the intersection of Veterans Memorial Drive with Blue Hill Plaza was determined to be necessary for inclusion in this traffic study.

A background growth factor was applied to the existing traffic volumes and trip generation volumes from other development projects were obtained to determine the future No-Build traffic volumes. The new vehicle trips for the proposed development were added to the future No-Build traffic volumes and the traffic analyses revealed that the traffic generated by the proposed development would not have a significant negative impact on traffic operations of the studied intersections.

INTRODUCTION

The purpose of this Traffic Engineering Evaluation is to assess the traffic impacts associated with the development of the subject property known as Section 73.10, Block 1, Lot 6 located at the southeast quadrant of the intersection of Veterans Memorial Drive with Blue Hill Plaza. The site is currently vacant. The subject site fronts on Blue Hill Plaza.

Project Description

The proposal is for 110 senior adult housing-attached units in four buildings. This development project will also include 64 garage parking spaces within the building, 64 driveway parking spaces, and 127 surface parking spaces, for a total of 255 parking spaces. The project is proposed with a full-movement, gated access driveway on Blue Hill Plaza that is shared with Phase II. An emergency vehicle access is proposed directly on Blue Hill Plaza. The location of the project is illustrated in Figure 1 Location Map.

The roadway network provides good access to the region. Memorial Drive extends between the Palisades Interstate Parkway in the east and Gilbert Avenue in the west. Near the proposed site, Veterans Memorial Drive provides two travel lanes and a shoulder in each direction.

Scope of Study

The signalized intersection of Veterans Memorial Drive with Blue Hill Plaza was included in our scope of the traffic study. The scope of study of this TEE was based on the proposed location of site access driveway and the intensity of the trip generation of the proposed development. Based on the residential proposed development project, the scope of study was limited to the weekday AM peak period and the PM peak period.

Methodology

The following methodology was used to prepare this Traffic Engineering Evaluation (TEE) in accordance with industry accepted standards:

Conducted field reconnaissance of the study roadway network to inventory traffic control devices, regulatory signing, intersection and roadway geometry, and other factors that are factors in the traffic analyses

Collected AM and PM peak period intersection traffic turning movement counts (TMCs) at the studied intersection

Tabulated and summarized the traffic volumes to establish the 2018 Existing AM and PM peak hour traffic volumes (due to COVID-19 travel restrictions, current traffic counts were not collected)

Identified the appropriate background growth factor, the traffic generated from other specific developments in the studied area, and determined the future year of occupancy of the development to project the future No-Build AM and PM peak hour traffic volumes

Calculated the trip generation estimates of the proposed development project using the accepted data in the Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition*

Determined the trip distribution patterns for the development trips based on existing patterns of traffic volumes

Assigned the site-generated vehicle trips to the studied roadway network and site driveway according to the trip distribution percentages

Added the site-generated trips to the future No-Build traffic volumes to calculate the future Build traffic volumes

Performed intersection capacity analyses for the weekday AM and PM peak hours for the Existing, future No-Build and future Build traffic volumes

EXISTING CONDITIONS

The Reserve at Pearl River development project is located on 22.58-acres of vacant land. The surrounding properties generally consist of residential and commercial uses.

Roadways

The adjacent roadways serving the site are described as follows:

Veterans Memorial Drive (County Route 20)

Veterans Memorial Drive is under the jurisdiction of the County of Rockland. Veterans Memorial Drive is oriented in an east-west direction, extending between the Palisades Interstate Parkway in the east and Gilbert Avenue in the west. Near the proposed site, Veterans Memorial Drive provides two travel lanes and a shoulder in each direction. Parking is prohibited on both sides of the street. There are no sidewalks on either side of the street. The speed limit is 45 miles per hour (MPH).

Blue Hill Plaza

Blue Hill Plaza is a private street. Blue Hill Plaza has sidewalks on the west side of the street. Parking prohibited on both sides of the street. The posted speed limit is 15 miles per hour (MPH).

Kevin Reilly Street

Kevin Reilly Street is a private street providing access to the Pearl River Hilton and The Hollows at Blue Hill. There is a sidewalk along the west side of the street.

Studied Intersection

The intersection of Veterans Memorial Drive with Blue Hill Plaza is included in this traffic study and is described as follows:

Veterans Memorial Drive with Blue Hill Plaza/Kevin Reilly Street

This intersection is controlled by a three-phase, semi-actuated, traffic signal. The traffic signal provides a lead left turn phase and a combined phase for Veterans Memorial Drive. Kevin Reilly Street and Blue Hill Plaza are provided with one combined phase. The eastbound approach of Veterans Memorial Drive has an exclusive left-turn lane, two through lanes and an exclusive right-turn slip ramp, which is Yield-controlled. The westbound approach has an exclusive left turn lane, one through lane and one shared through/right-turn lane. The Blue Hill Plaza approach has a shared left-turn/through lane and an exclusive right-turn slip ramp, which is Yield-controlled. The Kevin Reilly Street approach has a single shared left-turn/through/right-turn lane.

Existing Traffic Volumes

Intersection vehicle movement counts were conducted at the studied intersection on Tuesday, March 20, 2018 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM, to coincide with the weekday commuting peak hours. Due to the COVID-19 travel restrictions, current traffic counts would not be as representative of typical traffic patterns and volumes; therefore, the March 2018 traffic counts were used as the base for the traffic analysis. The AM peak hour was determined to be 8:00 AM to 9:00 AM and the PM peak hour was determined to be 4:45 PM to 5:45 PM. These AM and PM peak hour traffic volumes are illustrated in Figure 2 - 2018 Existing AM and PM Peak Hour Traffic Volumes. A summary of the intersection count data is provided in Appendix I Traffic Volumes.

CAPACITY ANALYSES METHODOLOGY

The AM and PM peak hour volumes for year 2018 existing traffic conditions were utilized to perform signalized capacity analyses at the studied intersections. The methodology found in Chapter 18, Signalized Intersections, and Chapter 19, Two-Way Stop-Controlled Intersections of the 2010 Highway Capacity Manual published by the Transportation Research Board was used in calculating the capacity of the studied intersections and yielding a level of service for the impeded traffic movements. Definitions of signalized and unsignalized levels of service are provided in Appendix II Level of Service Definitions.

Existing Intersection Capacity Analyses

The results of the intersection capacity analyses for the weekday AM and PM peak hours are summarized in Table 1 Level of Service/Average Vehicle Delay Comparison – Existing Versus No Build Conditions. The existing peak hour traffic conditions presented in the first set of columns, illustrate current operating conditions of each lane group at the studied intersections operate at acceptable Levels of Service (LOS) C or better. The one-page summary capacity analysis printouts are provided in Appendix III Capacity Analyses.

Year 2024 No-Build Conditions

The build-out year of the proposed development has been established as the year 2024. This future build-out year of 2024 is used to assess future conditions without and with the proposed development. An annual background growth rate of 2.0 percent per year compounded annually was used to determine future traffic volumes that would be expected in 2024. In addition, the traffic associated with the recently approved Brightview senior living/continued care facility with 143 units in one building, and the traffic associated with The Club at Pearl River Phase II with 104 units was calculated and distributed to the studied intersections according to the trip distribution percentages in Figure 4. Table 2 summarizes the trip generation of these two developments. The 2024 No-Build traffic volumes are illustrated in Figure 3 - 2024 No Build AM and PM Peak Hour Traffic Volumes.

Capacity analyses were performed at the studied intersection for the 2024 No-Build condition based upon the volumes shown in Figure 3. The resulting level of service analyses for the 2024 No-Build AM and PM peak hours are unchanged with average delay increases of less than one second, which indicates a negligible change that would be imperceptible to the motorist. These slight increases in average vehicle delay are a result of the background growth traffic and the traffic associated with the Brightview senior living/continued care facility and The Club at Pearl River Phase II traffic. Table 1 summarizes and shows a side-by-side comparison of the levels of service and average vehicle delay of the 2018 Existing and the 2024 No Build studied intersection analyses.

PROPOSED DEVELOPMENT

The proposed development consists of the construction of 110 units of senior adult housing-attached in four buildings with a total of 255 parking spaces (64 garage spaces, 64 driveway spaces, and 127 surface parking spaces). Access to the proposed development will be provided by one, full-movement, gated driveway on Blue Hill Plaza that will be shared with The Club at Pearl River Phase II. Table 2 Trip Generation Summary is a tabulation of the anticipated vehicle trips associated with the proposed development project.

Trip Generation

According to the Trip Generation, 10th Edition published by the Institute of Transportation Engineers (ITE), Land Use Code: 252, Senior Adult Housing - Attached, consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and onsite medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Trip generation for the proposed 110 units was calculated using the current ITE Trip Generation, 10th Edition for this land use. Table 2, Trip Generation Summary, tabulates the trip generation for the proposed 110 units. As shown in Table 2, the proposed 110-unit senior adult housing development would generate 22 vehicle trips during the AM peak hour (8 IN and 14 OUT) and 29 vehicle trips during the PM peak hour (16 IN and 13 OUT).

Year 2024 Build Conditions

As shown in Table 2 Trip Generation, the proposed 110 units of senior adult housing would generate 22 new vehicle trips exiting the site during the AM peak hour and 29 new vehicle trips entering the site during the PM peak hour. On average, this is approximately one new vehicle entering or exiting every three minutes during the AM peak hour and one vehicle entering or exiting every two minutes during the PM peak hour. The trip distribution is illustrated in Figure 4 Vehicle Trip Distribution percentage for the AM and the PM peak hour.

The site-generated traffic summarized in Table 2 was distributed to each of the studied intersection based on the distribution percentages shown in Figure 4 – AM and PM Peak Hour Trip Distribution Percentages and in Figure 5 – AM and PM Peak Hour Site-Generated Trips. The site generated traffic volumes presented in Figure 5 were added to the 2024 No-Build traffic volumes in Figure 3 to yield the traffic volumes illustrated in Figure 6 - 2024 Build AM and PM Peak Hour Traffic Volumes.

As shown in Table 3 Level of Service/Average Vehicle Delay – No Build and Build Conditions, there is no change in the levels of service between the Year 2024 No Build condition and the Year 2024 Build condition for the studied intersections. The increase in average delay is generally less than one second and result in generally no changes to the level of service, which would not be apparent to the motorists traveling through any of the studied intersection.

SITE PLAN REVIEW

The site is proposed with 9-foot wide by 18-foot long parking stalls, with 24-foot wide, two-way drive aisles. The main access driveway is designed to accommodate ease of maneuvering for appropriate vehicle types. Adequate pedestrian access is provided between the surface parking and the buildings. Stop signs and stop lines are provided at the site driveway and within the site to control traffic.

The proposed site provides 255 parking spaces (64 garage spaces, 64 driveway spaces, and 127 surface parking spaces) or 2.32 parking spaces per residential unit. The local parking requirement is 1.75 parking spaces per unit or 193 parking spaces. The proposed site plan with parking for 255 vehicles exceeds the local parking requirement of 193 parking spaces.

The ADA parking spaces are designed to be accessible and meet the ADA requirements. The paths from those ADA compliant parking spaces to the buildings are adequate.

Adequate sight distances are provided from the proposed driveway on Blue Hill Plaza. The design speed of Blue Hill Plaza is 30 miles per hour thus resulting in a recommended stopping sight distance of 200 feet, in accordance with A Policy on Geometric Design of Highways and Streets (AASHTO).

CONCLUSIONS

Based upon our data collection efforts, analysis, and evaluations, it is our professional opinion that the vehicular traffic generated by the proposed 110 units of senior adult housing - attached would have a negligible impact on traffic conditions during the AM and PM peak commuter traffic hours. The studied intersections are expected to continue to operate at acceptable Levels of Service. Any increases in average vehicle delay would be imperceptible by the motoring public.

The proposed design of the site would more than adequately serve the needs of the project's residents and visitors. The site plan is designed with adequate parking and circulation for the residents, visitors, and services associated with the project. The proposed parking capacity of 64 garages, 64 driveways, and 127 surface parking spaces totaling 255 spaces exceeds the local requirement of 193 parking spaces for 110 residential units.

In conclusion, the development of this project will have a negligible impact on the traffic operations of area roadways and studied intersections of Veterans Memorial Drive with Blue Hill Plaza/Kevin Reilly Street and the site access with Blue Hill Plaza and the site plan proposes a parking supply that exceeds the local parking requirement.

FIGURES AND TABLES

Figure 1 – Location Map

Figure 2 – 2018 Existing AM and PM Peak Hour Traffic Volumes

Figure 3 – 2024 No-Build AM and PM Peak Hour Traffic Volumes

Figure 4 – AM and PM Peak Hour Trip Distribution Percentages

Figure 5 – AM and PM Peak Hour Site-Generated Trips

Figure 6 – 2024 Build AM and PM Peak Hour Traffic Volumes

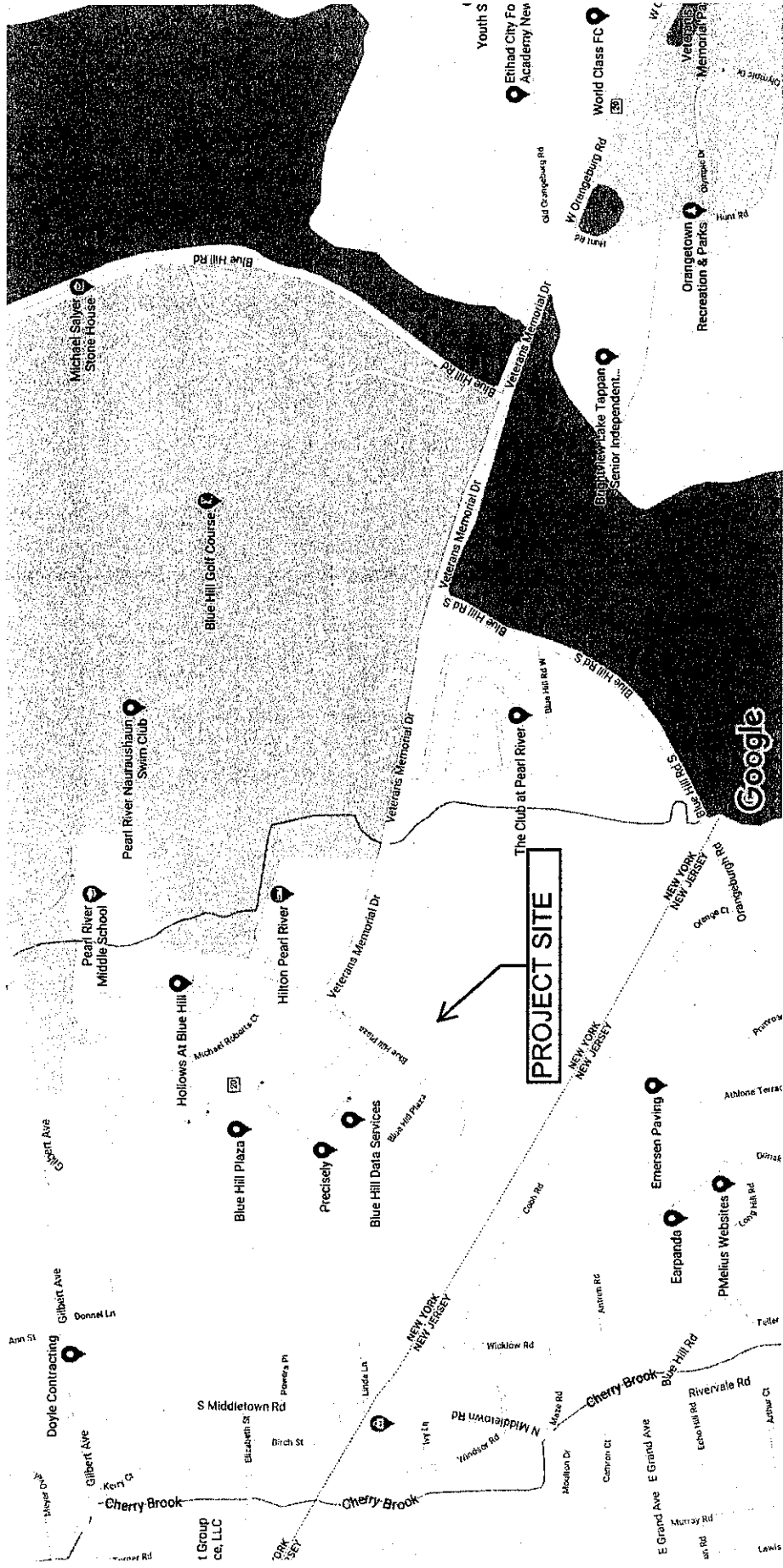
Table 1 – LOS / Delay Comparison - Existing versus No-Build

Table 2 – Trip Generation Summary

Table 3 – LOS / Delay Comparison - No-Build versus Build

FIGURE 1 - LOCATION MAP

THE RESERVE AT PEARL RIVER, LLC



Map data ©2021

500 ft

Figure 2 - 2018 Existing AM and PM Peak Hour Traffic Volumes
The Reserve at Pearl River, LLC - 110 Units of Senior, Adult, Age-Restricted, Attached Housing

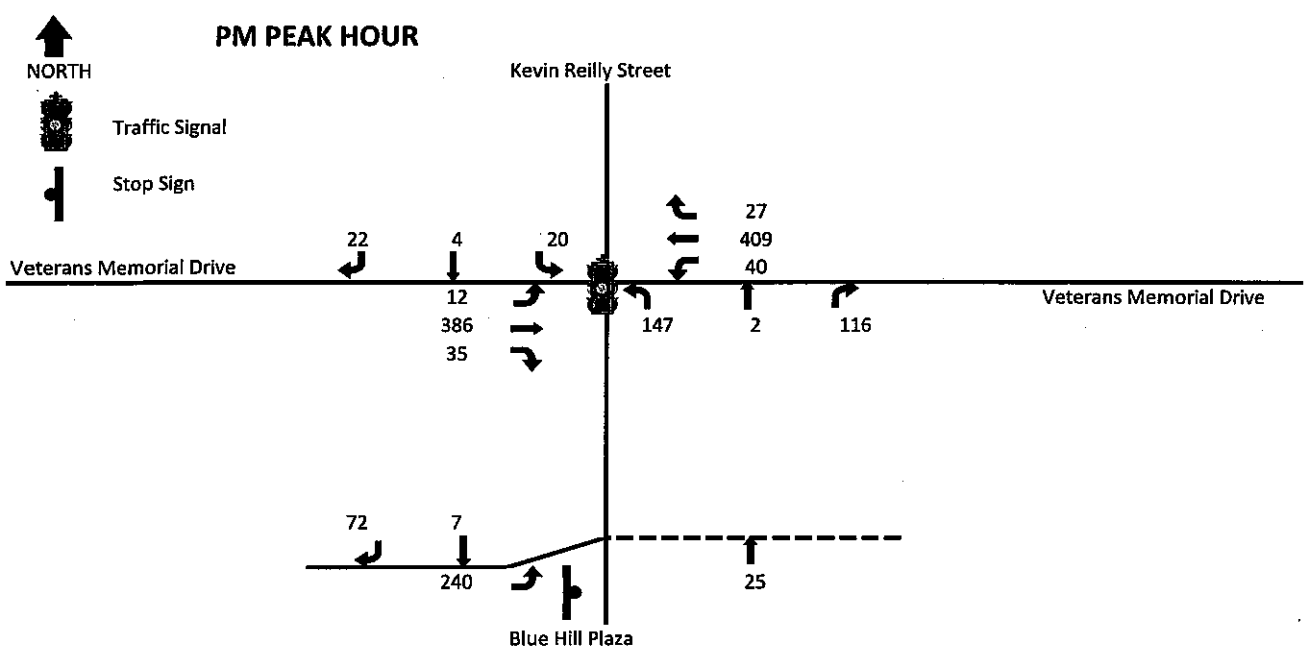
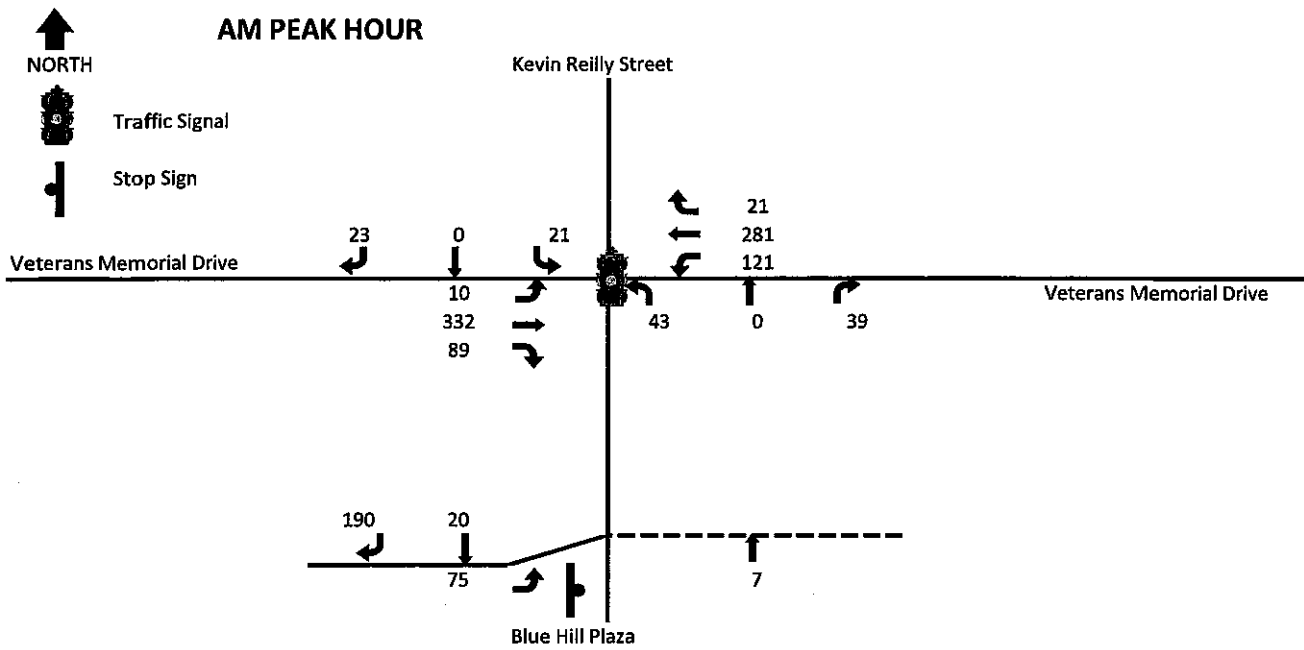


Figure 3 - 2024 No-Build AM and PM Peak Hour Traffic Volumes
The Club at Pearl River III, 110 Units of Senior, Adult, Age-Restricted, Attached Housing

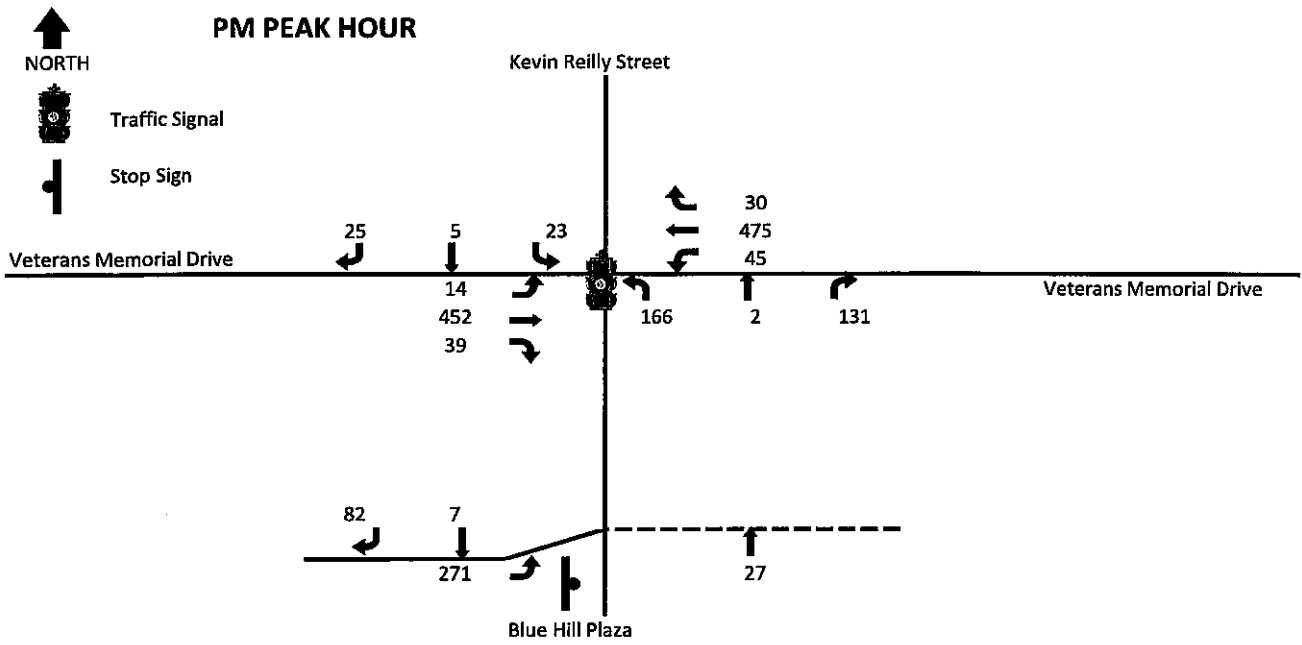
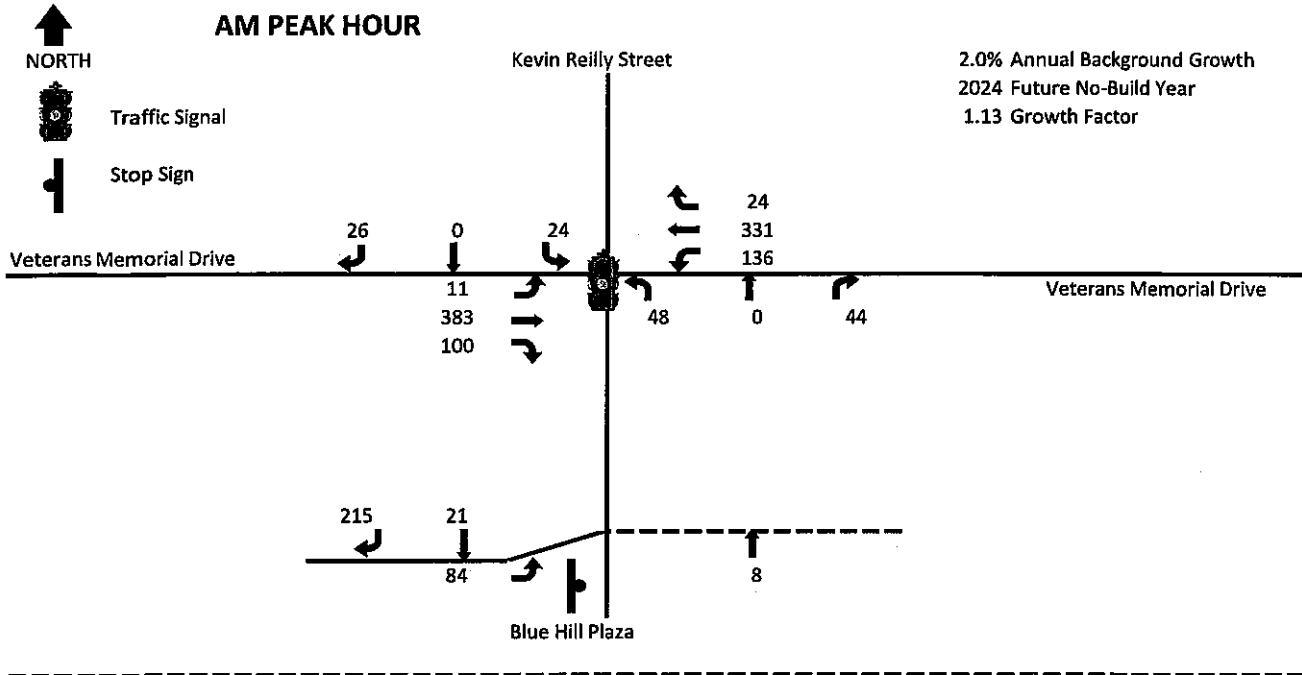


Figure 4 - AM and PM Peak Hour Trip Distribution Percentages
The Reserve at Pearl River, LLC - 110 Units of Senior, Adult, Age-Restricted, Attached Housing

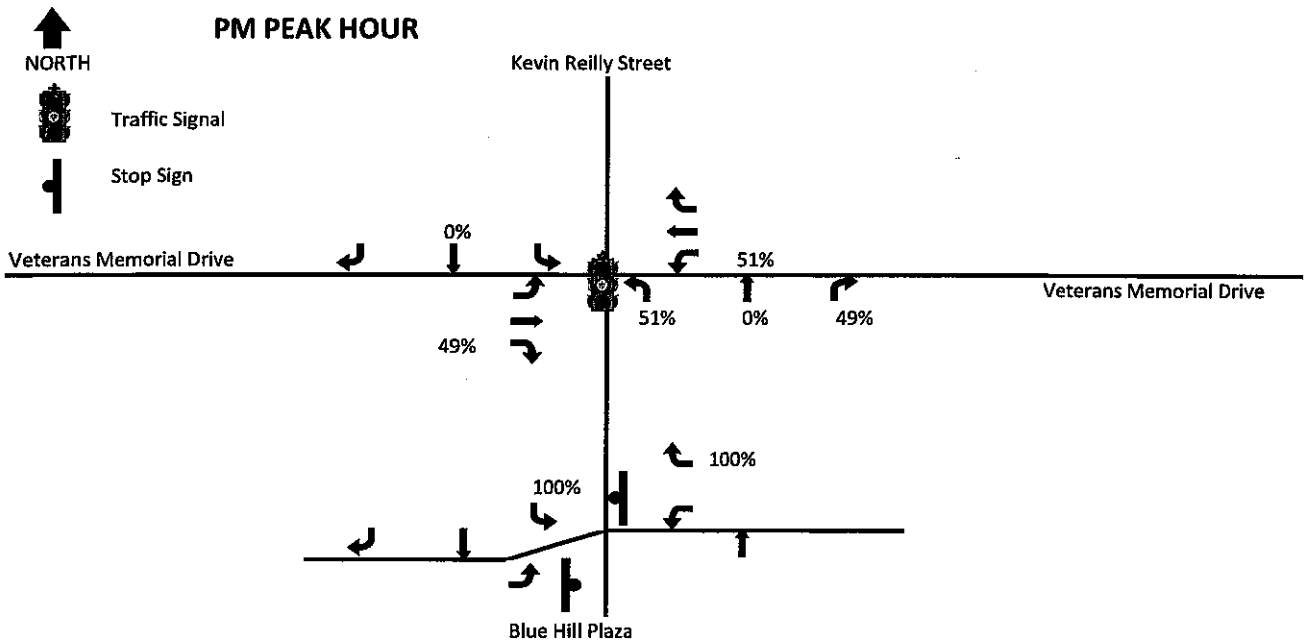
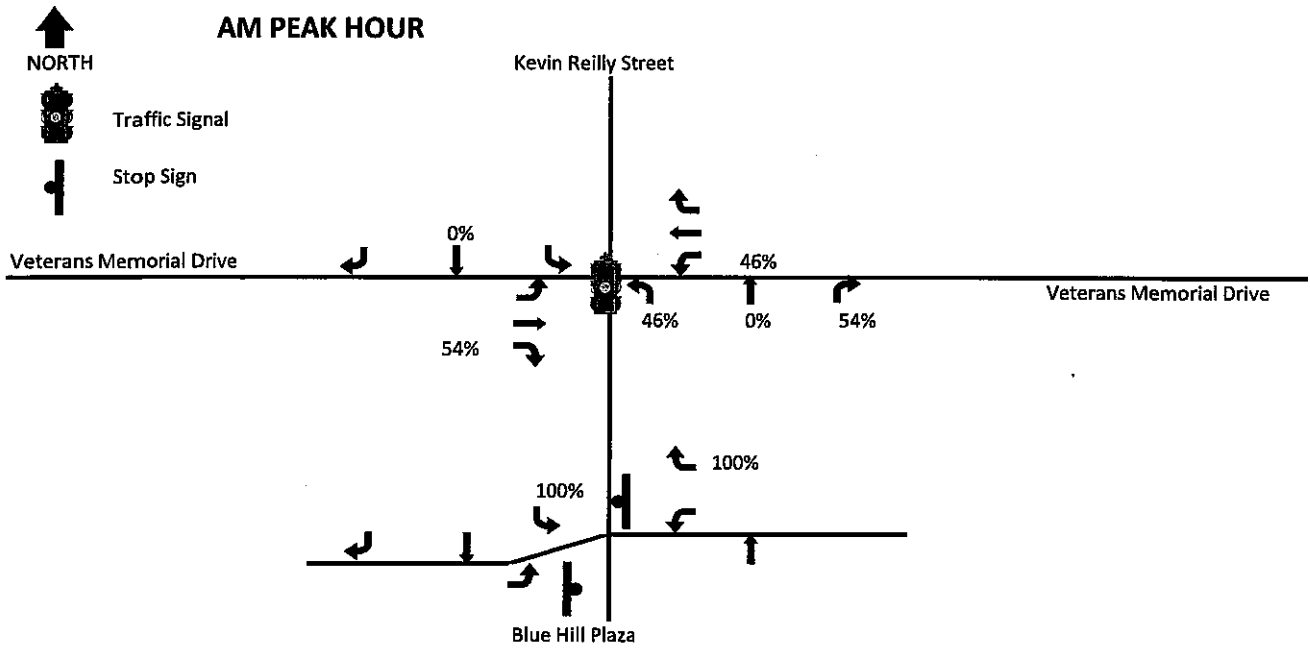


Figure 5 - AM and PM Peak Hour Site-Generated Trips
The Reserve at Pearl River, LLC - 110 Units of Senior, Adult, Age-Restricted, Attached Housing

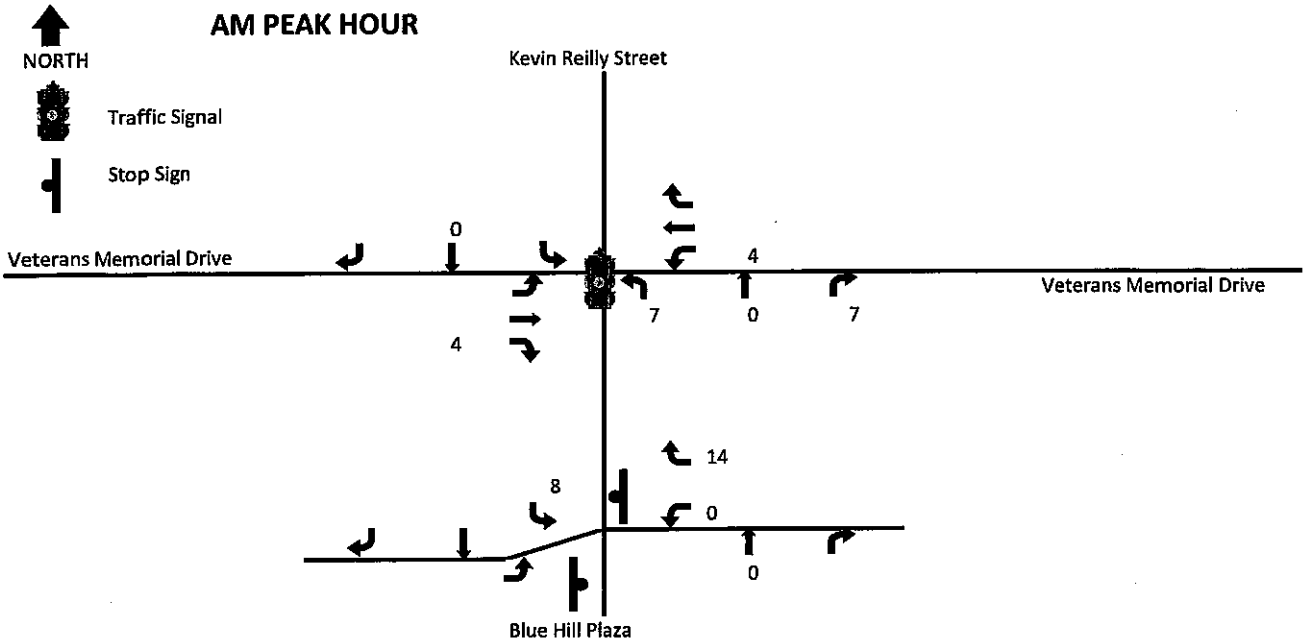


Figure 6 - 2024 Build AM and PM Peak Hour Traffic Volumes
The Club at Pearl River III, 110 Units of Senior, Adult, Age-Restricted, Attached Housing

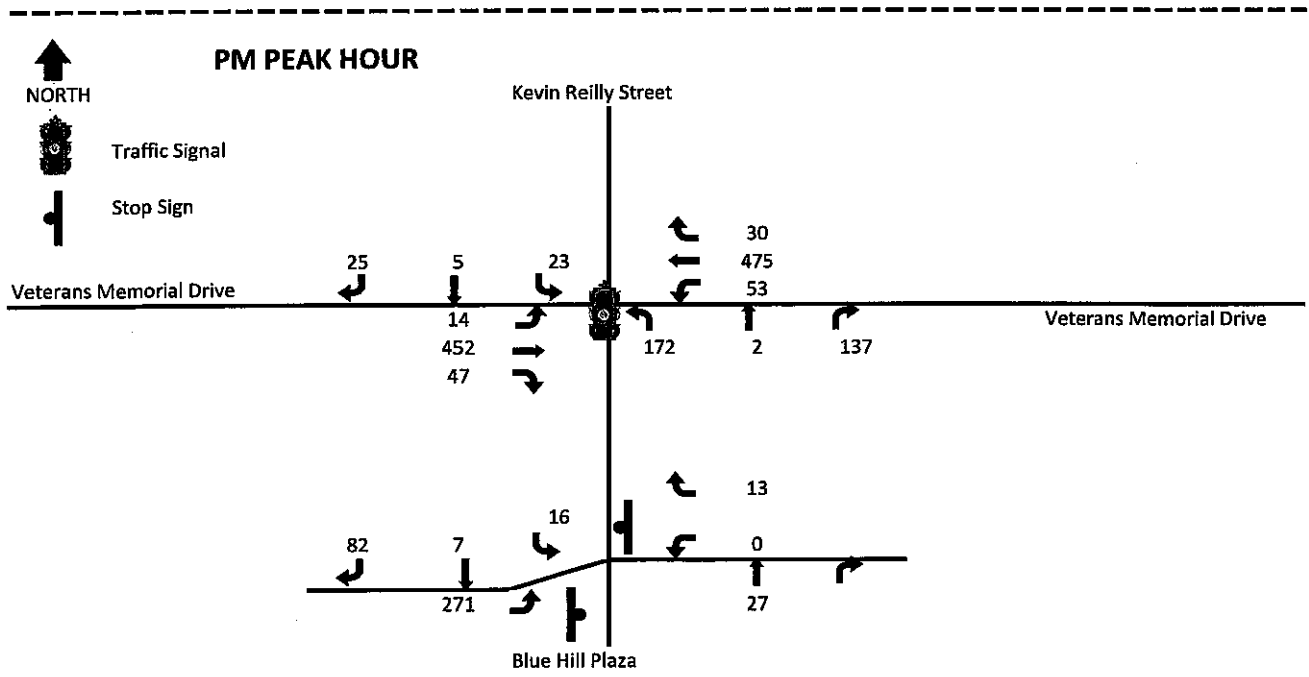
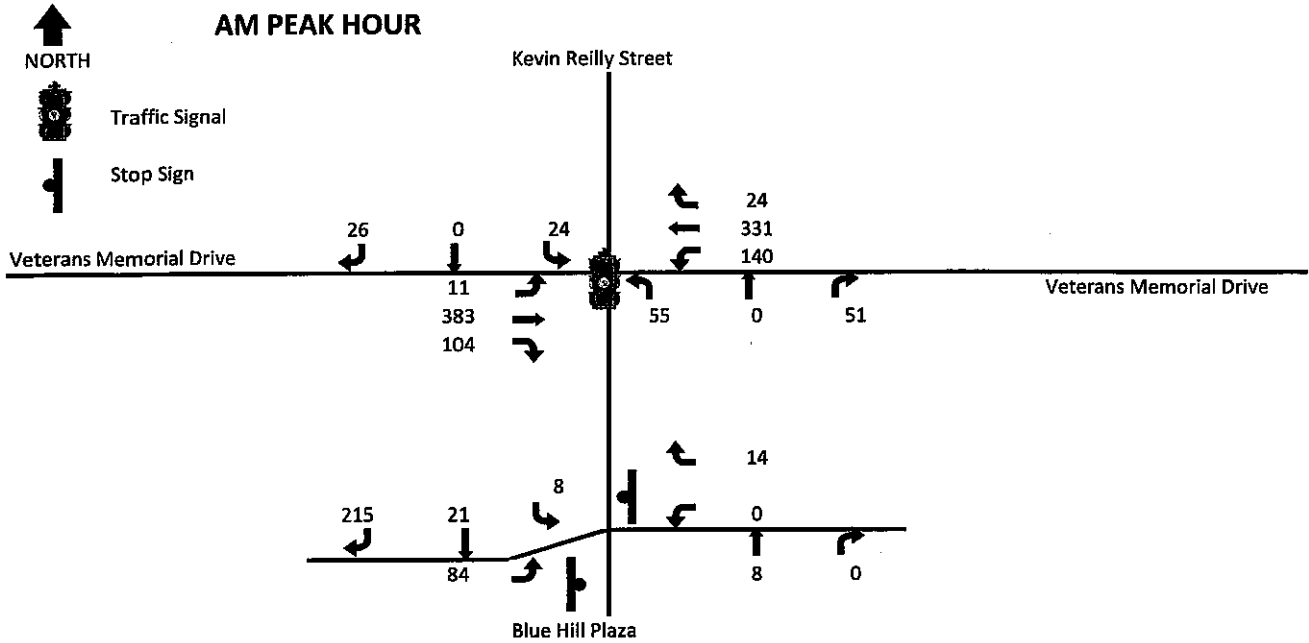


TABLE 1 - LEVEL OF SERVICE / AVERAGE VEHICLE DELAY COMPARISON - EXISTING VERSUS NO-BUILD CONDITIONS
The Reserve at Pearl River, LLC - 110 Units of Senior, Adult, Age-Restricted, Attached Housing

Intersection	2018 Existing Condition							2024 No Build Condition						
	LANE GROUP	AM PEAK			PM PEAK			LANE GROUP	AM PEAK			PM PEAK		
		V/C Ratio	Delay (sec)	Levels of Service	V/C Ratio	Delay (sec)	Levels of Service		V/C Ratio	Delay (sec)	Levels of Service	V/C Ratio	Delay (sec)	Levels of Service
Veterans Memorial Drive & Blue Hill Plaza/Kevin Reilly Street (Signalized)	EB-L	0.01	7.6	A	0.02	7.8	A	EB-L	0.02	7.6	A	0.02	7.9	A
	EB-T	0.21	13.6	B	0.24	13.9	B	EB-T	0.23	13.9	B	0.28	13.9	B
	WB-L	0.18	8.2	A	0.06	7.9	A	WB-L	0.21	8.4	A	0.09	8.0	A
	WB-T	0.18	13.6	B	0.26	14.5	B	WB-T	0.21	13.9	B	0.30	14.0	B
	WB-R	0.18	13.6	B	0.27	14.5	B	WB-R	0.21	13.9	B	0.30	14.0	B
	NB-LT	0.12	25.2	C	0.37	27.6	C	NB-LT	0.15	25.5	C	0.44	28.1	C
	SB-LTR	0.12	25.2	C	0.11	25.1	C	SB-LTR	0.13	25.3	C	0.13	25.2	C
Intersection		14.1	B		16.3	B	Intersection		14.4	B		16.6	B	
Blue Hill Plaza & Site Driveway (Unsignalized)							NB-LTR	0.00	7.7	A	0.00	7.4	A	
							SB-LTR	0.00	7.2	A	0.01	7.3	A	
							WB-LTR	0.03	9.2	A	0.03	9.1	A	
	EB-L	0.09	9.5	A	0.27	10.2	B	EB-LTR	0.12	10.3	B	0.36	11.9	B

TABLE 2 - TRIP GENERATION SUMMARY

The Reserve at Pearl River, LLC - 110 Units of Senior, Adult, Age-Restricted, Attached Housing

CODE	LAND USE	AMOUNT	WEEKDAY					
			AM PEAK HOUR			PM PEAK HOUR		
			IN	OUT	TOTAL	IN	OUT	TOTAL
PROPOSED								
252	Senior Adult Housing - Attached (Rate)	110 units	8	14	22	16	13	29
TOTAL SITE GENERATED VEHICLE TRIPS			8	14	22	16	13	29
OTHER DEVELOPMENTS IN THE AREA								
The Club at Pearl River - Phase II - 104 Units								
252	Senior Adult Housing - Attached (Rate)	104 units	7	14	21	15	12	27
Brightview - Senior Living/Continued Care - 31 Hunt Road								
252	Senior Adult Housing - Attached (Rate)	143 units	10	19	29	20	17	37
Total - Other Development Traffic			17	32	49	35	29	64

SOURCE: Trip Generation Manual, 10th Edition, Institute of Transportation Engineers (ITE)

TABLE 3 - LEVEL OF SERVICE / AVERAGE VEHICLE DELAY COMPARISON - NO-BUILD VERSUS BUILD CONDITIONS
The Reserve at Pearl River, LLC - 110 Units of Senior, Adult, Age-Restricted, Attached Housing

Intersection	2024 No Build Condition							2024 Build Condition						
	LANE GROUP	AM PEAK			PM PEAK			LANE GROUP	AM PEAK			PM PEAK		
		V/C Ratio	Delay (sec)	Levels of Service	V/C Ratio	Delay (sec)	Levels of Service		V/C Ratio	Delay (sec)	Levels of Service	V/C Ratio	Delay (sec)	Levels of Service
Veterans Memorial Drive & Blue Hill Plaza/Kevin Reilly Street (Signalized)	EB-L	0.02	7.6	A	0.02	7.9	A	EB-L	0.02	7.6	A	0.02	7.9	A
	EB-T	0.23	13.9	B	0.28	13.9	B	EB-T	0.23	13.9	B	0.28	14.3	B
	WB-L	0.21	8.4	A	0.09	8.0	A	WB-L	0.22	8.4	A	0.10	8.1	A
	WB-T	0.21	13.9	B	0.30	14.0	B	WB-T	0.21	13.9	B	0.30	14.9	B
	WB-R	0.21	13.9	B	0.30	14.0	B	WB-TR	0.21	13.9	B	0.30	14.9	B
	NB-LT	0.15	25.5	C	0.44	28.1	C	NB-LT	0.16	25.7	C	0.45	28.5	C
	SB-LTR	0.13	25.3	C	0.13	25.2	C	SB-LTR	0.13	25.3	C	0.13	25.2	C
	Intersection		14.4	B		16.6	B	Intersection		14.4	B		16.7	B
Blue Hill Plaza & Site Driveway (Unsignalized)	NB-LTR	0.00	7.7	A	0.00	7.4	A	NB-LTR	0.00	7.7	A	0.00	7.4	A
	SB-LTR	0.00	7.2	A	0.01	7.3	A	SB-LTR	0.01	7.2	A	0.02	7.3	A
	WB-LTR	0.03	9.2	A	0.03	9.1	A	WB-LTR	0.04	9.0	A	0.04	9	A
	EB-LTR	0.12	10.3	B	0.36	11.9	B	EB-LTR	0.13	10.6	B	0.38	12.7	B

APPENDIX I
TRAFFIC VOLUMES

EXISTING AM AND PM PEAK PERIOD INTERSECTION TURNING MOVEMENT COUNTS

The Reserve at Pearl River, LLC - 110 Units of Senior, Adult, Age-Restricted, Attached Housing

													Tuesday, March 20, 2018	
Veterans Memorial Drive				Veterans Memorial Drive			Blue Hill Plaza			Kevin Reilly Street				
EB				WB			NB			SB				
End	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
	L	T	R	L	T	R	L	T	R	L	T	R		
7:15	5	63	9	6	59	2	5	0	2	2	0	4	157	
7:30	2	57	6	19	60	5	6	0	9	0	0	4	168	
7:45	3	66	7	22	58	2	5	0	5	3	0	4	175	
8:00	3	71	11	24	63	5	8	0	4	4	1	4	198	698
8:15	3	87	23	28	71	4	12	0	11	7	0	5	251	792
8:30	3	85	25	22	68	4	12	0	11	7	0	7	244	868
8:45	2	88	22	29	71	7	10	0	10	4	0	8	251	944
9:00	2	72	19	42	71	6	9	0	7	3	0	3	234	980 8:00-9:00
Peak Hour	10	332	89	121	281	21	43	0	39	21	0	23	980	
													0.98 PHF	

													Tuesday, March 20, 2018	
Veterans Memorial Drive				Veterans Memorial Drive			Blue Hill Plaza			Kevin Reilly Street				
EB				WB			NB			SB				
End	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
	L	T	R	L	T	R	L	T	R	L	T	R		
4:15	2	58	7	9	113	4	8	3	22	2	0	5	233	
4:30	1	58	4	7	107	3	11	0	18	4	1	1	215	
4:45	0	99	3	4	117	1	22	0	10	4	0	5	265	
5:00	4	88	13	16	116	10	26	0	16	3	1	4	297	1010
5:15	4	106	7	8	104	6	35	1	41	3	1	3	319	1096
5:30	2	88	11	8	99	8	31	1	30	6	1	7	292	1173
5:45	2	104	4	8	90	3	55	0	29	8	1	8	312	1220 4:45-5:45
6:00	2	91	4	5	129	4	17	0	19	2	0	2	275	1198
Peak Hour	12	386	35	40	409	27	147	2	116	20	4	22	1220	
													0.96 PHF	

APPENDIX II

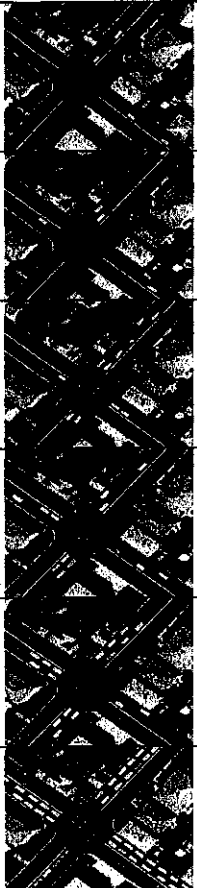
LEVEL OF SERVICE DEFINITIONS

LEVEL OF SERVICE / AVERAGE DELAY CRITERIA *

Capacity analysis, a procedure used to estimate the traffic-carrying ability of roadway facilities over a range of defined operating conditions, was performed using the 2010 Highway Capacity Manual (HCM) and 2010 Highway Capacity Software.

For a signalized intersection, Level of Service (LOS) A indicates operations with delay less than 10 seconds per vehicle, while LOS F describes operations with delay in excess of 80 seconds per vehicle.

For an unsignalized intersection, LOS A indicates operations with delay less than 10 seconds per vehicle, while LOS F describes operations with delay in excess of 50 seconds per vehicle.

	Level Of Service (LOS)	Signalized Delay Range (average delay, sec/veh)	Unsignalized Delay Range (average delay in sec/veh)
	A	<=10	<=10
	B	>10 and <=20	>10 and <=15
	C	>20 and <=35	>15 and <=25
	D	>35 and <=55	>25 and <=35
	E	>55 and <=80	>35 and <=50
	F	>80	>50

* Sources: Highway Capacity Manual (2010 Edition)

APPENDIX III

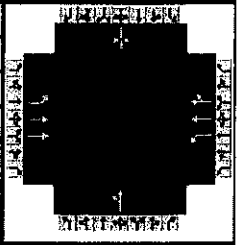
HIGHWAY CAPACITY SOFTWARE (HCS) PRINTOUTS

EXISTING CONDITIONS

HCS PRINTOUTS

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	KLEIN TRAFFIC CONSULTING			Duration, h	0.25		
Analyst	LDK	Analysis Date	Mar 27, 2018	Area Type	Other		
Jurisdiction	COUNTY	Time Period	AM PEAK HOUR	PHF	0.98		
Urban Street		Analysis Year	2018 EXISTING	Analysis Period	1 > 7:00		
Intersection	VETS MEM DR/BLUE H...	File Name	AM-EX-VETS-BLUE.xus				
Project Description	HCS Export						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	10	332		121	281	21	43	5		21	5	23

Signal Information													
Cycle, s	84.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	10.0	39.0	20.0	0.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	4.0	0.0	0.0	0.0			
				Red	1.0	1.0	1.0	0.0	0.0	0.0			

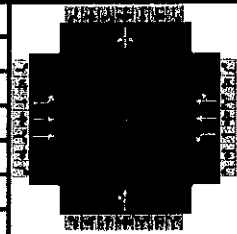
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		8.0		8.0
Phase Duration, s	15.0	44.0	15.0	44.0		25.0		25.0
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (MAH), s	2.8	0.0	2.8	0.0		3.2		3.2
Queue Clearance Time (g _s), s	2.2		4.6			4.2		3.9
Green Extension Time (g _e), s	0.0	0.0	0.1	0.0		0.1		0.1
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		0.03			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2		1	6	16	3	8		7	4	14
Adjusted Flow Rate (v), veh/h	10	339		123	155	153		49			50	
Adjusted Saturation Flow Rate (s), veh/h/ln	1781	1781		1781	1870	1824		1425			1554	
Queue Service Time (g _s), s	0.2	4.7		2.6	4.1	4.1		0.3			0.0	
Cycle Queue Clearance Time (g _c), s	0.2	4.7		2.6	4.1	4.1		2.2			1.9	
Green Ratio (g/C)	0.58	0.46		0.58	0.46	0.46		0.24			0.24	
Capacity (c), veh/h	717	1653		698	868	847		421			431	
Volume-to-Capacity Ratio (X)	0.014	0.205		0.177	0.179	0.181		0.116			0.116	
Back of Queue (Q), ft/ln (50 th percentile)	1.8	47.3		23	44	43.5		19.3			19.6	
Back of Queue (Q), veh/ln (50 th percentile)	0.1	1.9		0.9	1.7	1.7		0.8			0.8	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00		0.00	0.00	0.00		0.00			0.00	
Uniform Delay (d ₁), s/veh	7.6	13.3		8.1	13.1	13.2		25.2			25.1	
Incremental Delay (d ₂), s/veh	0.0	0.3		0.0	0.5	0.5		0.0			0.0	
Initial Queue Delay (d ₃), s/veh	0.0	0.0		0.0	0.0	0.0		0.0			0.0	
Control Delay (d), s/veh	7.6	13.6		8.2	13.6	13.6		25.2			25.2	
Level of Service (LOS)	A	B		A	B	B		C			C	
Approach Delay, s/veh / LOS	13.4		B	12.1		B	25.2		C	25.2		C
Intersection Delay, s/veh / LOS	14.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.67	B	1.67	B	2.29	B	2.29	B
Bicycle LOS Score / LOS	0.78	A	0.84	A	0.57	A	0.57	A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	KLEIN TRAFFIC CONSULTING			Duration, h	0.25
Analyst	LDK	Analysis Date	Mar 27, 2018	Area Type	Other
Jurisdiction	COUNTY	Time Period	PM PEAK HOUR	PHF	0.96
Urban Street		Analysis Year	2018 EXISTING	Analysis Period	1> 7:00
Intersection	VETS MEM DR/BLUE H...	File Name	PM-EX-VETS-BLUE.xus		
Project Description	HCS Export				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	12	386		40	409	27	147	2		20	4	22

Signal Information												
Cycle, s	84.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	10.0	39.0	20.0	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	4.0	0.0	0.0	0.0		
				Red	1.0	1.0	1.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		8.0		8.0
Phase Duration, s	15.0	44.0	15.0	44.0		25.0		25.0
Change Period (Y+R _c), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (MAH), s	2.8	0.0	2.8	0.0		3.2		3.2
Queue Clearance Time (g _s), s	2.2		2.8			10.0		3.8
Green Extension Time (g _e), s	0.0	0.0	0.0	0.0		0.3		0.3
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB			
	L	T	R	L	T	R	L	T	R	L	T	R	
Approach Movement													
Assigned Movement	5	2		1	6	16	3	8		7	4	14	
Adjusted Flow Rate (v), veh/h	13	402		42	229	225		155			48		
Adjusted Saturation Flow Rate (s), veh/h/ln	1781	1781		1781	1870	1829		1389			1582		
Queue Service Time (g _s), s	0.2	5.7		0.8	6.3	6.3		6.2			0.0		
Cycle Queue Clearance Time (g _c), s	0.2	5.7		0.8	6.3	6.3		8.0			1.8		
Green Ratio (g/C)	0.58	0.46		0.58	0.46	0.46		0.24			0.24		
Capacity (c), veh/h	640	1653		664	868	849		416			438		
Volume-to-Capacity Ratio (X)	0.020	0.243		0.063	0.264	0.265		0.373			0.109		
Back of Queue (Q), ft/ln (50th percentile)	2.2	57.4		7.4	68.2	67.2		66.5			18.8		
Back of Queue (Q), veh/ln (50th percentile)	0.1	2.3		0.3	2.7	2.6		2.6			0.7		
Queue Storage Ratio (RQ) (50th percentile)	0.00	0.00		0.00	0.00	0.00		0.00			0.00		
Uniform Delay (d ₁), s/veh	7.8	13.6		7.8	13.7	13.7		27.4			25.1		
Incremental Delay (d ₂), s/veh	0.0	0.3		0.0	0.7	0.8		0.2			0.0		
Initial Queue Delay (d ₃), s/veh	0.0	0.0		0.0	0.0	0.0		0.0			0.0		
Control Delay (d), s/veh	7.8	13.9		7.9	14.5	14.5		27.6			25.1		
Level of Service (LOS)	A	B		A	B	B		C			C		
Approach Delay, s/veh / LOS	13.8		B	13.9		B		27.6		C	25.1		C
Intersection Delay, s/veh / LOS	16.3						B						

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.67	B	1.67	B	2.29	B	2.29	B
Bicycle LOS Score / LOS	0.83	A	0.90	A	0.74	A	0.57	A

HCS7 Two-Way Stop-Control Text Report

TWO-WAY STOP CONTROL (TWSC) Analysis

File Name: PM-EX-SITEDWY.xtw
 Analyst: LDK
 Agency: KLEIN TRAFFIC
 Date Performed: 3/22/2018
 Time Analyzed: PM PEAK PERIOD
 Jurisdiction: LOCAL
 Analysis Year: 2018 EXISTING
 Project Description: PEARL RIVER CLUB
 Units: U.S. Customary
 Intersection Name: SITE DWY/BLUE HILL PLZ
 Major Street Direction: North-South
 East/West Street Name: SITE DRIVEWAY
 North/South Street Name: BLUE HILL PLAZA
 Analysis Time Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach Movement	1U U	NorthBound 1 L	2 T	3 R	4U U	SouthBound 4 L	5 T	6 R
Volume			25				7	72
Peak Hour Factor, PHF					0.96			
Hourly Flow Rate, HFR			26				7	75
Percent Heavy Vehicles								
Number of Lanes	0	0	1	0	0	0	1	0
Lane Configuration			T					TR
Median Type					Undivided			
Median Storage								
RT channelized?								
Left-Turn Lane Storage								
Upstream Signal?					Not Present			

Minor Street: Approach Movement	WestBound 7 L	8 T	9 R	EastBound 10 L	11 T	12 R
Volume				240		
Peak Hour Factor, PHF				0.96		
Hourly Flow Rate, HFR				250		
Percent Heavy Vehicles				0		
Number of Lanes	0	0	0	1	0	0
Lane Configuration				L		
RT channelized?						
Flared Approach Storage					0	
Percent Grade						

Pedestrian Volumes and Adjustments

Approach Movement	NB 13	SB 14	WB 15	EB 16
Flow (ped/hr)	0	0		0
Lane width (ft)				
Walking Speed (ft/sec)				
Pedestrian Blockage Factor, f_pb				

Delay, Queue Length, and Level of Service

Approach Movement	NB 1	SB 4	WestBound 7 8	9	EastBound 10 11	12
Lane Configuration	1U		4U		L	
Flow Rate					250	
Lane Capacity					938	
v/c					0.27	
95% Queue Length					1.1	
Control Delay					10.2	
LOS					B	
Approach Delay						10.2
Approach LOS						B
Intersection Delay	7.1					

Step 1: MOVEMENT PRIORITIES

Major Street: Approach Priority Movement	1U U	NorthBound 1 L	2 T	3 R	4U U	SouthBound 4 L	5 T	6 R
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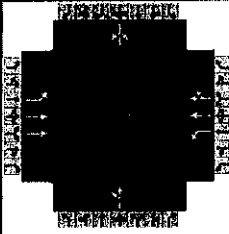
Minor Street:

NO-BUILD CONDITIONS

HCS PRINTOUTS

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	KLEIN TRAFFIC CONSULTING			Duration, h	0.25
Analyst	LDK	Analysis Date	Feb 8, 2021	Area Type	Other
Jurisdiction	COUNTY	Time Period	AM PEAK HOUR	PHF	0.98
Urban Street		Analysis Year	2024 NO-BUILD	Analysis Period	1> 7:00
Intersection	VETS MEM DR/BLUE H...	File Name	AM-NB-VETS-BLUE.xus		
Project Description	RESERVE AT PEARL RIVER				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	11	379		139	328	24	55	5		24	5	26

Signal Information				Signal Timing (s)														
Cycle, s	84.0	Reference Phase	2	Green	10.0	39.0	20.0	0.0	0.0	0.0								
Offset, s	0	Reference Point	End	Yellow	4.0	4.0	4.0	0.0	0.0	0.0								
Uncoordinated	No	Simult. Gap E/W	On	Red	1.0	1.0	1.0	0.0	0.0	0.0								
Force Mode	Fixed	Simult. Gap N/S	On															

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		8.0		8.0
Phase Duration, s	15.0	44.0	15.0	44.0		25.0		25.0
Change Period (Y+R _c), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (MAH), s	2.8	0.0	2.8	0.0		3.2		3.2
Queue Clearance Time (g _s), s	2.2		5.0			4.8		4.2
Green Extension Time (g _e), s	0.0	0.0	0.1	0.0		0.2		0.2
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		0.06			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2		1	6	16	3	8		7	4	14
Adjusted Flow Rate (v), veh/h	11	387		142	181	178		61			56	
Adjusted Saturation Flow Rate (s), veh/h/ln	1781	1781		1781	1870	1825		1413			1551	
Queue Service Time (g _s), s	0.2	5.5		3.0	4.8	4.9		0.7			0.0	
Cycle Queue Clearance Time (g _c), s	0.2	5.5		3.0	4.8	4.9		2.8			2.2	
Green Ratio (g/C)	0.58	0.46		0.58	0.46	0.46		0.24			0.24	
Capacity (c), veh/h	689	1653		672	868	847		419			431	
Volume-to-Capacity Ratio (X)	0.016	0.234		0.211	0.208	0.210		0.146			0.130	
Back of Queue (Q), ft/ln (50 th percentile)	2	54.9		26.8	52.2	51.6		24.3			22.1	
Back of Queue (Q), veh/ln (50 th percentile)	0.1	2.2		1.1	2.1	2.0		1.0			0.9	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00		0.00	0.00	0.00		0.00			0.00	
Uniform Delay (d ₁), s/veh	7.6	13.5		8.3	13.3	13.4		25.4			25.2	
Incremental Delay (d ₂), s/veh	0.0	0.3		0.1	0.5	0.6		0.1			0.1	
Initial Queue Delay (d ₃), s/veh	0.0	0.0		0.0	0.0	0.0		0.0			0.0	
Control Delay (d), s/veh	7.6	13.9		8.4	13.9	13.9		25.5			25.3	
Level of Service (LOS)	A	B		A	B	B		C			C	
Approach Delay, s/veh / LOS	13.7		B	12.3		B	25.5		C	25.3		C
Intersection Delay, s/veh / LOS	14.4						B					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.67		B	1.67		B	2.29		B	2.29		B
Bicycle LOS Score / LOS	0.82		A	0.90		A	0.59		A	0.58		A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information											
Agency	KLEIN TRAFFIC CONSULTING			Duration, h	0.25										
Analyst	LDK		Analysis Date	Feb 8, 2021		Area Type	Other								
Jurisdiction	COUNTY		Time Period	PM PEAK HOUR		PHF	0.96								
Urban Street			Analysis Year	2024 NO-BUILD		Analysis Period	1> 7:00								
Intersection	VETS MEM DR/BLUE H...		File Name	PM-NB-VETS-BLUE.xus											
Project Description	HCS Export														
Demand Information				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				14	445		53	467	30	172	2		23	5	25
Signal Information															
Cycle, s	84.0	Reference Phase	2												
Offset, s	0	Reference Point	End												
Uncoordinated	No	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
Green	10.0	39.0	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red	1.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Timer Results				EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT				
Assigned Phase				5	2	1	6		8		4				
Case Number				1.1	4.0	1.1	4.0		8.0		8.0				
Phase Duration, s				15.0	44.0	15.0	44.0		25.0		25.0				
Change Period (Y+R _c), s				5.0	5.0	5.0	5.0		5.0		5.0				
Max Allow Headway (MAH), s				2.8	0.0	2.8	0.0		3.2		3.2				
Queue Clearance Time (g _s), s				2.3		3.1			11.6		4.1				
Green Extension Time (g _e), s				0.0	0.0	0.0	0.0		0.3		0.4				
Phase Call Probability				1.00		1.00			1.00		1.00				
Max Out Probability				0.00		0.00			0.01		0.00				
Movement Group Results				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement				5	2		1	6	16	3	8		7	4	14
Adjusted Flow Rate (v), veh/h				15	464		55	261	257		181		55		
Adjusted Saturation Flow Rate (s), veh/h/ln				1781	1781		1781	1870	1830		1383		1593		
Queue Service Time (g _s), s				0.3	6.7		1.1	7.3	7.3		7.5		0.0		
Cycle Queue Clearance Time (g _c), s				0.3	6.7		1.1	7.3	7.3		9.6		2.1		
Green Ratio (g/C)				0.58	0.46		0.58	0.46	0.46		0.24		0.24		
Capacity (c), veh/h				610	1653		632	868	850		414		441		
Volume-to-Capacity Ratio (X)				0.024	0.280		0.087	0.301	0.302		0.437		0.125		
Back of Queue (Q), ft/ln (50 th percentile)				2.6	67.4		9.9	79.5	78.3		79.4		21.7		
Back of Queue (Q), veh/ln (50 th percentile)				0.1	2.7		0.4	3.1	3.1		3.1		0.9		
Queue Storage Ratio (RQ) (50 th percentile)				0.00	0.00		0.00	0.00	0.00		0.00		0.00		
Uniform Delay (d ₁), s/veh				7.9	13.9		8.0	14.0	14.0		28.1		25.2		
Incremental Delay (d ₂), s/veh				0.0	0.4		0.0	0.9	0.9		0.3		0.0		
Initial Queue Delay (d ₃), s/veh				0.0	0.0		0.0	0.0	0.0		0.0		0.0		
Control Delay (d), s/veh				7.9	14.3		8.0	14.9	14.9		28.3		25.2		
Level of Service (LOS)				A	B		A	B	B		C		C		
Approach Delay, s/veh / LOS				14.1	B		14.3	B		28.3	C		25.2	C	
Intersection Delay, s/veh / LOS				16.6						B					
Multimodal Results				EB			WB			NB			SB		
Pedestrian LOS Score / LOS				1.67	B		1.67	B		2.29	B		2.29	B	
Bicycle LOS Score / LOS				0.88	A		0.96	A		0.79	A		0.58	A	

HCS7 Two-Way Stop-Control Text Report

TWO-WAY STOP CONTROL (TWSC) Analysis

File Name: AM-NB-SITEDWY.xtw
 Analyst: LDK
 Agency: KLEIN TRAFFIC
 Date Performed: 2/8/2021
 Time Analyzed: AM PEAK PERIOD
 Jurisdiction: LOCAL
 Analysis Year: 2024
 Project Description: NO-BUILD
 Units: U.S. Customary
 Intersection Name: SITE DWY/BLUE HILL PLZ
 Major Street Direction: North-South
 East/West Street Name: SITE DRIVEWAY
 North/South Street Name: BLUE HILL PLAZA
 Analysis Time Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach Movement	1U U	NorthBound 1 L	2 T	3 R		4U U	SouthBound 4 L	5 T	6 R
Volume		5	8	5			7	21	222
Peak Hour Factor, PHF					0.98				
Hourly Flow Rate, HFR		5	8	5			7	21	227
Percent Heavy Vehicles		0					0		
Number of Lanes	0	0	1	0		0	0	1	0
Lane Configuration			LTR					LTR	
Median Type					Undivided				
Median Storage									
RT channelized?									
Left-Turn Lane Storage									
Upstream Signal?					Not Present				

Minor Street: Approach Movement	WestBound 7 L	8 T	9 R		EastBound 10 L	11 T	12 R
Volume	5	5	14		84	5	5
Peak Hour Factor, PHF				0.98			
Hourly Flow Rate, HFR	5	5	14		86	5	5
Percent Heavy Vehicles	0	0	0		0	0	0
Number of Lanes	0	1	0		0	1	0
Lane Configuration		LTR				LTR	
RT channelized?							
Flared Approach Storage	No				No		
Percent Grade		0				0	

Pedestrian Volumes and Adjustments

Approach Movement	NB 13	SB 14	WB 15	EB 16
Flow (ped/hr)	0	0	0	0
Lane width (ft)				
Walking Speed (ft/sec)				
Pedestrian Blockage Factor, f _{pb}				

Delay, Queue Length, and Level of Service

Approach Movement	1U U	NB 1	4U U	SB 4	7 R	WestBound 8 L	9 R	10 L	EastBound 11 L	12 R
Lane Configuration						LTR			LTR	
Flow Rate	5		7			24			96	
Lane Capacity	1330		1618			874			770	
v/c	0.00		0.00			0.03			0.12	
95% Queue Length	0.0		0.0			0.1			0.4	
Control Delay	7.7		7.2			9.2			10.3	
LOS	A		A			A			B	
Approach Delay	2.2		0.2			9.2			10.3	
Approach LOS						A			B	
Intersection Delay	3.3									

Step 1: MOVEMENT PRIORITIES

Major Street: Approach Priority Movement	1U U	NorthBound 1 L	2 T	3 R		4U U	SouthBound 4 L	5 T	6 R
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Minor Street:

HCS7 Two-Way Stop-Control Text Report

TWO-WAY STOP CONTROL (TWSC) Analysis

File Name: PM-NB-SITEDWY.xtw
 Analyst: LDK
 Agency: KLEIN TRAFFIC
 Date Performed: 2/8/2021
 Time Analyzed: PM PEAK PERIOD
 Jurisdiction: LOCAL
 Analysis Year: 2024
 Project Description: NO-BUILD
 Units: U.S. Customary
 Intersection Name: SITE DWY/BLUE HILL PLZ
 Major Street Direction: North-South
 East/West Street Name: SITE DRIVEWAY
 North/South Street Name: BLUE HILL PLAZA
 Analysis Time Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach Movement	1U U	NorthBound 1 L	2 T	3 R	4U U	SouthBound 4 L	5 T	6 R
Volume		5	27	5		15	7	97
Peak Hour Factor, PHF					0.96			
Hourly Flow Rtae, HFR		5	28	5		16	7	101
Percent Heavy Vehicles		0				0		
Number of Lanes	0	0	1	0	0	0	1	0
Lane Configuration			LTR				LTR	
Median Type					Undivided			
Median Storage								
RT channelized?								
Left-Turn Lane Storage								
Upstream Signal?					Not Present			

Minor Street: Approach Movement	WestBound 7 L	8 T	9 R	EastBound 10 L	11 T	12 R
Volume	5	5	12	270	5	5
Peak Hour Factor, PHF				0.96		
Hourly Flow Rtae, HFR	5	5	13	281	5	5
Percent Heavy Vehicles	0	0	0	0	0	0
Number of Lanes	0	1	0	0	1	0
Lane Configuration		LTR			LTR	
RT channelized?						
Flared Approach Storage	No			No		
Percent Grade		0			0	

Pedestrian Volumes and Adjustments

Approach Movement	NB 13	SB 14	WB 15	EB 16
Flow (ped/hr)	0	0	0	0
Lane width (ft)				
walking Speed (ft/sec)				
Pedestrian Blockage Factor, f_pb				

Delay, Queue Length, and Level of Service

Approach Movement	NB 1	SB 4	WestBound 7	8 LTR	9	10	EastBound 11 LTR	12
Lane Configuration				LTR			LTR	
Flow Rate	5	16		23			292	
Lane Capacity	1495	1592		895			814	
v/c	0.00	0.01		0.03			0.36	
95% Queue Length	0.0	0.0		0.1			1.6	
Control Delay	7.4	7.3		9.1			11.9	
LOS	A	A		A			B	
Approach Delay	1.0	1.0		9.1			11.9	
Approach LOS				A			B	
Intersction Delay								

Step 1: MOVEMENT PRIORITIES

Major Street: Approach Priority Movement	1U U	NorthBound 1 L	2 T	3 R	4U U	SouthBound 4 L	5 T	6 R
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Minor Street:

BUILD CONDITIONS

HCS PRINTOUTS

HCS7 Signalized Intersection Results Summary

General Information					Intersection Information					
Agency	KLEIN TRAFFIC CONSULTING				Duration, h	0.25				
Analyst	LDK	Analysis Date	Feb 8, 2021		Area Type	Other				
Jurisdiction	COUNTY		Time Period	AM PEAK HOUR	PHF	0.98				
Urban Street		Analysis Year	2024 BUILD		Analysis Period	1> 7:00				
Intersection	VETS MEM DR/BLUE H...	File Name	AM-B-VETS-BLUE.xus							
Project Description	HCS Export									

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	11	379		143	328	24	62	5		24	5	26

Signal Information												
Cycle, s	84.0	Reference Phase	2	Green	10.0	39.0	20.0	0.0	0.0	0.0		
Offset, s	0	Reference Point	End	Yellow	4.0	4.0	4.0	0.0	0.0	0.0		
Uncoordinated	No	Simult. Gap E/W	On	Red	1.0	1.0	1.0	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On									

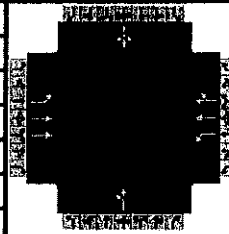
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		8.0		8.0
Phase Duration, s	15.0	44.0	15.0	44.0		25.0		25.0
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (MAH), s	2.8	0.0	2.8	0.0		3.2		3.2
Queue Clearance Time (g _s), s	2.2		5.1			5.2		4.2
Green Extension Time (g _e), s	0.0	0.0	0.1	0.0		0.2		0.2
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		0.07			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2		1	6	16	3	8		7	4	14
Adjusted Flow Rate (v), veh/h	11	387		146	181	178		68			56	
Adjusted Saturation Flow Rate (s), veh/h/ln	1781	1781		1781	1870	1825		1409			1553	
Queue Service Time (g _s), s	0.2	5.5		3.1	4.8	4.9		1.1			0.0	
Cycle Queue Clearance Time (g _c), s	0.2	5.5		3.1	4.8	4.9		3.2			2.2	
Green Ratio (g/C)	0.58	0.46		0.58	0.46	0.46		0.24			0.24	
Capacity (c), veh/h	689	1653		672	868	847		418			431	
Volume-to-Capacity Ratio (X)	0.016	0.234		0.217	0.208	0.210		0.164			0.130	
Back of Queue (Q), ft/ln (50th percentile)	2	54.9		27.6	52.2	51.6		27.3			22.1	
Back of Queue (Q), veh/ln (50th percentile)	0.1	2.2		1.1	2.1	2.0		1.1			0.9	
Queue Storage Ratio (RQ) (50th percentile)	0.00	0.00		0.00	0.00	0.00		0.00			0.00	
Uniform Delay (d ₁), s/veh	7.6	13.5		8.3	13.3	13.4		25.6			25.2	
Incremental Delay (d ₂), s/veh	0.0	0.3		0.1	0.5	0.6		0.1			0.1	
Initial Queue Delay (d ₃), s/veh	0.0	0.0		0.0	0.0	0.0		0.0			0.0	
Control Delay (d), s/veh	7.6	13.9		8.4	13.9	13.9		25.7			25.3	
Level of Service (LOS)	A	B		A	B	B		C			C	
Approach Delay, s/veh / LOS	13.7	B		12.3	B		25.7	C		25.3	C	
Intersection Delay, s/veh / LOS	14.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.67	B	1.67	B	2.29	B	2.29	B
Bicycle LOS Score / LOS	0.82	A	0.90	A	0.60	A	0.58	A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	KLEIN TRAFFIC CONSULTING			Duration, h	0.25
Analyst	LDK	Analysis Date	Feb 8, 2021	Area Type	Other
Jurisdiction	COUNTY	Time Period	PM PEAK HOUR	PHF	0.96
Urban Street		Analysis Year	2024 BUILD	Analysis Period	1> 7:00
Intersection	VETS MEM DR/BLUE H...	File Name	PM-B-VETS-BLUE.xus		
Project Description	HCS Export				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	14	445		61	467	30	178	2		23	5	25

Signal Information				Signal Timing (s)												
Cycle, s	84.0	Reference Phase	2	Green	10.0	39.0	20.0	0.0	0.0	0.0						
Offset, s	0	Reference Point	End	Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Uncoordinated	No	Simult. Gap E/W	On	Red	1.0	1.0	1.0	0.0	0.0	0.0						
Force Mode	Fixed	Simult. Gap N/S	On													

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1:1	4:0	1:1	4:0		8:0		8:0
Phase Duration, s	15.0	44.0	15.0	44.0		25.0		25.0
Change Period (Y+R), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (MAH), s	2.8	0.0	2.8	0.0		3.2		3.2
Queue Clearance Time (g _s), s	2.3		3.3			12.0		4.1
Green Extension Time (g _e), s	0.0	0.0	0.0	0.0		0.3		0.4
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		0.00			0.01		0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2		1	6	16	3	8		7	4	14
Adjusted Flow Rate (v), veh/h	15	464		64	261	257		188			55	
Adjusted Saturation Flow Rate (s), veh/h/ln	1781	1781		1781	1870	1830		1383			1595	
Queue Service Time (g _s), s	0.3	6.7		1.3	7.3	7.3		7.9			0.0	
Cycle Queue Clearance Time (g _c), s	0.3	6.7		1.3	7.3	7.3		10.0			2.1	
Green Ratio (g/C)	0.58	0.46		0.58	0.46	0.46		0.24			0.24	
Capacity (c), veh/h	610	1653		632	868	850		414			441	
Volume-to-Capacity Ratio (X)	0.024	0.280		0.100	0.301	0.302		0.452			0.125	
Back of Queue (Q), ft/ln (50 th percentile)	2.6	67.4		11.5	79.5	78.3		82.6			21.7	
Back of Queue (Q), veh/ln (50 th percentile)	0.1	2.7		0.5	3.1	3.1		3.3			0.9	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00		0.00	0.00	0.00		0.00			0.00	
Uniform Delay (d ₁), s/veh	7.9	13.9		8.0	14.0	14.0		28.2			25.2	
Incremental Delay (d ₂), s/veh	0.0	0.4		0.0	0.9	0.9		0.3			0.0	
Initial Queue Delay (d ₃), s/veh	0.0	0.0		0.0	0.0	0.0		0.0			0.0	
Control Delay (d), s/veh	7.9	14.3		8.1	14.9	14.9		28.5			25.2	
Level of Service (LOS)	A	B		A	B	B		C			C	
Approach Delay, s/veh / LOS	14.1		B	14.2		B	28.5		C	25.2		C
Intersection Delay, s/veh / LOS	16.7						B					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.67		B	1.67		B	2.29		B	2.29		B
Bicycle LOS Score / LOS	0.88		A	0.97		A	0.80		A	0.58		A

HCS7 Two-Way Stop-Control Text Report

TWO-WAY STOP CONTROL (TWSC) Analysis

File Name: PM-B-SITEDWY.xtw
 Analyst: LDK
 Agency: KLEIN TRAFFIC
 Date Performed: 2/8/2021
 Time Analyzed: PM PEAK PERIOD
 Jurisdiction: LOCAL
 Analysis Year: 2024
 Project Description: BUILD
 Units: U.S. Customary
 Intersection Name: SITE DWY/BLUE HILL PLZ
 Major Street Direction: North-South
 East/West Street Name: SITE DRIVEWAY
 North/South Street Name: BLUE HILL PLAZA
 Analysis Time Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach Movement	1U U	NorthBound 1 L	2 T	3 R		4U U	SouthBound 4 L	5 T	6 R
Volume		5	27	5			31	7	82
Peak Hour Factor, PHF					0.96				
Hourly Flow Rtae, HFR		5	28	5			32	7	85
Percent Heavy Vehicles		0					0		
Number of Lanes	0	0	1	0		0	0	1	0
Lane Configuration			LTR					LTR	
Median Type					Undivided				
Median Storage									
RT channelized?									
Left-Turn Lane Storage									
Upstream Signal?					Not Present				

Minor Street: Approach Movement		WestBound 7 L	8 T	9 R		EastBound 10 L	11 T	12 R
Volume		5	5	25		270	5	5
Peak Hour Factor, PHF					0.96			
Hourly Flow Rtae, HFR		5	5	26		281	5	5
Percent Heavy Vehicles		0	0	0		0	0	0
Number of Lanes		0	1	0		0	1	0
Lane Configuration			LTR				LTR	
RT channelized?								
Flared Approach Storage		No				No		
Percent Grade			0				0	

Pedestrian Volumes and Adjustments

Approach Movement	NB 13	SB 14	WB 15	EB 16
Flow (ped/hr)	0	0	0	0
Lane Width (ft)				
walking Speed (ft/sec)				
Pedestrian Blockage Factor, f_pb				

Delay, Queue Length, and Level of Service

Approach Movement	1U U	NB 1	4U U	SB 4	7 R	WestBound 8 L	9 R	10 L	EastBound 11 L	12 R
Lane Configuration						LTR			LTR	
Flow Rate		5		32		36			292	
Lane Capacity		1515		1592		933			760	
v/c		0.00		0.02		0.04			0.38	
95% Queue Length		0.0		0.1		0.1			1.8	
Control Delay		7.4		7.3		9.0			12.7	
LOS		A		A		A			B	
Approach Delay		1.0		2.0		9.0			12.7	
Approach LOS						A			B	
Intersction Delay		8.8								

Step 1: MOVEMENT PRIORITIES

Major Street: Approach Priority Movement	1U U	NorthBound 1 L	2 T	3 R		4U U	SouthBound 4 L	5 T	6 R
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Minor Street:

APPENDIX C-3

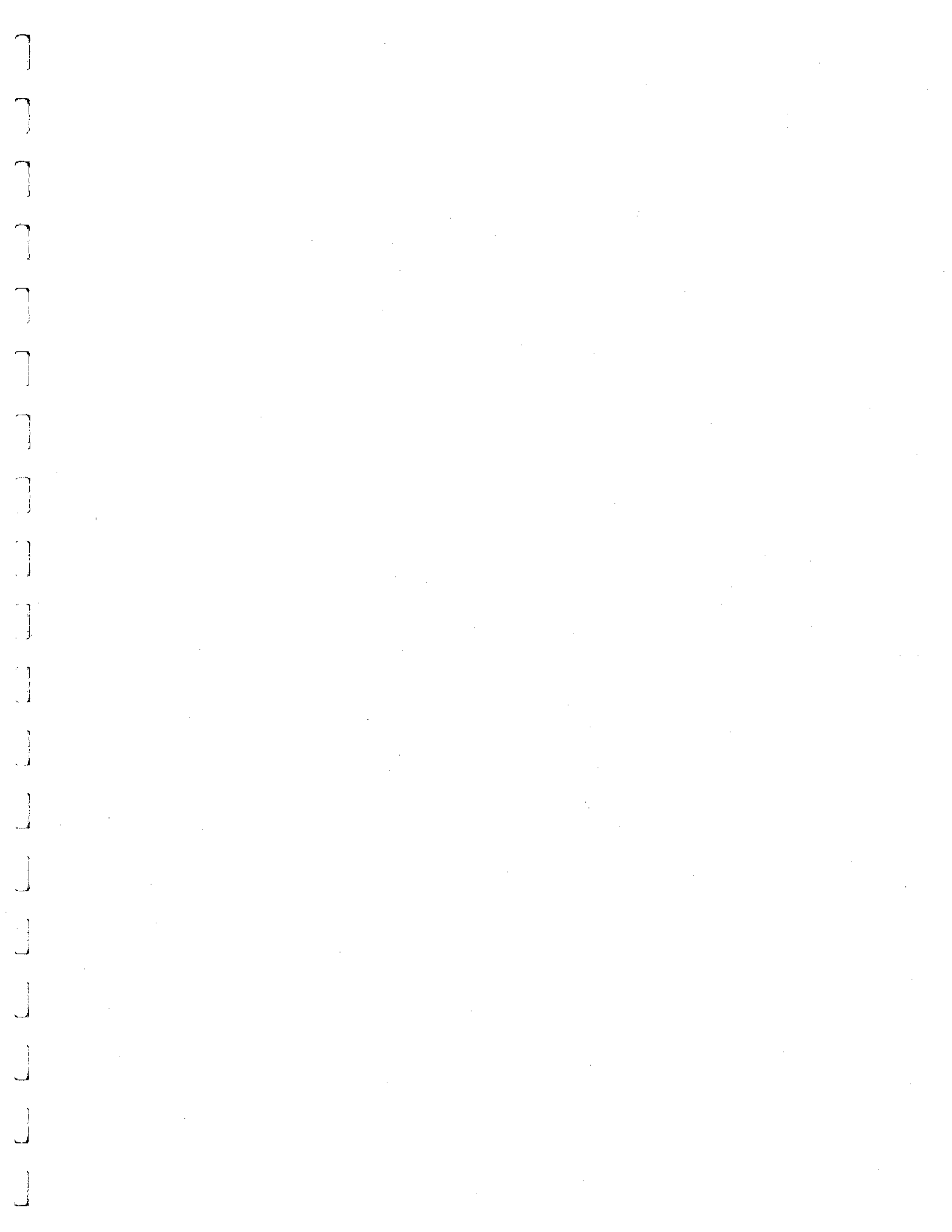
ASSESSMENT DATA

RE: RE: [The New Project Re: The Reserve at Pearl River]
From Brian Kenney <bkenney@orangetown.com> (Town Assessor)
2/25/21 11:03 am
To Donald Brenner, P.E., LL.B.

Mr. Brenner: In response to your inquiry regarding another construction phase of apartments to be located on the current Hunter Douglas parcel (555 veterans Mem. 73.10-1-6). Please note the following:

1. Four buildings to be constructed
2. 110 apartments (unknown to me is the breakdown of the apartments and sizes)
3. A general estimate of total assessment (assuming it is similar to the existing ones on the adjacent lots) -4,950,000
4. Estimate of taxes (at this year's rates)
 - a. 2021 January Town rate: (\$21.5444) = \$106,645
 - b. 2020 School tax rate (\$73.52888) = \$363,918
 - c. 2021 County tax rate (7.26845) = \$35,979

(Please note these amounts are without special district and use charges)



PRELIMINARY SITE PLAN APPROVAL DRAWINGS

THE RESERVE AT PEARL RIVER

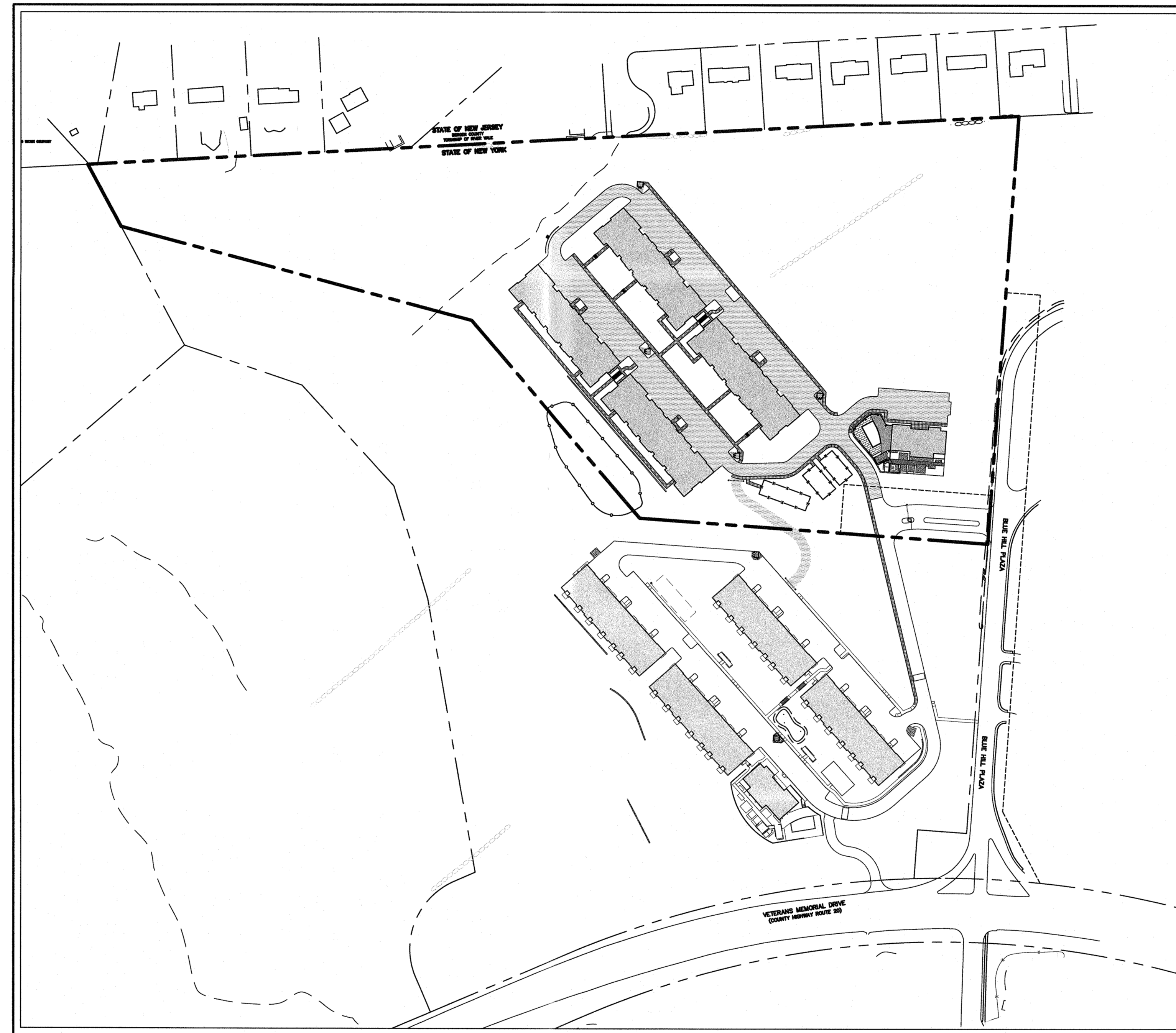
TAX MAP SECTION 73.10 | BLOCK 1 | LOT 6
 ROCKLAND COUNTY
 BLUE HILL PLAZA
 TOWN OF ORANGETOWN, NEW YORK

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

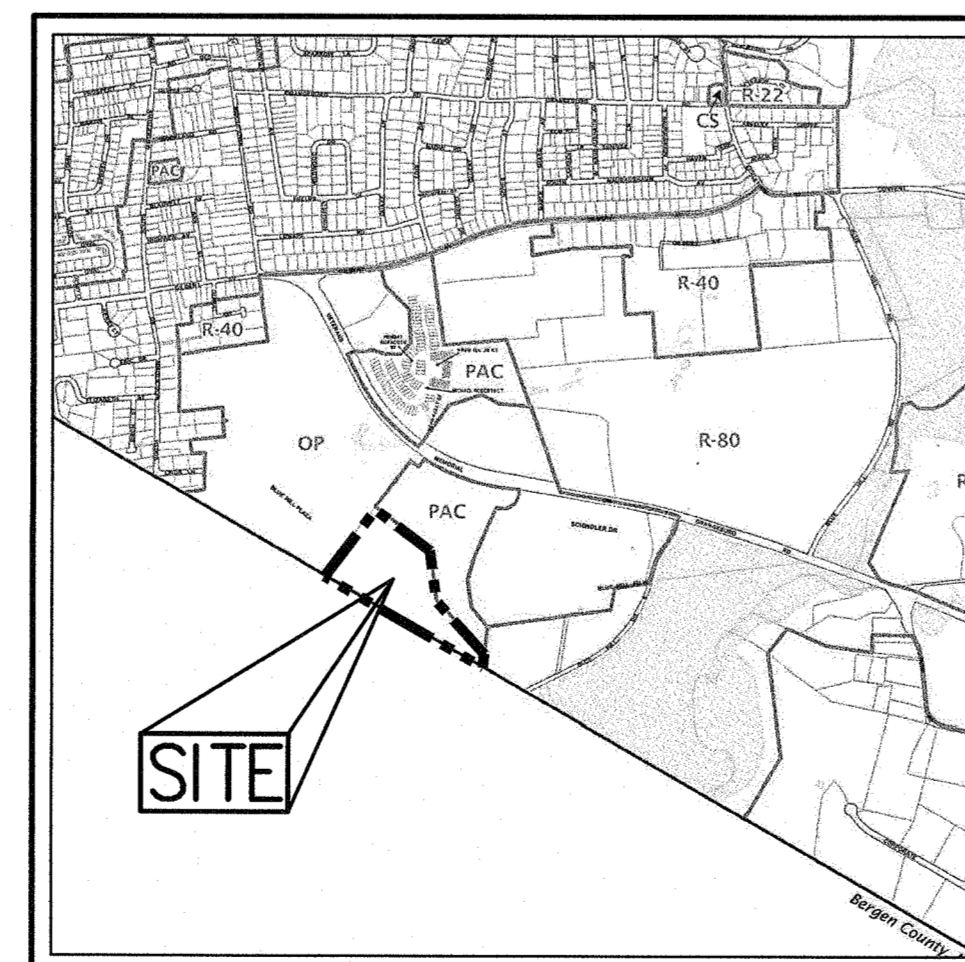
JMC Site Planner, Civil & Traffic Engineer, Surveyor and Landscape Architect:
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

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

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



AREA MAP
 SCALE: N.T.S.



VICINITY & ZONING MAP LEGEND

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

ORANGETOWN TOWNSHIP ZONING DESIGNATION KEY

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

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

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7862) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY ARE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE BETWEEN THE HOURS 7:00AM AND 7:00PM, MONDAY THROUGH SATURDAY. INDOOR CONSTRUCTION MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 10:00PM, MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES, OF ANY KIND, SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L(4) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK. THIS NOTE APPLIES TO ALL PLANS HEREON.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.

JMC Drawing List:

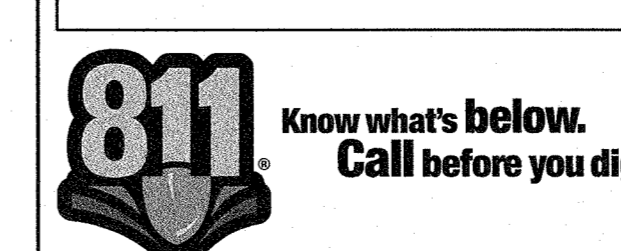
- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS
- C-100 OVERALL LAYOUT PLAN
- C-110 LAYOUT PLAN
- C-200 GRADING PLAN
- C-210 ROAD PROFILES
- C-300 UTILITIES PLAN
- C-400 EROSION AND SEDIMENT CONTROL PLAN
- C-500 LANDSCAPING PLAN
- C-600 LIGHTING PLAN
- C-700 BASIN BLOWUP, PROFILE AND CROSS SECTIONS
-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

ZONING COMPLIANCE CHART

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

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT AREA (ACRES)	10	22.58
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	2 / 35	3 / 35 ⁽¹⁾
MAXIMUM FLOOR AREA RATIO (RATIO)	0.35	0.23
MAXIMUM NUMBER OF DWELLING UNITS (COUNT)	85	110 ⁽²⁾
SINGLE UNITS (UNITS)	-	14
DOUBLE UNITS (UNITS)	-	96
MAXIMUM BUILDING COVERAGE (PERCENT)	40	7.7
MINIMUM OPEN SPACE (PERCENT)	40	80
MINIMUM PERIMETER BUFFER (FEET)	50	50
STREET FRONTAGE (FEET)	100	1450
MINIMUM SETBACK FROM BUILDING (OR DECK) TO:		
REAR OR SIDE OF ANOTHER DWELLING (FEET)	15	30
MINIMUM YARDS		
FRONT YARD (FEET)	100	100
SIDE YARD (FEET)	100	50 ⁽¹⁾
SIDE YARD (TOTAL) (FEET)	200	194 ⁽¹⁾
REAR YARD (FEET)	100	100
PARKING SPACES (1.75/DWELLING)		
STANDARD PARKING SPACES ALONG ROADS (SPACES)	-	121
HANDICAP PARKING SPACES (SPACES)	-	10
GARAGE PARKING SPACES (SPACES)	-	68
GARAGE HANDICAP PARKING SPACES (SPACES)	-	4
GARAGE APRON PARKING SPACES (SPACES)	-	72
TOTAL PARKING SPACES (SPACES)	193	275
DENSITY CALCULATIONS (4 UNITS PER ACRE OF USABLE LOT AREA)		
AREA IN WETLANDS (ACRES)	-	0
AREA IN 100 YEAR FLOODPLAIN (ACRES)	-	0
AREA IN STEEP SLOPES >25% (ACRES)	-	1.64
AREA IN RIGHT-OF-WAYS OR EASEMENTS (ACRES)	-	0.69
* 50% OF AREAS WITHIN THIS SECTION ARE SUBTRACTED FROM THE TOTAL LOT AREA.		
22.58 (ACRES) - 0.50 X 1.64 (ACRES) - 0.50 X 0.69 (ACRES) = 21.42 (ACRES)		
21.42 (ACRES) X 4 (UNITS/ACRE) = 85.68 UNITS PERMITTED		
(1) VARIANCE REQUIRED FOR BUILDING HEIGHT/NUMBER OF STORIES		
(2) VARIANCE REQUIRED		
(3) VARIANCE REQUIRED FOR SIDE YARD BUILDING SETBACK		

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



No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	11/16/2021	BMS
2.	PLANNING BOARD SUBMISSION	12/24/2021	BMS
3.	REVISED ZONING COMPLIANCE CHART	02/14/2022	BMS
4.	ZBA SUBMISSION	03/07/2022	BMS

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5223 • fax 914.273.2102
 www.jmcpllc.com



Drawn: BMS	Approved: DV
Scale: NOT TO SCALE	
Date: 10/29/2021	
Project No: 20125	
Sheet No: COVER	CONTRACT
C-000	

NOT FOR CONSTRUCTION



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING METLAND LINE AND DELINEATION
[Symbol]	EXISTING METLAND
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAYMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING SPOT GRADE
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING GUIDE RAIL
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[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC DATED 02/12/2021. METLANDS SHOWN HEREON ARE AS SHOWN ON A MAP TITLED "BOUNDARY SURVEY & METLANDS LOCATION PLAN" PREPARED BY MASER CONSULTING P.A. AND DATED JULY 21, 2008.
- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "SOILS AND FOUNDATION INVESTIGATION/STORMWATER EVALUATION," DATED 09/28/2021, PREPARED BY MASER CONSULTING P.A. AND DATED JULY 21, 2008.

SURVEY PLAN NOTES:

- THIS MAP IS BASED ON A FIELD SURVEY COMPLETED JUNE 12, 2018 AND PHOTOGRAMMETRIC MAPPING PROVIDED BY GEMAPS INTERNATIONAL PHOTOGRAMMETRY FOR PHOTOGRAMMETRIC MAPPING WAS TAKEN ON NOVEMBER 21, 2021.
- CONTOUR INTERVAL IS (3) TWO FOOT. VERTICAL DATUM IS REFERENCED TO NAVD 83 ESTABLISHED BY GPS METHODS.
- SUBSURFACE UTILITIES ARE SHOWN FOR A COMPLETION OF PHYSICAL EVIDENCE AND A UTILITY MARKOUT PERFORMED BY UTILITY DETECTION INC. ON JUNE 2, 2018. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.
- METLANDS SHOWN HEREON ARE AS SHOWN ON A MAP TITLED "BOUNDARY SURVEY & METLANDS LOCATION PLAN" PREPARED BY MASER CONSULTING P.A. AND DATED JULY 21, 2008.
- THIS MAP IS PREPARED TO SHOW THE TOPOGRAPHY AS SHOWN. THE PROPERTY LINE IS AS SHOWN ON A MAP TITLED "SURVEY OF PROPERTY" PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC AND DATED JUNE 11, 2018.
- UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.
- ONLY COMES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE A VIOLATION APPLICABLE LAWS.

APPLICANT:		THE RESERVE AT PEARL RIVER	
C/O BNE REAL ESTATE GROUP		10 MORICAB ROAD	
LIVINGSTON, NJ			
REVISION	DATE	BY	CHK
1. PLANNING BOARD SUBMISSION	11/16/2021	BMS	
2. PLANNING BOARD SUBMISSION	12/24/2021	BMS	
3. ZBA SUBMISSION	03/07/2022	BMS	

ARCHITECT:
MINNO WASKO ARCHITECTS
80 LAMBERT AVENUE, SUITE 1005
LAWRENCEVILLE, GA 30046

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
914.272.2102 • FAX 914.272.2102
www.jmcpllc.com

JMC

EXISTING CONDITIONS PLAN
THE RESERVE AT PEARL RIVER
BLUE HILL PLAZA
TOWN OF ORANGETOWN, NEW YORK

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

SEAL OF THE STATE OF NEW YORK
JAMES A. VILLANOVA
LICENSED PROFESSIONAL ENGINEER
NO. 10000

Drawn: BMS
Checked: BMS
Approved: PV
Scale: 1" = 50'
Date: 10/29/2021
Project No: 20125
2025-EE
Drawing No: ENCL
Sheet: ENCL

C-010

NOT FOR CONSTRUCTION

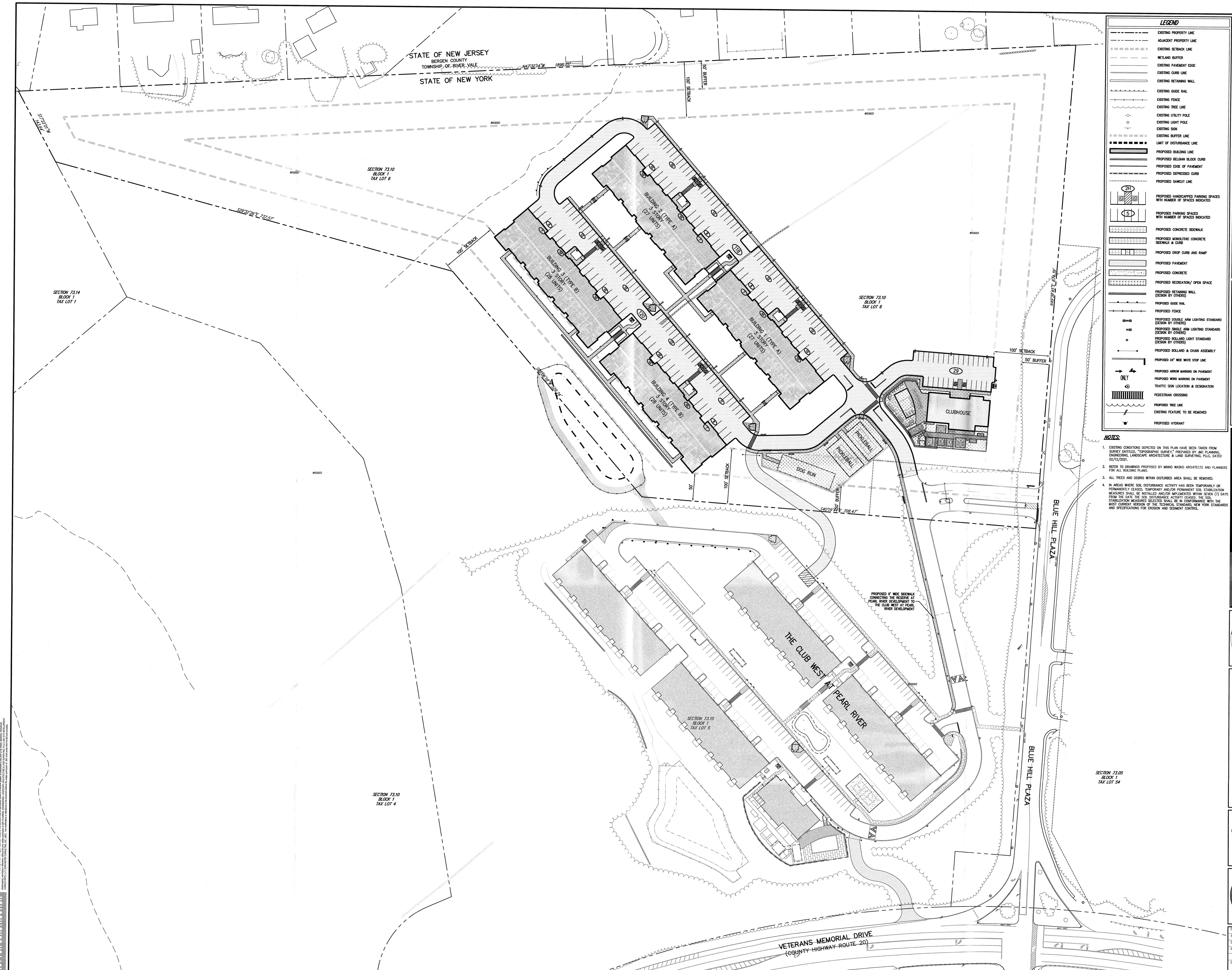
STATE OF NEW JERSEY
BERGEN COUNTY
TOWNSHIP OF RIVER VALE
STATE OF NEW YORK

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

NOTES:

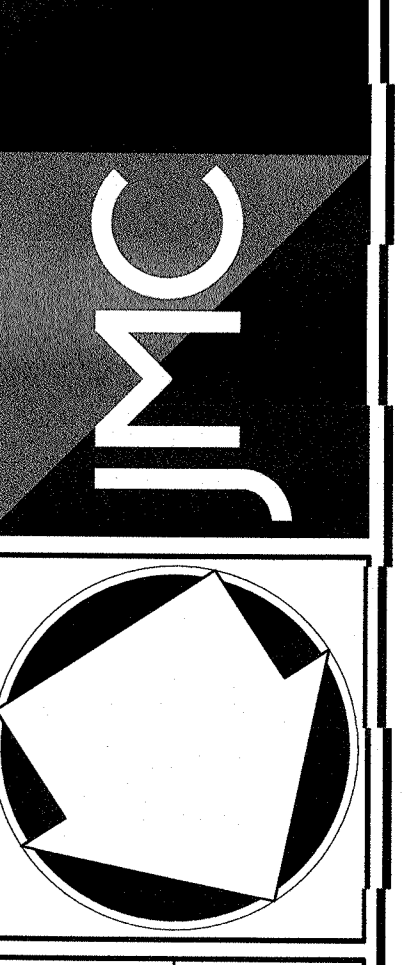
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY ENTITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/12/2021.
- REFER TO DRAWINGS PROPOSED BY MINNO WASKO ARCHITECTS AND PLANNERS FOR ALL BUILDING PLANS.
- ALL TREES AND SHRUBS WITHIN DISTURBED AREA SHALL BE REMOVED.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASES. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARDS, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

PROPOSED 6' WIDE SIDEWALK CONNECTING THE RESERVE AT PEARL RIVER DEVELOPMENT TO THE CLUB WEST AT PEARL RIVER DEVELOPMENT



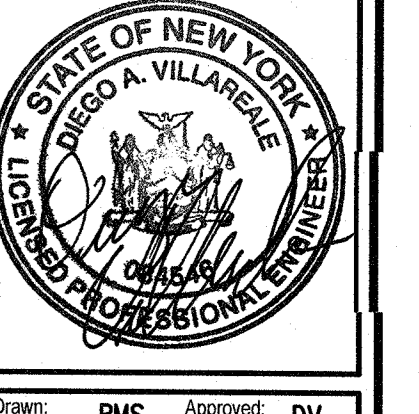
APPLICANT:	THE RESERVE AT PEARL RIVER C/O BNE REAL ESTATE GROUP 10 WILSON ROAD LIVINGSTON, NJ
ARCHITECT:	MINNO WASKO ARCHITECTS AND PLANNERS 80 LANCASTER, N.J. 07030
REVISION:	1. PLANNING BOARD SUBMISSION 2. PLANNING BOARD SUBMISSION 3. ZBA SUBMISSION
DATE:	11/16/2021 12/24/2021 03/07/2022

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Minger Consulting, Inc.
130 BEEFORD ROAD - ARMONK, NY 10504
PHONE 914.273.8228 • FAX 914.273.2102
WWW.JMCPIC.COM



OVERALL LAYOUT PLAN
THE RESERVE AT PEARL RIVER
BLUE HILL PLAZA
TOWN OF ORANGETOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2200 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.



Drawn:	BMS	Approved:	DV
Scale:	1" = 50'		
Date:	10/29/2021		
Project No:	20125		
Sheet No:	OVERALL-LAY	Layout	

NOT FOR CONSTRUCTION

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



LEGEND

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

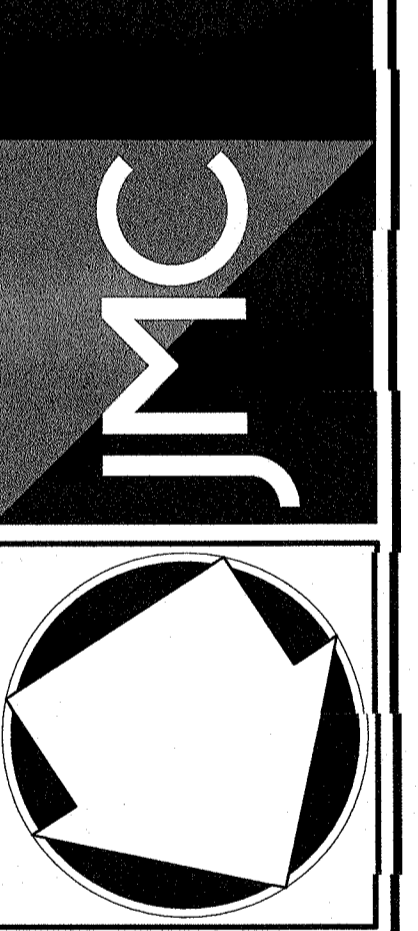
- NOTES**
- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY ENTITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/12/2021.
 - REFER TO DRAWINGS PROPOSED BY MINNO WASKO ARCHITECTS AND PLANNERS FOR ALL BUILDING PLANS.
 - ALL TREES AND DEBRIS WITHIN DISTURBED AREA SHALL BE REMOVED.
 - IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASES. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARD, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

By	BMS
Date	11/16/2021
PLANNING BOARD SUBMISSION	12/24/2021
ZONING BOARD SUBMISSION	02/07/2022
REVISION	
1. PLANNING BOARD SUBMISSION	
2. ZONING BOARD SUBMISSION	
3. ZONING BOARD SUBMISSION	

APPLICANT: THE RESERVE AT PEARL RIVER
C/O BNE REAL ESTATE GROUP
10 WILCOX ROAD
LIVINGSTON, NJ

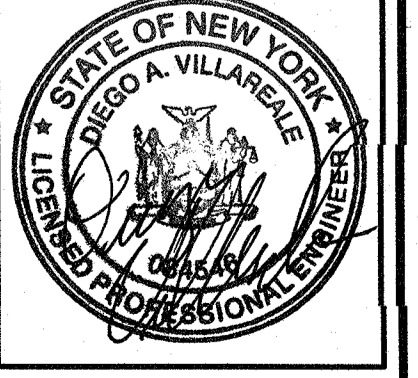
ARCHITECT: MINNO WASKO ARCHITECTS AND PLANNERS
80 LAURELVILLE, N.J. 08830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - AUBURN, NY 10524
Phone 514.273.2325 • Fax 514.273.2102
www.jmcpllc.com



LAYOUT PLAN
THE RESERVE AT PEARL RIVER
BLUE HILL PLAZA
TOWN OF ORANGETOWN, NEW YORK

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



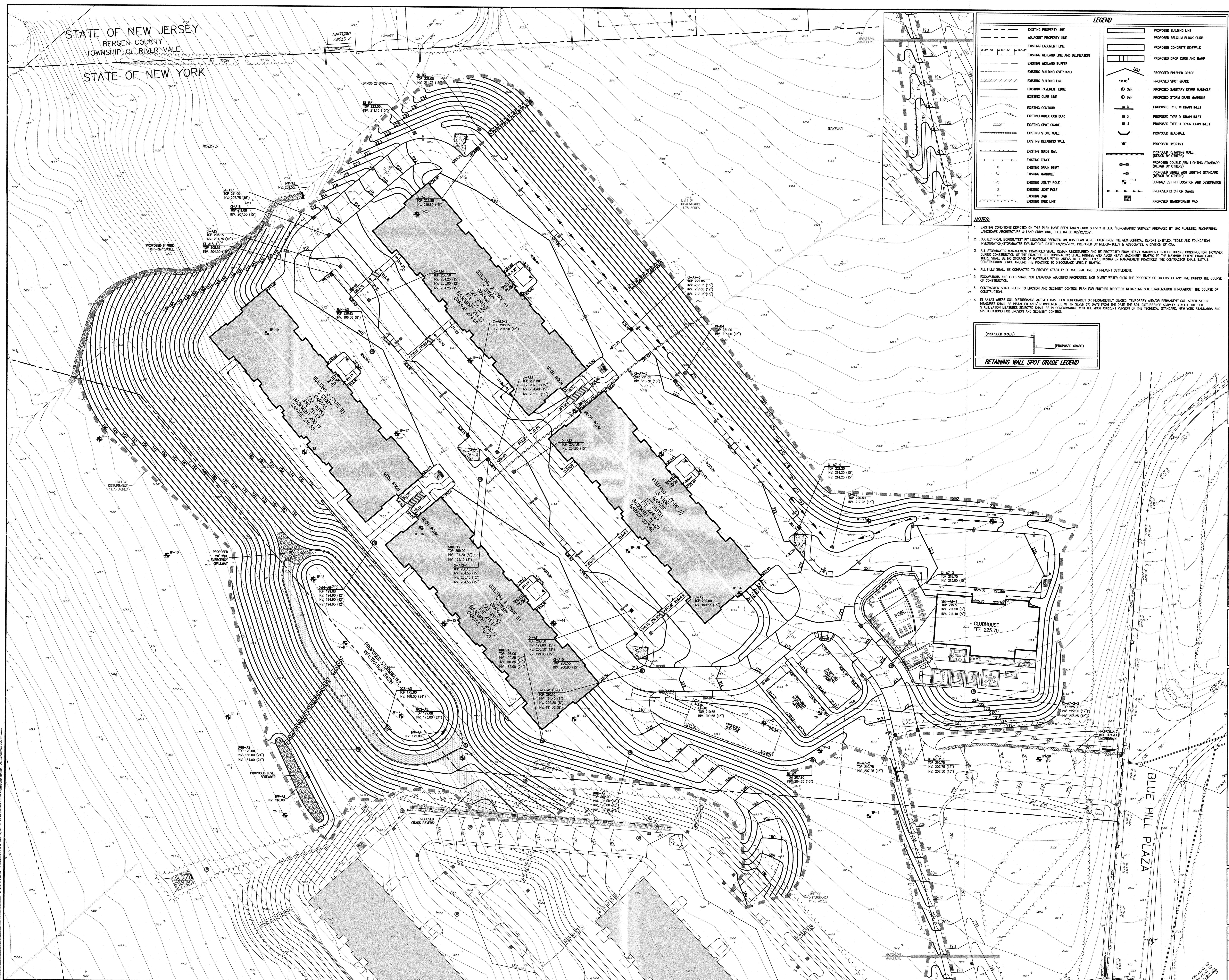
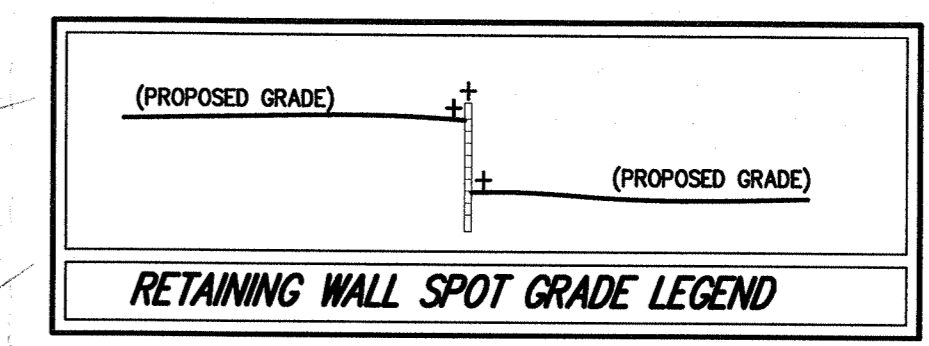
Drawn: BMS Approved: DV
Scale: 1" = 30'
Date: 10/29/2021
Project No: 20125
Drawing No: LAY - LAY.ar
C-110

NOT FOR CONSTRUCTION

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

LEGEND			
	EXISTING PROPERTY LINE		PROPOSED BUILDING LINE
	ADJACENT PROPERTY LINE		PROPOSED BELIUM BLOCK CURB
	EXISTING EASEMENT LINE		PROPOSED CONCRETE SIDEWALK
	EXISTING WETLAND LINE AND DELINEATION		PROPOSED DROP CURB AND RAMP
	EXISTING BUILDING OVERHANG		PROPOSED FINISHED GRADE
	EXISTING BUILDING LINE		PROPOSED SPOT GRADE
	EXISTING PAVEMENT EDGE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING CURB LINE		PROPOSED STORM DRAIN MANHOLE
	EXISTING CONTOUR		PROPOSED TYPE C DRAIN INLET
	EXISTING INDEX CONTOUR		PROPOSED TYPE U DRAIN INLET
	EXISTING SPOT GRADE		PROPOSED HEADWALL
	EXISTING STONE WALL		PROPOSED HYDRANT
	EXISTING RETAINING WALL		PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	EXISTING FENCE		PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	EXISTING DRAIN INLET		PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	EXISTING MANHOLE		PROPOSED BORING/TEST PIT LOCATION AND DESIGNATION
	EXISTING UTILITY POLE		PROPOSED DITCH OR SWALE
	EXISTING LIGHT POLE		PROPOSED TRANSFORMER PAD
	EXISTING SIGN		
	EXISTING TREE LINE		

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/22/2021.
 - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "SOILS AND FOUNDATION INVESTIGATION/STORMWATER EVALUATION," DATED 09/28/2021, PREPARED BY MCKINLEY & ASSOCIATES, A DIVISION OF CDA.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNSETTLED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
 - EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJACENT PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
 - IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR MAINTAINED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE TECHNICAL STANDARDS, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.



THE RESERVE AT PEARL RIVER
C/O BNE REAL ESTATE GROUP
10 MICROCOSM ROAD
LIVINGSTON, NJ

ARCHITECT: **MINNO WASKO ARCHITECTS AND PLANNERS**
80 LANCASTER AVENUE, N.J. 07033

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
130 BEDFORD ROAD • ARMONK, NY 10504
PHONE 914.273.2225 • FAX 914.273.2102
www.jmcplc.com

GRADING PLAN
THE RESERVE AT PEARL RIVER
BLUE HILL PLAZA
TOWN OF ORANGETOWN, NEW YORK

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

State of New York Seal: **THE STATE OF NEW YORK**
JAMES E. VILLANUEVA
Professional Engineer
No. 10850
Exp. 12/31/2023

Drawn: **BMS** Approval: **DV**
Scale: **1" = 30'**
Date: **10/29/2021**
Project No: **20125**
SIS-SE: **RD** GHA: **RD**
Drawing No: **C-200**

NOT FOR CONSTRUCTION

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY" PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, P.L.L.C. DATED 02/12/2021.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE SMOOTH WALL HIGH DENSITY POLYETHYLENE PIPE (HDPE) WATER TIGHT WITH CORRUGATED POLYETHYLENE COUPLING BANNERS IN ACCORDANCE WITH ASTM D-2688.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3022.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (CFLD), CLASS 54 WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM A-1153, C-109 AND C-111.
- ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
- CONTRACTOR IS REQUIRED TO COORDINATE FINAL ROOF DRAIN LEADER LOCATIONS WITH THE PROJECT ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CONNECTING ALL ROOF DRAIN LEADERS TO THE PROPOSED STORMWATER SYSTEM.
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION TESTS FOR SANITARY SEWERS ARE OBTAINED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- PER NYS FIRE CODE SECTION 501.4 THING OF INSTALLATION: WHERE FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION ARE REQUIRED TO BE INSTALLED, SOIL PROTECTION SHALL BE INSTALLED AND MAINTAINED PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED.
- NO CONSTRUCTION WORK SHALL BE PERFORMED ON SITE WITHOUT A ROAD WORK PERMIT FROM THE ROCKLAND COUNTY HIGHWAY DEPARTMENT.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASES. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE TECHNICAL STANDARDS, NEW YORK STATEMENTS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET.
- SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 25 GALLONS PER INCH DIAMETER PER YEAR PER DAY. CERTIFICATES OF OCCUPANCY MAY NOT BE GRANTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF ORANGETOWN. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
- ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDH) APPROVAL IS LIMITED TO 5 YEARS FROM THE DATE OF RCDH APPROVAL. TIME EXTENSIONS MAY BE GRANTED BY THE RCDH UPON DEVELOPMENT FACTS AND THE RELEVANT SUBMISSION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN THE TIME EXTENSION.
- AS BUILT SANITARY SEWER AND WATER MAIN DRAWINGS (PLAN AND PROFILE) ARE TO BE SUBMITTED TO THE RCDH FOR REVIEW AND ACCEPTANCE UPON COMPLETION OF THE INSTALLATION OF IMPROVEMENTS.

LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED DROP CURB AND RAMP
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE C DRAIN INLET
	PROPOSED TYPE A HEADWALL
	PROPOSED TYPE B HEADWALL
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED CLEANOUT
	PROPOSED HYDRANT
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE & SIZE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC/TELEPHONE/CABLE
	PROPOSED WATER VALVE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED UTILITY POLE
	PROPOSED SHAFT
	PROPOSED RIP-RAP

APPLICANT: THE RESERVE AT PEARL RIVER
C/O BNE REAL ESTATE GROUP
10 MURKIN ROAD
LIVINGSTON, NJ 07033

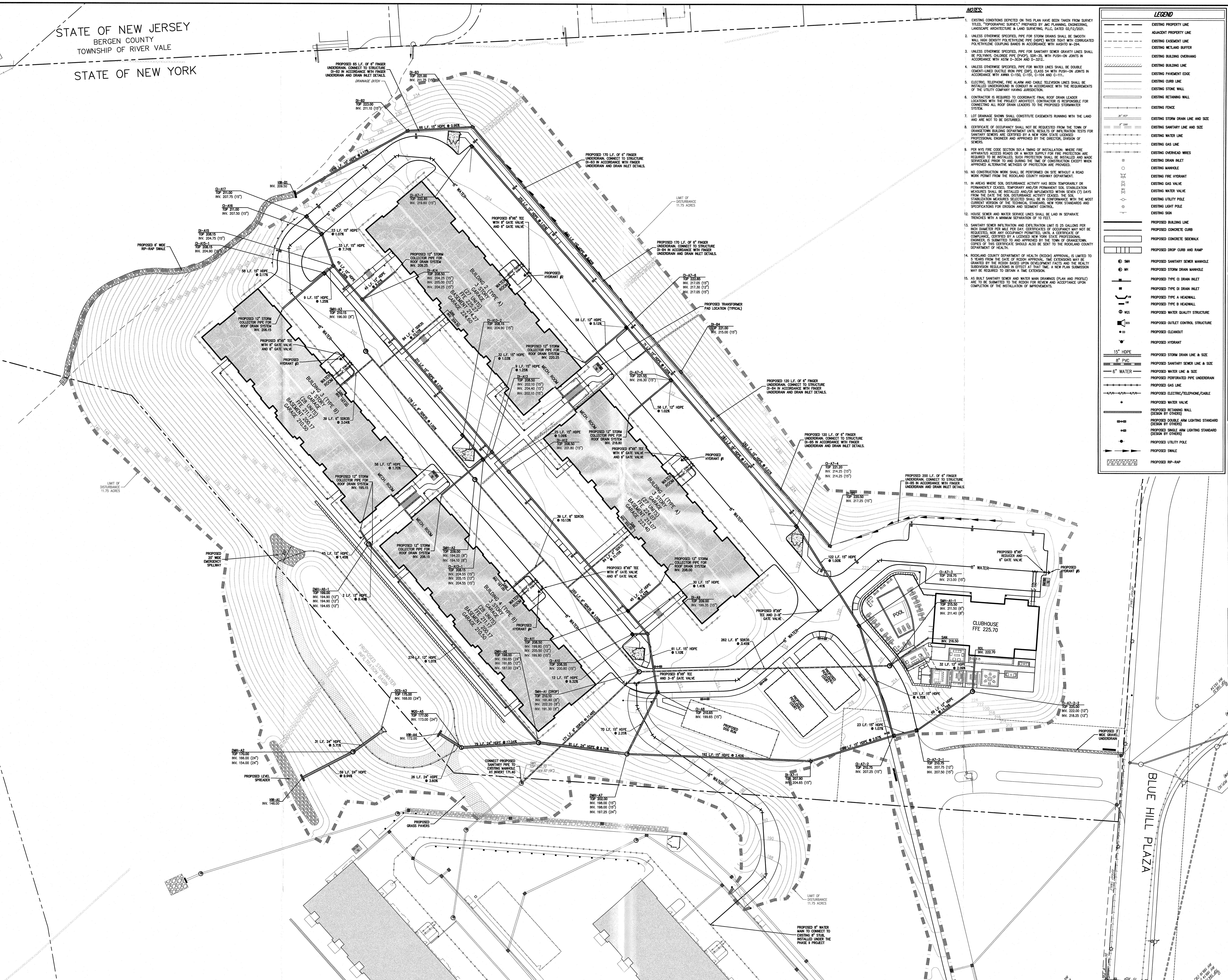
ARCHITECT: MINNO WASKO ARCHITECTS AND PLANNERS
80 LAUREL HILL DRIVE, SUITE 105
LAUREL HILL, NJ 07036

Date	11/16/2021	By	BMS
Revised	12/29/2021	By	BMS
Submitted	03/07/2022	By	BMS

No.	1.	PLANNING BOARD SUBMISSION
No.	2.	PLANNING BOARD SUBMISSION
No.	3.	ZSA SUBMISSION

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JMC

UTILITIES PLAN

THE RESERVE AT PEARL RIVER
BLUE HILL PLAZA
TOWN OF ORANGETOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

Drawn: BMS Approved: DV
Scale: 1" = 30'
Date: 10/29/2021
Project: 20125
SIS: UTL
Drawing No: C-300

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

PEARL RIVER PHASE III

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS
 ORANGETOWN, NEW YORK
 TAX MAP SECTION 73.10 BLOCK 1, LOTS 6

PROJECT DATA

BLOCK / LOT: 1/6
 ZONING DISTRICT: DISTRICT
 LOT AREA: 22.58 ACRES
 DENSITY: 4.78 DU/ACRE
 BUILDING HEIGHT: ~ STORIES, 00'-0"
 BUILDING FOOTPRINT: 19,000 SF
 DWELLING UNITS: 110 DU
 Garage PARKING: 76 SPACES

SHEET INDEX

C-01 COVER SHEET
 A-01 ARCHITECTURAL SITE PLAN
 A-02 BASEMENT FLOOR PLAN TYPE A
 A-03 GROUND FLOOR PLAN TYPE A
 A-04 SECOND FLOOR PLAN TYPE A
 A-05 BUILDING ELEVATIONS TYPE A
 A-06 BASEMENT FLOOR PLAN TYPE B
 A-07 GROUND FLOOR PLAN TYPE B
 A-08 SECOND FLOOR PLAN TYPE B
 A-09 BUILDING ELEVATIONS TYPE B
 A-10 TYPICAL UNIT PLANS
 A-11 CLUBHOUSE FLOOR PLAN
 A-12 CLUBHOUSE FLOOR ELEVATIONS



Building Elevation
 NTS

PROJECT UNIT MIX:

TOTAL PROJECT

1 BEDROOM:	04	04%
1 BEDROOM + DEN:	10	09%
2 BEDROOM:	64	58%
2 BEDROOM + DEN:	32	29%
TOTAL:	110	



LOCATION MAP
 NTS

ISSUE:	FOR:
11-22-2021	PB SUBMISSION

C-01
 COVER SHEET
 DATE: 11/22/2021

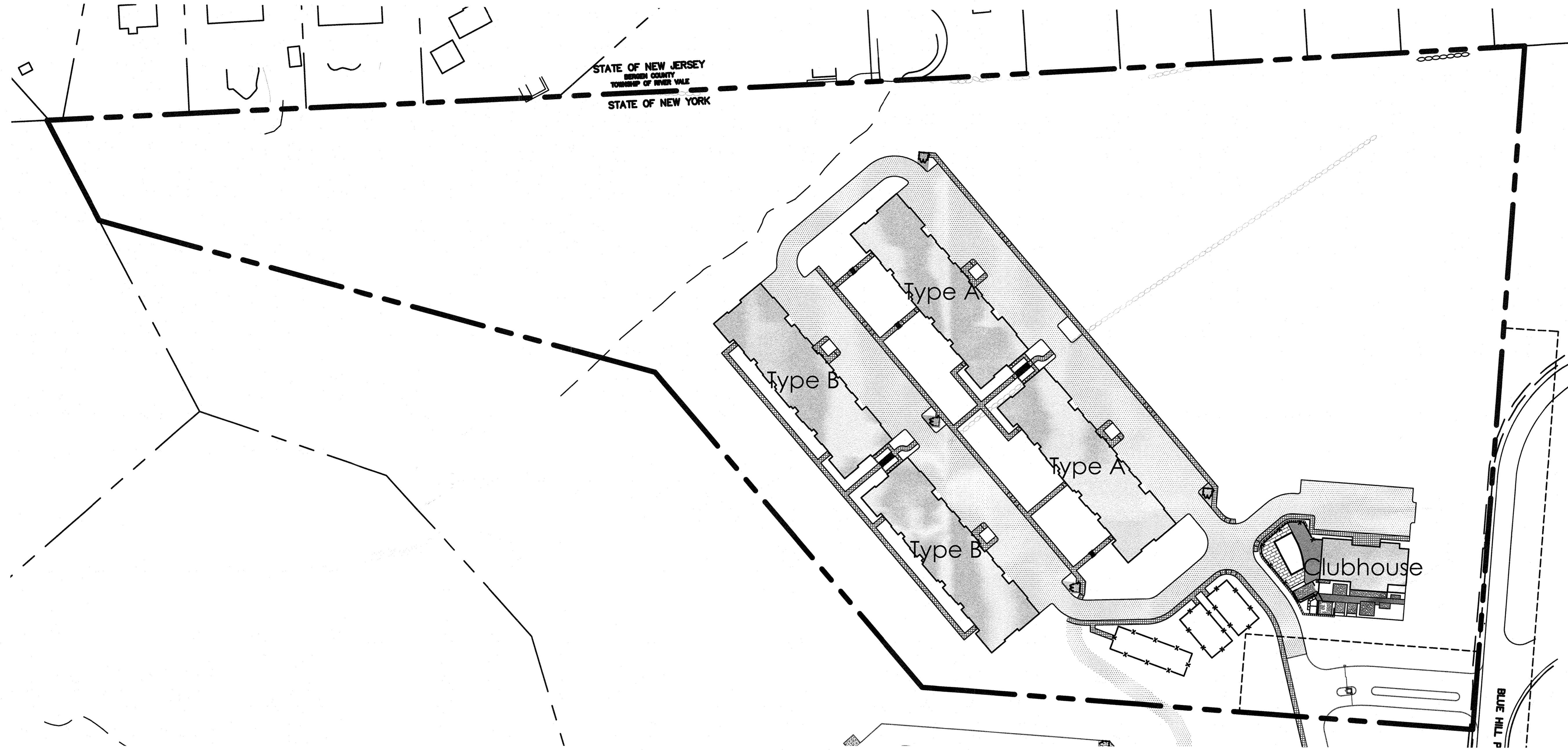
PARKING CALCULATIONS:

REFER TO JMC PLANS FOR PARKING CALCULATIONS

SITE NOTES:

REFUSE:

ISSUE:	FOR:
DATE:	
11-22-2021	PB SUBMISSION



01 ARCHITECTURAL SITE PLAN
SCALE: NTS

A-01
ARCHITECTURAL SITE PLAN
DATE: 11/22/2021

UNIT MIX:

**BUILDING TYPE A
PER FLOOR: BASEMENT FLOOR**

1 BEDROOM:	02	33%
1 BEDROOM + DEN:	00	00%
2 BEDROOM:	02	33%
2 BEDROOM + DEN:	02	33%

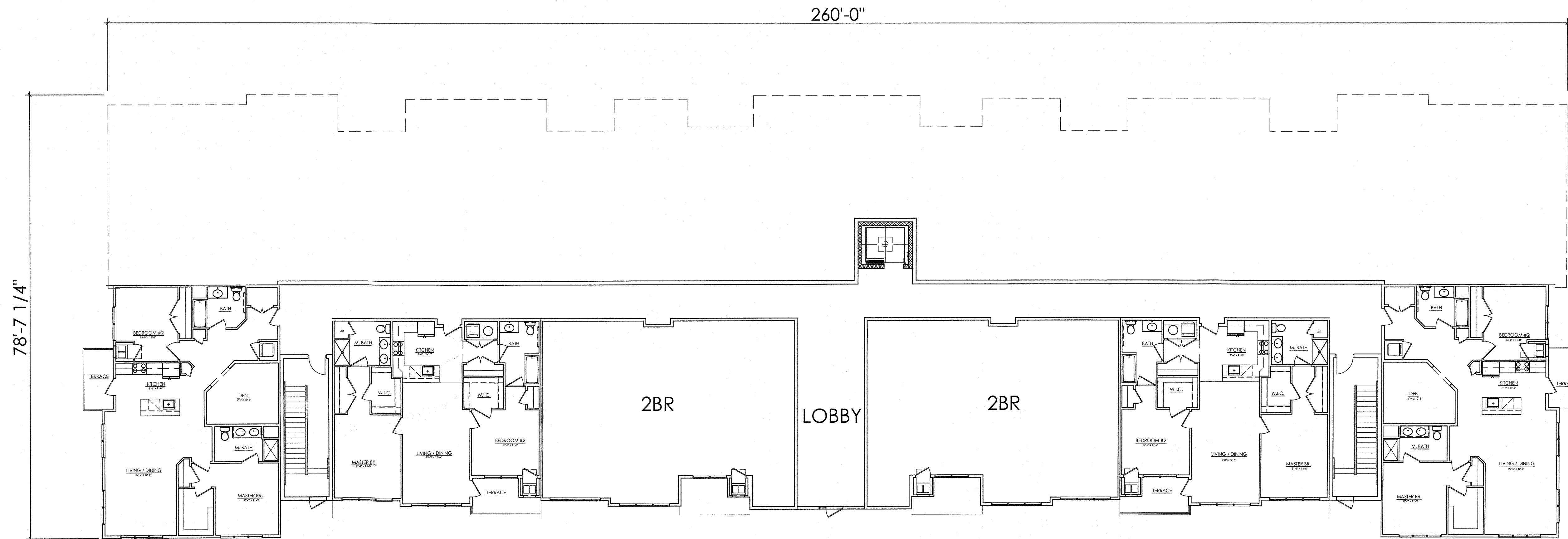
TOTAL PER FLOOR: 06

BUILDING TYPE A TOTAL

1 BEDROOM:	09	33%
1 BEDROOM + DEN:	02	07%
2 BEDROOM:	08	30%
2 BEDROOM + DEN:	08	30%

TOTAL: 27

19 Garages



ISSUE:	
DATE:	FOR:
11-22-2021	PB SUBMISSION

A-02

BASEMENT FLOOR PLAN TYPE A
DATE: 11/22/2021

01 BASEMENT FLOOR PLANS
SCALE: 3/32" = 1'-0"

UNIT MIX:

BUILDING 1
PER FLOOR: GROUND FLOOR

1 BEDROOM:	02	29%
1 BEDROOM + DEN:	01	14%
2 BEDROOM:	02	29%
2 BEDROOM + DEN:	02	29%

TOTAL PER FLOOR: 07

BUILDING 1 TOTAL

1 BEDROOM:	09	33%
1 BEDROOM + DEN:	02	07%
2 BEDROOM:	08	30%
2 BEDROOM + DEN:	08	30%

TOTAL: 27

19 Garages



ISSUE:	
DATE:	FOR:
11-22-2021	PB SUBMISSION

A-03

GROUND FLOOR PLAN TYPE A
DATE: 11/22/2021

01 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

UNIT MIX:

**BUILDING 1
PER FLOOR: SECOND FLOOR**

1 BEDROOM:	05	36%
1 BEDROOM + DEN:	01	07%
2 BEDROOM:	04	29%
2 BEDROOM + DEN:	04	29%

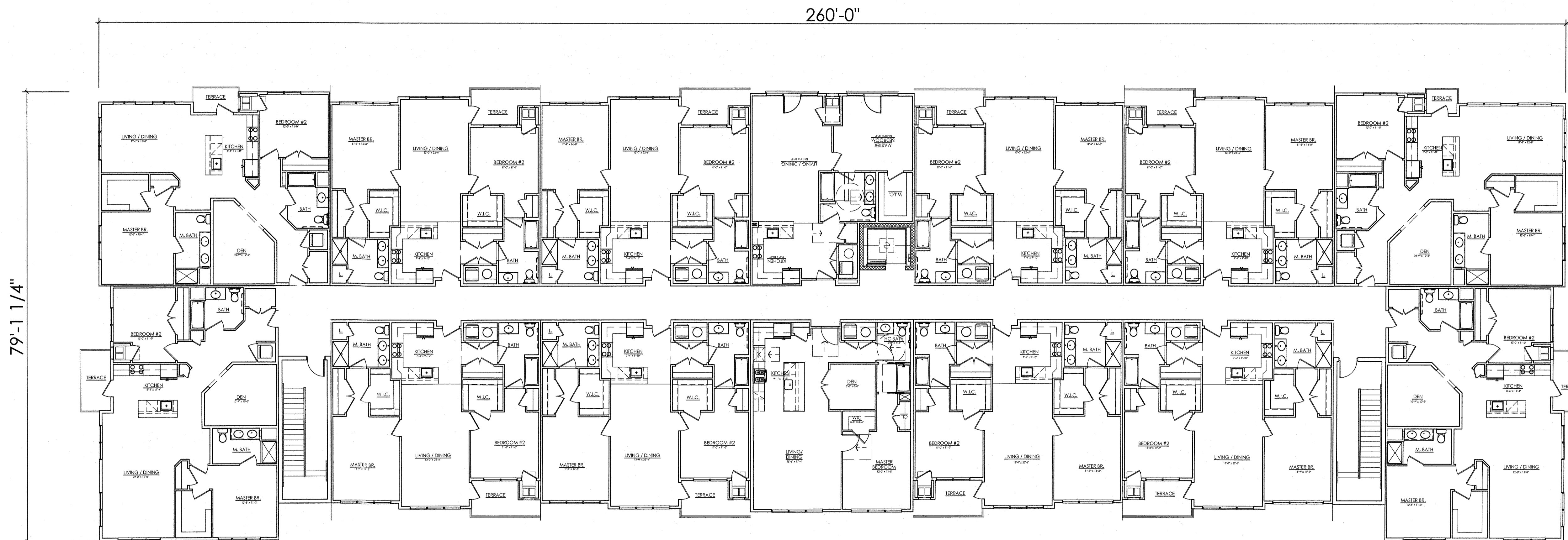
TOTAL PER FLOOR: 14

BUILDING 1 TOTAL

1 BEDROOM:	09	33%
1 BEDROOM + DEN:	02	07%
2 BEDROOM:	08	30%
2 BEDROOM + DEN:	08	30%

TOTAL: 27

19 Garages



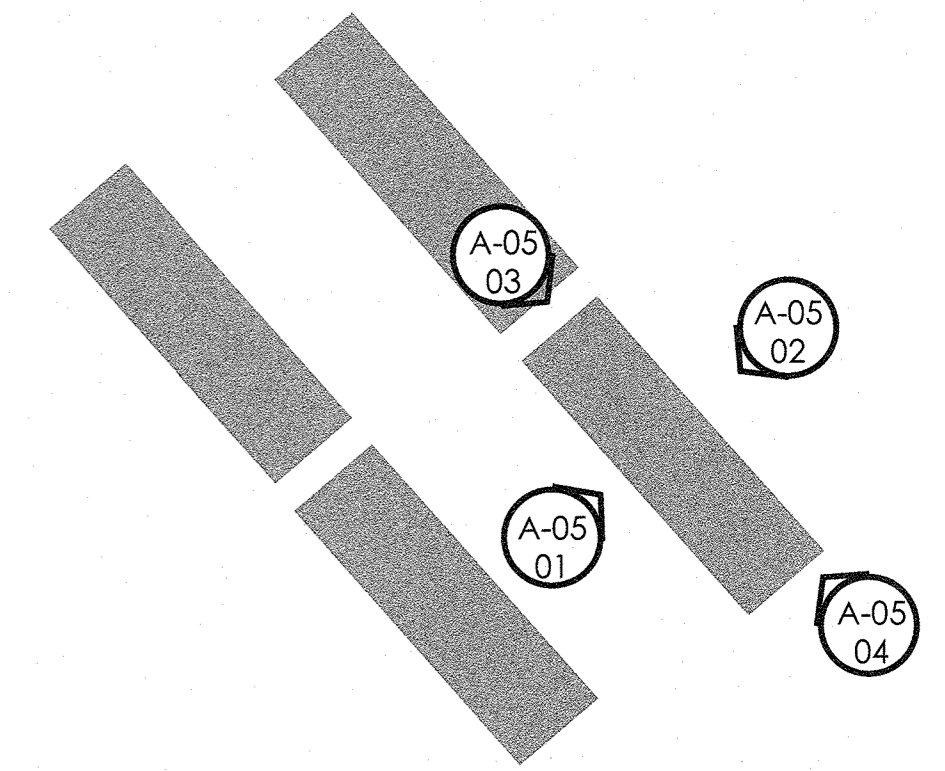
ISSUE:	FOR:
11-22-2021	PB SUBMISSION

A-04

SECOND FLOOR PLAN TYPE A
DATE: 11/22/2021

01 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

KEY PLAN



MATERIAL KEY:

- 01 ~
- 02 ~
- 03 ~
- 04 ~
- 05 ~
- 06 ~
- 07 ~
- 08 ~
- 09 ~
- 10 ~

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

ISSUE:	
DATE:	FOR:
11-22-2021	PB SUBMISSION



01 South Elevation
SCALE : 3/32"=1'=0"



02 North Elevation
SCALE : 3/32"=1'=0"



03 West Elevation
SCALE : 3/32"=1'=0"



04 East Elevation
SCALE : 3/32"=1'=0"

A-05

BUILDING ELEVATIONS TYPE A
DATE: 11/22/2021

UNIT MIX:

**BUILDING TYPE A
PER FLOOR: BASEMENT FLOOR**

1 BEDROOM:	02	29%
1 BEDROOM + DEN:	00	00%
2 BEDROOM:	02	29%
2 BEDROOM + DEN:	03	42%

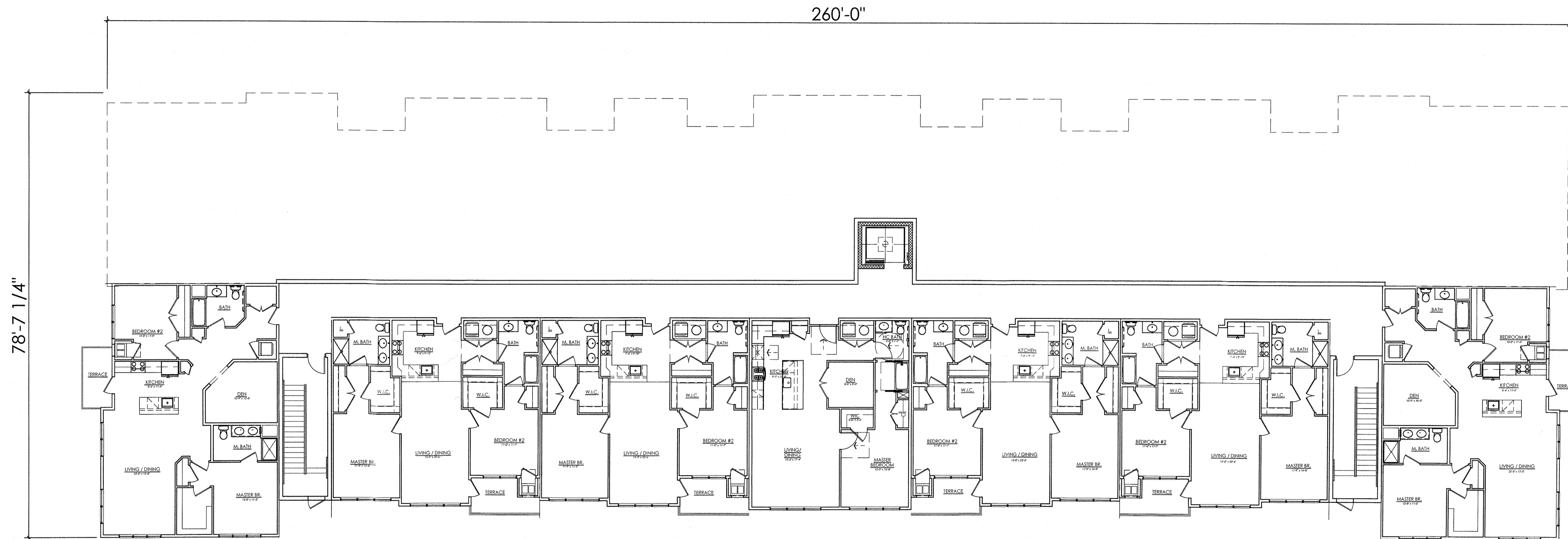
TOTAL PER FLOOR: 7

BUILDING TYPE B TOTAL

1 BEDROOM:	09	32%
1 BEDROOM + DEN:	02	07%
2 BEDROOM:	08	29%
2 BEDROOM + DEN:	09	32%

TOTAL: 28

19 Garages



ISSUE:	
DATE:	FOR:
11-22-2021	PB SUBMISSION

A-06

BASEMENT FLOOR PLAN TYPE B
DATE: 11/22/2021

01 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

UNIT MIX:

**BUILDING 1
PER FLOOR: SECOND FLOOR**

1 BEDROOM:	01	00%
1 BEDROOM + DEN:	01	00%
2 BEDROOM:	08	66%
2 BEDROOM + DEN:	04	33%

TOTAL PER FLOOR: 14

BUILDING TYPE B TOTAL

1 BEDROOM:	09	32%
1 BEDROOM + DEN:	02	07%
2 BEDROOM:	08	29%
2 BEDROOM + DEN:	09	32%

TOTAL: 28

19 Garages



ISSUE:	FOR:
DATE:	
11-22-2021	PB SUBMISSION

A-07

GROUND FLOOR PLAN TYPE B
DATE: 11/22/2021

01 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

UNIT MIX:

**BUILDING 1
PER FLOOR: SECOND FLOOR**

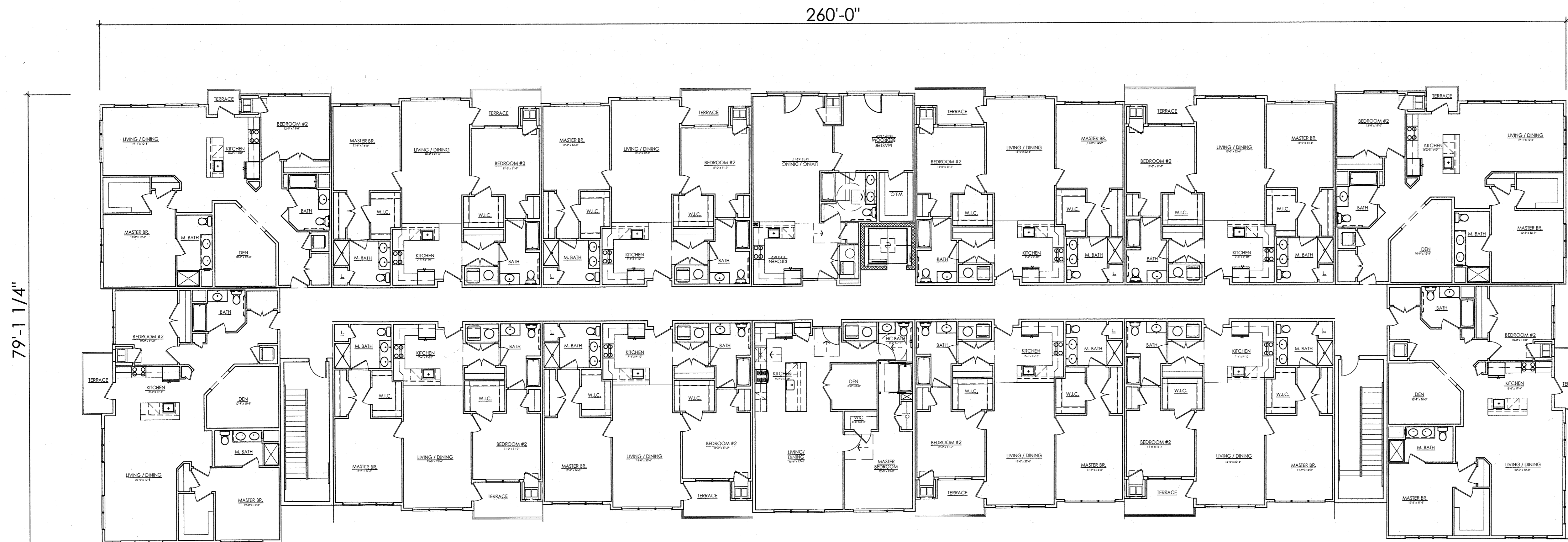
1 BEDROOM:	01	00%
1 BEDROOM + DEN:	01	00%
2 BEDROOM:	08	66%
2 BEDROOM + DEN:	04	33%

TOTAL PER FLOOR: 14

BUILDING 1 TOTAL

1 BEDROOM:	01	04%
1 BEDROOM + DEN:	01	04%
2 BEDROOM:	16	62%
2 BEDROOM + DEN:	08	08%

TOTAL: 28



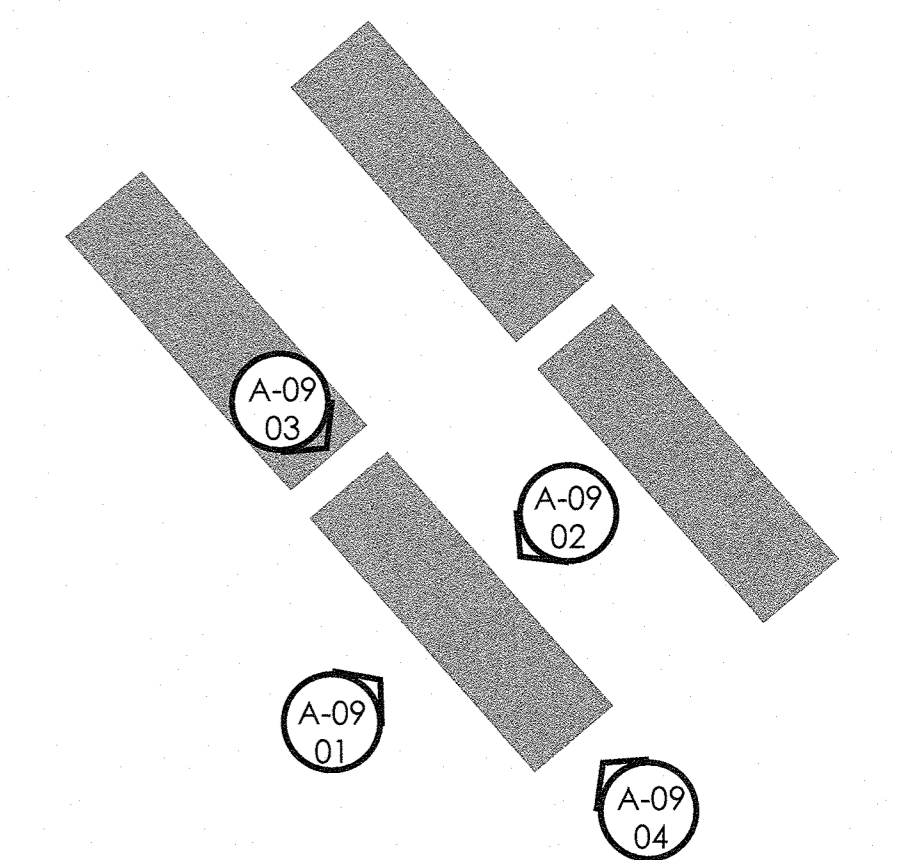
ISSUE:	
DATE:	FOR:
11-22-2021	PB SUBMISSION

A-08

SECOND FLOOR PLAN TYPE B
DATE: 11/22/2021

01 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

KEY PLAN



MATERIAL KEY:

- 01 ~
- 02 ~
- 03 ~
- 04 ~
- 05 ~
- 06 ~
- 07 ~
- 08 ~
- 09 ~
- 10 ~

NOTES:

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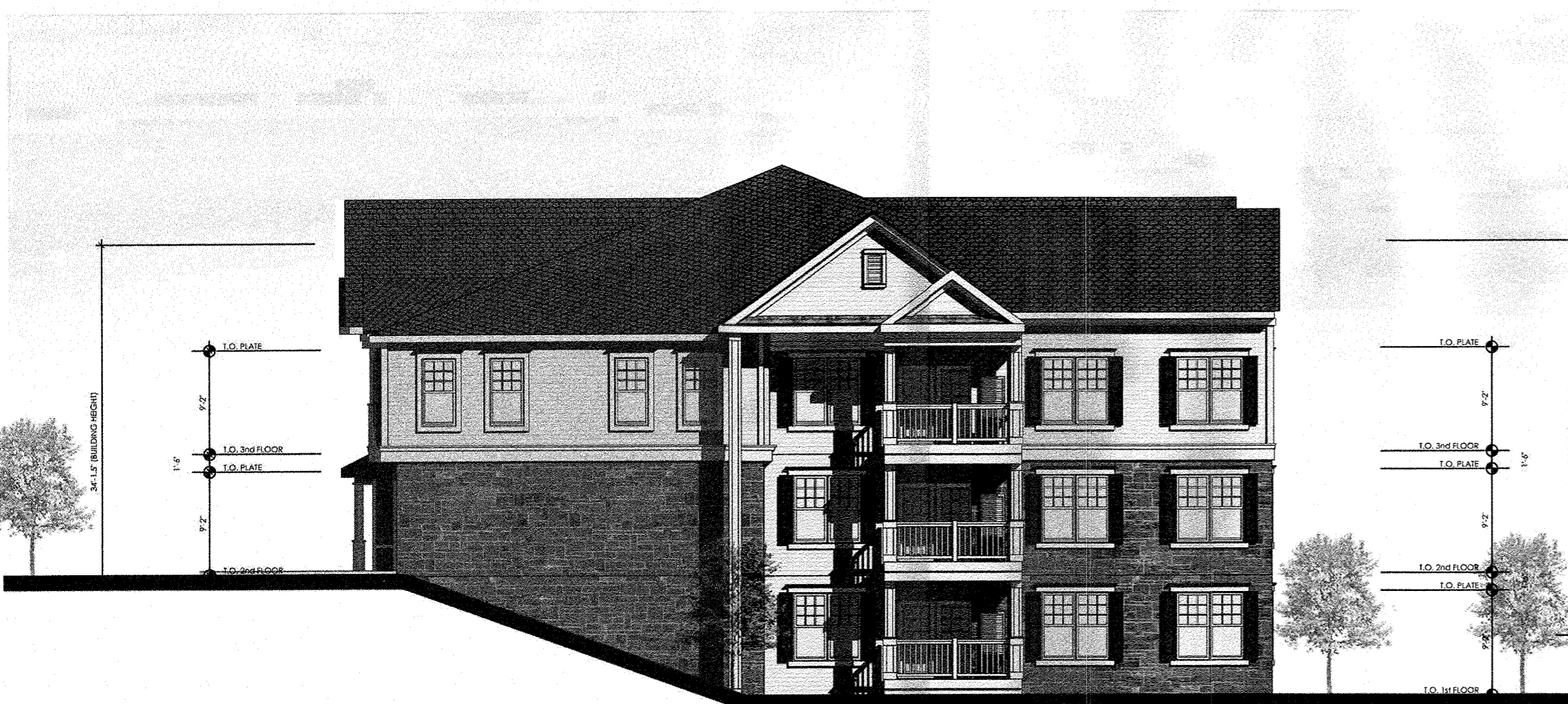
01 South Elevation

SCALE : 3/32"=1'-0"



02 North Elevation

SCALE : 3/32"=1'-0"



03 West Elevation

SCALE : 3/32"=1'-0"

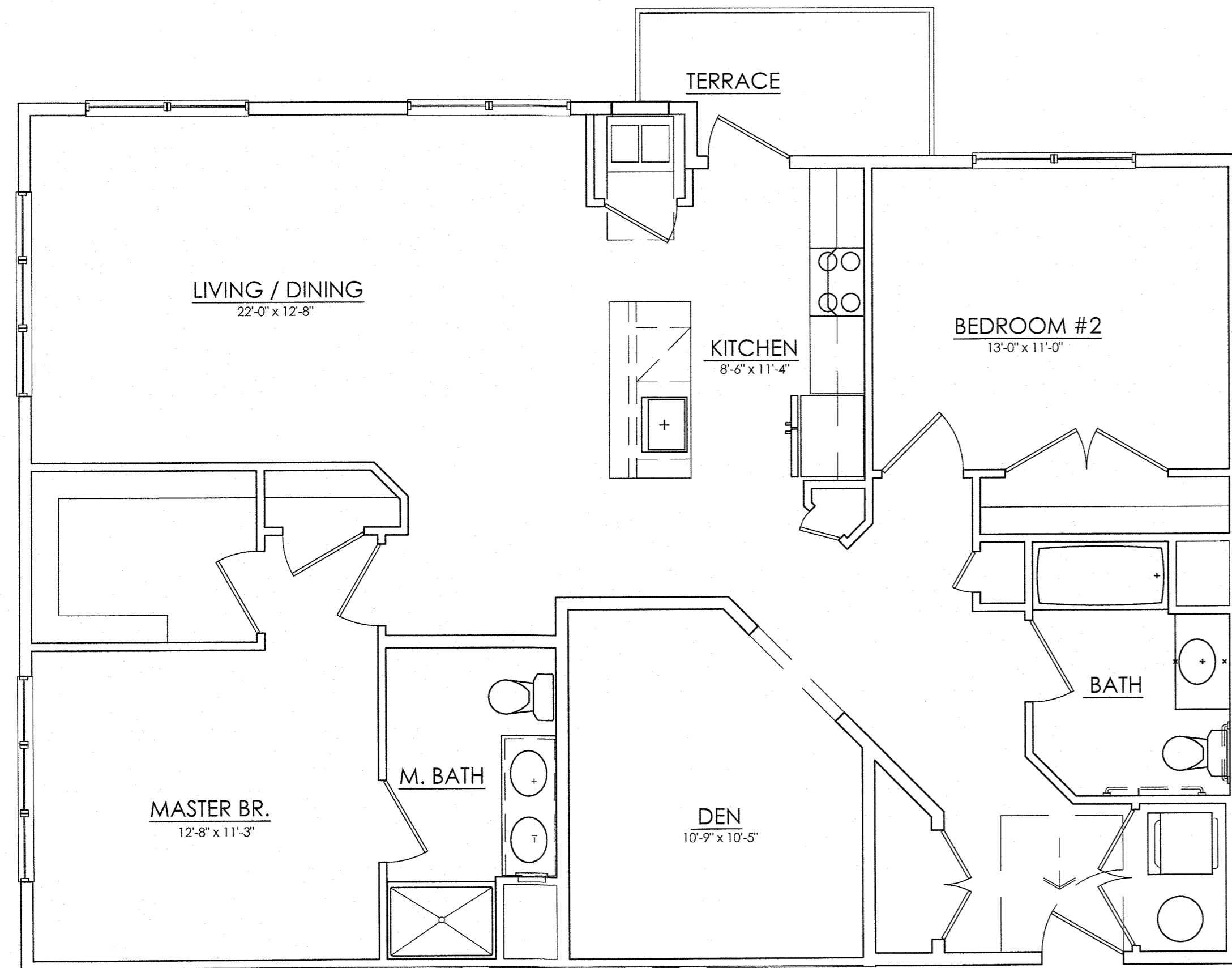


04 East Elevation

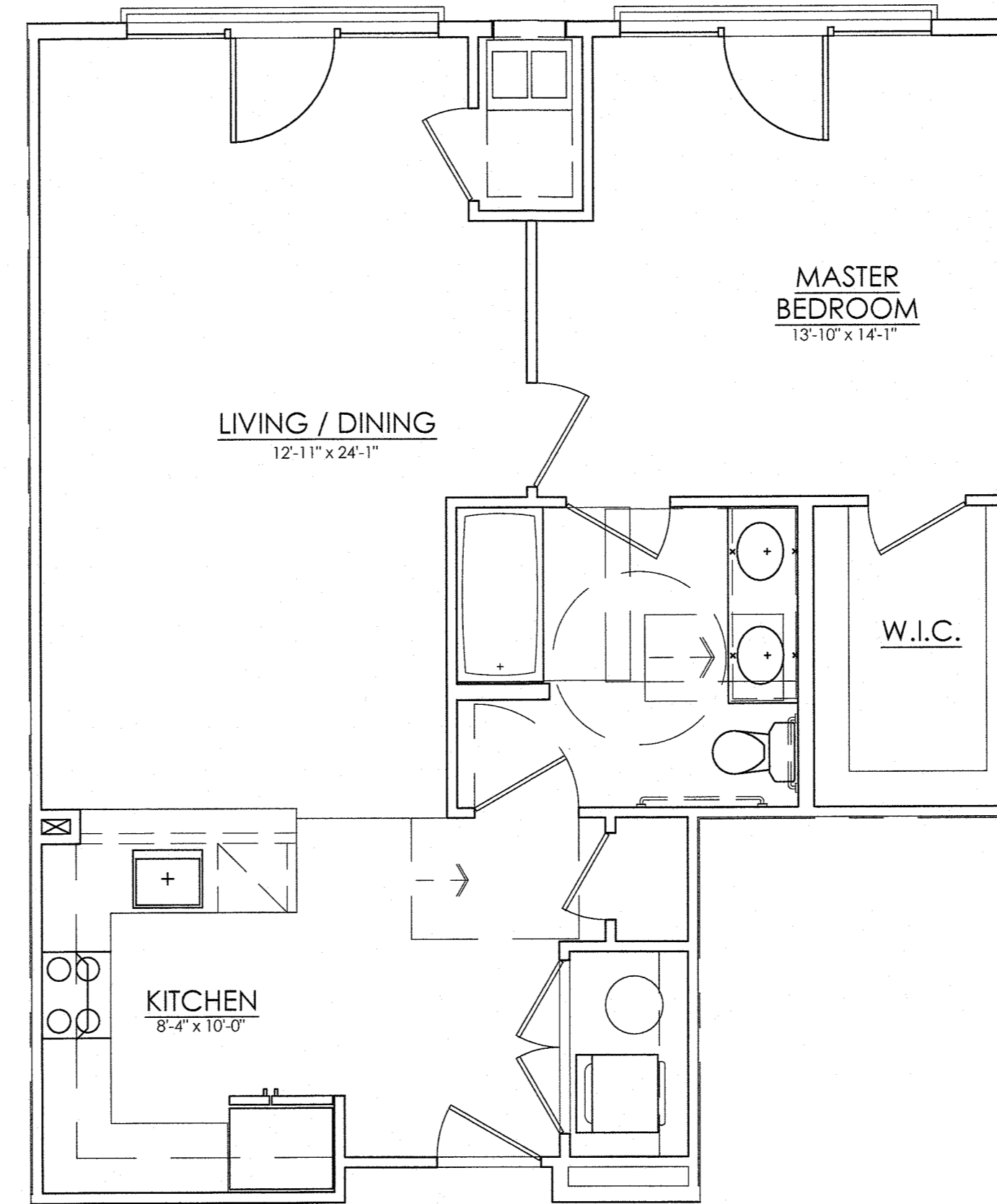
SCALE : 3/32"=1'-0"

A-09

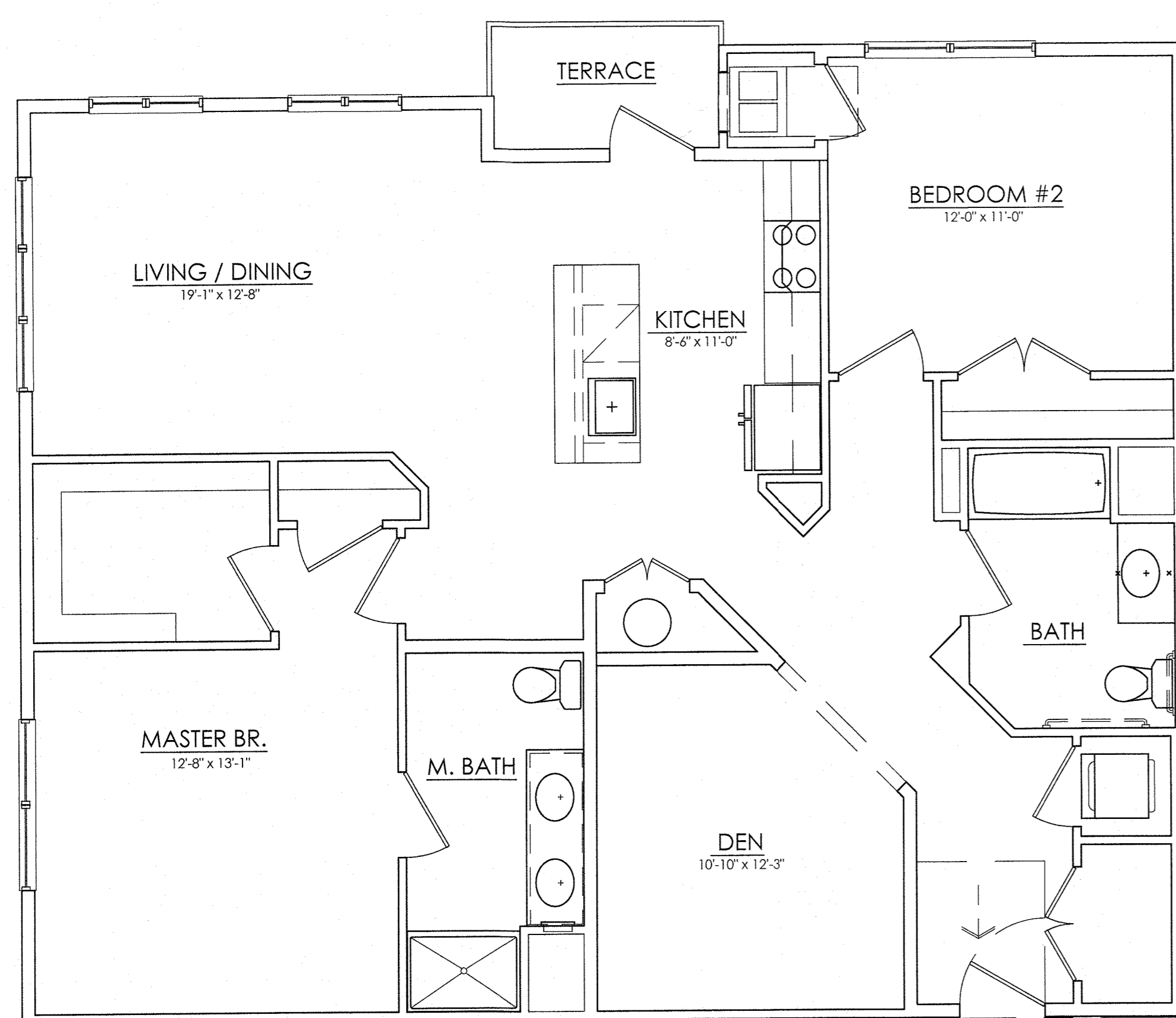
BUILDING ELEVATIONS TYPE B
DATE: 11/22/2021



04 TYPICAL TWO BEDROOM + DEN UNIT (1381 SF)
SCALE: 1/4" = 1'-0"



03 TYPICAL ONE BEDROOM UNIT (874 SF)
SCALE: 1/4" = 1'-0"



02 TYPICAL TWO BEDROOM + DEN CORNER (1348 SF)
SCALE: 1/4" = 1'-0"

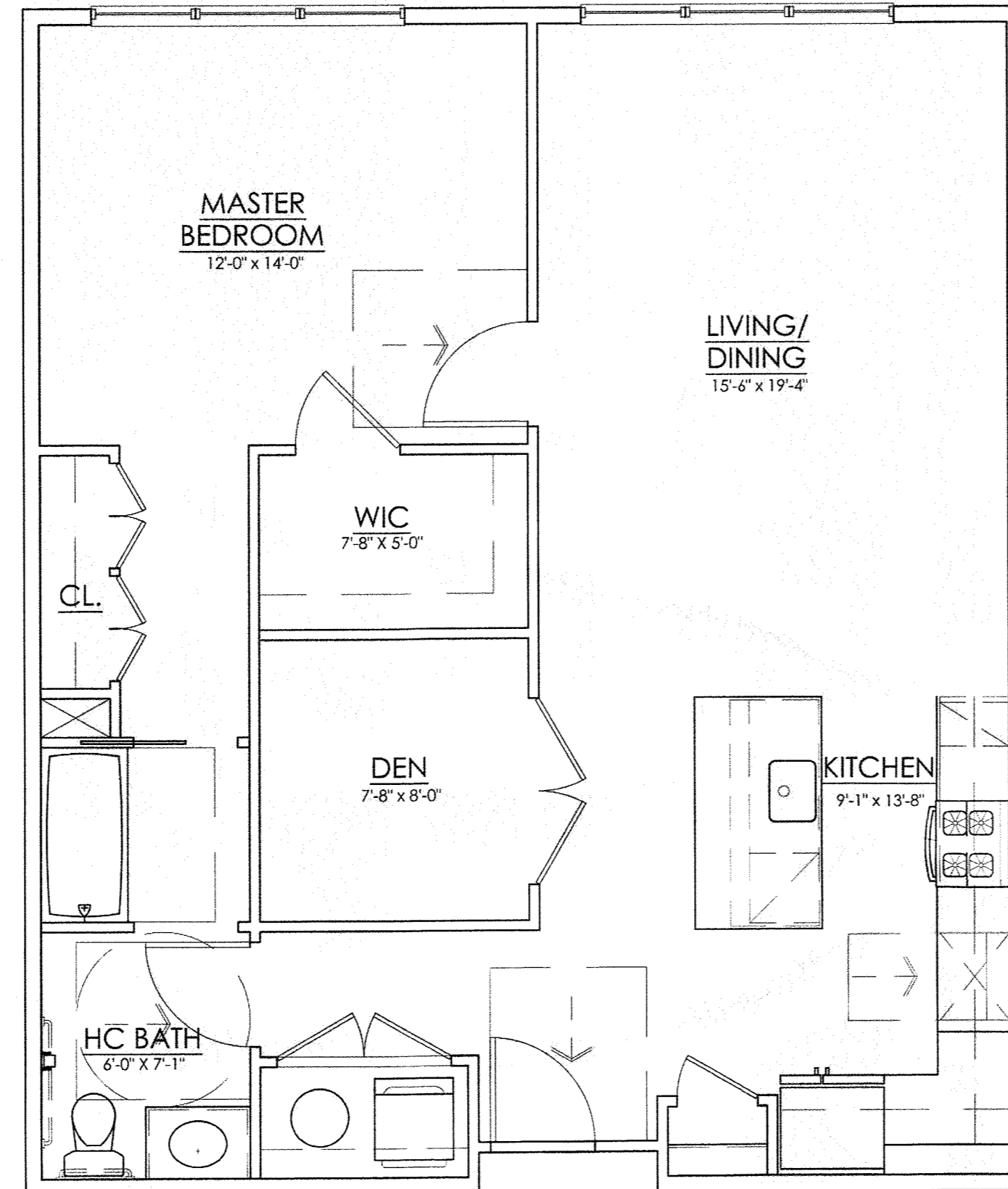


01 TYPICAL TWO BEDROOM UNIT (1121 SF)
SCALE: 1/4" = 1'-0"

ISSUE:	FOR:
DATE:	FOR:
11-22-2021	PB SUBMISSION

A-10

TYPICAL UNIT PLANS
DATE: 11/22/2021

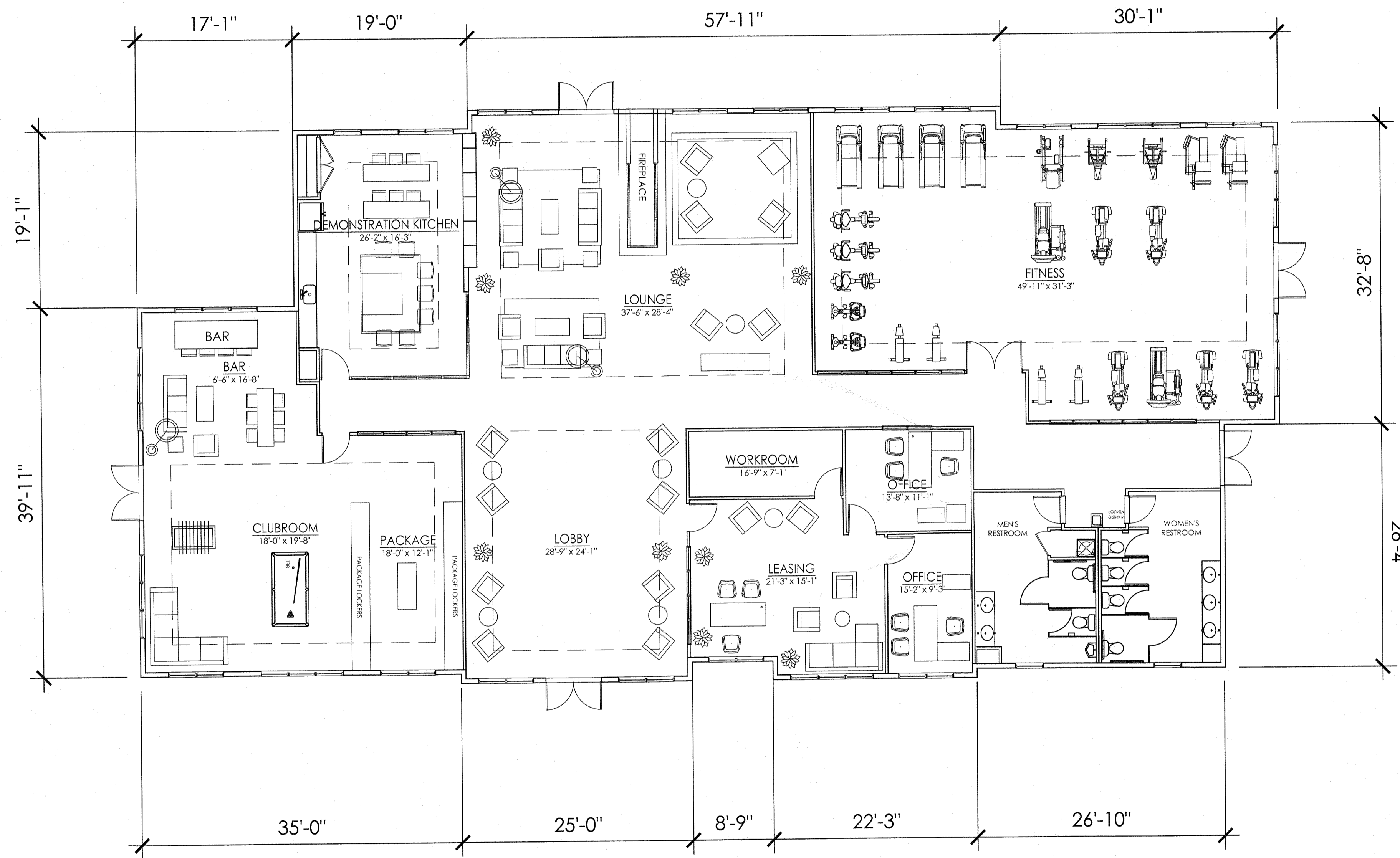


01 TYPICAL ONE BEDROOM + DEN (973 SF)
SCALE: 1/4" = 1'-0"

ISSUE:	FOR:
DATE:	
11-22-2021	PB SUBMISSION

A-10

TYPICAL UNIT PLANS
DATE: 11/22/2021

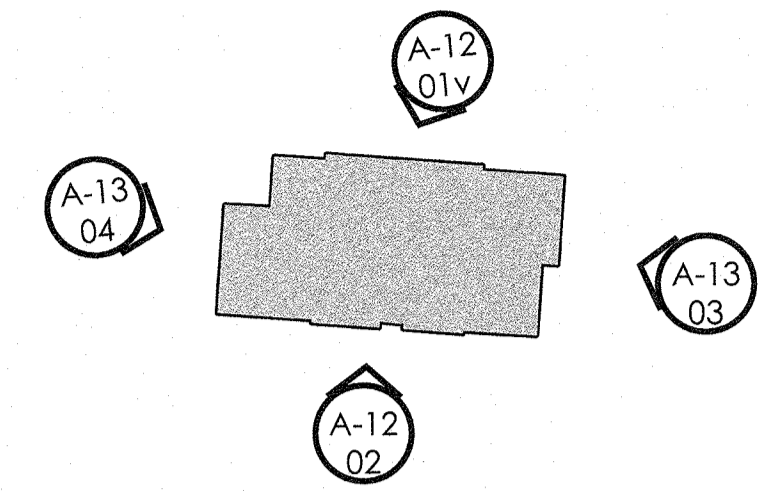


ISSUE:	
DATE:	FOR:
11-22-2021	PB SUBMISSION

A-11

CLUBHOUSE FLOOR PLAN
DATE: 11/22/2021

CLUBHOUSE PLAN
SCALE: 1/8" = 1'-0"



01 South Elevation

SCALE : 1/8"=1'=0"



02 North Elevation

SCALE : 1/8"=1'=0"



03 East Elevation

SCALE : 1/8"=1'=0"



04 West Elevation

SCALE : 1/8"=1'=0"

MATERIAL KEY:

- 01 ~
- 02 ~
- 03 ~
- 04 ~
- 05 ~
- 06 ~
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- 09 ~
- 10 ~

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ISSUE:	FOR:
DATE:	FOR:
11-22-2021	PB SUBMISSION

A-12

CLUBHOUSE ELEVATIONS
DATE: 11/22/2021