

**TOWN OF ORANGETOWN
LOCAL LAW NO. ___ OF 2022
AMENDING CHAPTER 43 OF THE TOWN CODE ENTITLED “ZONING CODE OF
THE TOWN OF ORANGETOWN” OF THE TOWN CODE**

_____, seconded by _____, introduced the following proposed local law, to be known as Local Law No. __ of 2022, entitled A LOCAL LAW OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK AMENDING CHAPTER 43 OF THE TOWN CODE, “ZONING CODE OF THE TOWN OF ORANGETOWN.”

SECTION 1. Chapter 43., “Zoning,” of the Town of Orangetown Town Code at Article II., “Districts,” § 2.1., “Establishment of districts” is hereby amended by the addition of the following new South Nyack hamlet zoning districts immediately after “RPC-OP – Rockland Psychiatric Center Office Park, but within a new, § 2.2.2 South Nyack (SN) hamlet districts applicable per Article 18:”

<u>SN R-4A</u>	<u>South Nyack One-Family Historic Residence</u>
<u>SN R-18</u>	<u>South Nyack One-Family Residence (18,000 S.F)</u>
<u>SN R-12</u>	<u>South Nyack One-Family Residence (12,000 S.F)</u>
<u>SN R-12HC</u>	<u>South Nyack Cluster Subdivision</u>
<u>SN R-12H</u>	<u>South Nyack Hillside Residence</u>
<u>SN RG-8H/R-12H</u>	<u>South Nyack Hillside Residence</u>
<u>SN RG-6</u>	<u>South Nyack General Residence (6,000 S.F)</u>
<u>SN RG-4</u>	<u>South Nyack General Residence (4,000 S.F)</u>
<u>SN HRA</u>	<u>South Nyack High-Rise Apartments</u>
<u>SN RG-A</u>	<u>South Nyack General Residential & Apartments</u>
<u>SN R-O</u>	<u>South Nyack Residential Professional Office</u>
<u>SN RG-OA</u>	<u>South Nyack Residential, General & Professional Office & Sale of Arts, Crafts & Antiques</u>
<u>SN B-1</u>	<u>South Nyack Local Retail Business</u>
<u>SN RGLSO</u>	<u>South Nyack Residential General & Limited Service & Professional Office</u>

SECTION 2. The Zoning Map of the Town of Orangetown, established pursuant to Chapter 43, “Zoning,” of the Town of Orangetown Town Code at Article II, “Districts,” § 2.2, “Zoning Map” is hereby amended by the addition of the new zoning districts identified above in SECTION 1. As labeled on the Town Zoning Map, the hamlet of South Nyack (SN_) Zoning Districts are shown on a one-page “Hamlet of South Nyack, Rockland County, NY - Zoning Map”, that links off-of the main Town of Orangetown Zoning Map.

SECTION 3. Chapter 43, “Zoning,” of the Town of Orangetown Town Code at Article III, “Tables of General Regulations,” is hereby amended by the addition of a new § 3.13 as set forth below and the addition of a new Use and Bulk Table entitled “Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations,” as Chapter 43 attachments 19.1 through 19.9, setting forth the permitted uses, special permit uses, accessory uses, bulk and parking requirements in the new zoning districts identified in SECTION 1 of this Local Law as follows:

§ 3.13. Hamlet of South Nyack Table of Use, Bulk, & Parking Requirements.³ The accompanying table, entitled “Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations” shall be deemed to be part of this section and is referred to herein as the “Hamlet of South Nyack Use, Bulk and Parking Table.”

³ Editor’s Note: Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations is at the end of this chapter.

SECTION 4. Repeal the following section of Town of Orangetown Town Code, Chapter 43. Zoning at Article X, entitled “Administration & Enforcement” § 10.2, “Enforcement”, 10.22 “Permits”, 10.223(g) “Applications for a permit within designated critical environmental area”, and replace 10.223(g) in its entirety, as follows:

(g) Applications for permit in a designated critical environmental area (CEA) on Town Zoning Map.

[1.] Upper Grandview and Environs & South Nyack Mountainous Area CEAs.

[a] Applications for a permit for new construction, additions or exterior modifications within these designated critical environmental areas shall be accompanied by a site plan which shows the existing contours (at two-foot intervals), all existing trees (as hereinafter specified), construction limit lines, all proposed construction and site alterations, drainage calculations and soils data as required by the Inspector. Said applications shall be referred by the Inspector to the Planning Board for site plan approval.

[b] Said applications shall be referred by the Inspector to the Rockland County Soil and Water Conservation District, which shall make specific requirements for erosion control during construction, and such erosion control requirements shall be a condition of a permit and shall be strictly enforced.

[c] Review by the Rockland County Soil and Water Conservation District may be waived, at the discretion of the Inspector, for sites having an average grade of 15% or less.

[d] In addition, all trees measuring eight inches in diameter at a height measured 54 inches from the ground, existing on any site within the designated Critical Environmental Area, for which an application for a permit has been submitted, shall remain as existing with the exception of those trees whose removal is deemed essential by the Inspector in order to implement the construction to be undertaken.

[e.] Those trees whose removal is deemed essential by the Inspector shall be marked by the Inspector below the chop line.

[f.] In determining whether a tree may be removed, the Inspector shall consider the following:

i. The necessity of removing the tree in order to allow reasonable economic use of the property.

ii. The effect of the removal on erosion, soil moisture retention and flow of surface waters.

iii. Whether the removal of the tree would substantially alter the water table or effect the stabilization of ground and surface water.

iv. Whether the topography of the area in which the trees are located is such that the removal of such trees will result in damage to the environment through erosion. Applications shall be made by the owner or lessee, or by agent of either, or by the architect, engineer or builder employed in connection with the proposed work. Where such application is made by a person other than the owner, it shall be accompanied by an affidavit of the owner that the proposed work is authorized by the owner and that the applicant is authorized to make such application. Each application for a permit shall be accompanied by the required permit fees and copies of plan documents, drawn to scale on durable paper, showing the location and size of all proposed new construction and all existing structures on the site, the nature and character of the work to be performed and the materials to be incorporated, distance from lot lines and, if required by the Inspector, the relationship of structures on adjoining property, widths and grades of adjoining streets, walks and alleys and details of structural, mechanical and electrical work, including computations, stress diagrams and other essential technical data, including approval of drainage by the Town Engineer or consulting engineers. Plans and specifications shall bear the signature of the person responsible for the design and drawings. Applications for uses requiring special permits from the Zoning Board of Appeals (or the Town Board) shall contain such additional information required for such Boards to make any special findings or additional requirements and conditions specified for any such use in Use Table, Column 3, or in § 4.3. Applications for uses subject to performance standards procedure shall contain such additional information set forth in § 4.121(c). Amendments to the application or to the plans and specifications accompanying the same may be filed at any time prior to the completion of the work subject to the approval of the Inspector. [Amended 7-13-2021 by L.L. No. 6-2021]

[2.] Hudson River CEA. This mapped area in the South Nyack Hamlet is generally east of Piermont Avenue and specifically in a polygon bounded by the entire easterly shoreline along the Hudson River, extending along the former northern boundary of the Village, as it extended along a line east of Cedar Hill Avenue, along the northerly property line of the February 2020 PID 66.46-2-11, plus on the eastern side of the centerline of Piermont Avenue, and along the former southern boundary of the Village of South Nyack, Piermont Avenue east to the River.

[a]. Traits.

- i. This CEA has unusual proximity to the Hudson River and the protection, preservation, and enhancement of important aesthetic and scenic qualities associated with such proximity is a primary goal.
- ii. The historic significance of the Hudson River CEA architecture should be protected for future generations.
- iii. The Hudson River's ecological, geological, and hydrological sensitivity may be adversely affected by any change, development, or disturbance and must be scrutinized carefully and thoroughly so as to protect and preserve not only environmental integrity of the riverfront area, but the appearance of the shoreline from the River itself.

[b]. Applications.

- i. Consistent with Conditional and Special Use requirements, as part of any site plan submitted for development in this CEA, a submission shall be accompanied by the following additional site plan data that will be depicted on such plans:
 1. Scale of one inch equals 40 feet, with topographic elevations spaced no greater than with one-foot contours, and using a NAV 88 Datum.
 2. Delineation of mean highwater mark of the Hudson River onsite and within any adjacent area must be shown; furthermore, as part of depictions of total lot area, any portions of underwater lands shall be uniquely identified.
 3. All structures shall be shown regardless of size and location.
 4. Supply two copies of color architectural elevations and cross sections of all proposed construction and showing as part of these, sides of buildings, along with specifications for colors, materials, and construction details.
 5. There shall be submission of a full Storm Water Pollution Prevention Plan (SWPPP) for any new nonresidential use, not including a professional office or studio that is within an existing building that is not changed and which also contains residences.
- ii. Within this CEA, any application involving a SEQRA Type I or Unlisted Action, shall be accompanied by a Full Environmental Assessment Form, compiled by the Applicant, including a visual EAF addendum, and this will need to be submitted for use in SEQRA administration.

[c]. Regulation.

- i. The erection or construction of dock, wharfs, or piers shall be referred by the Inspector to the Planning Board for site plan approval.
- ii. Merging two or more contiguous lots into one lot shall not be permitted except where all of the original lots to be merged are less than the minimum area required, in which case the proposed merger may be allowed upon site plan approval, but only for those original lots necessary to provide the minimum required area to the merged property.
- iii. Except for minor alterations or additions of less than 450 square feet that are exempted by the building inspection, physical additions of buildings and structures shall require site plan approval.

[d]. Development Criteria.

- i. The Hudson River shoreline and within fifteen-hundred-foot jurisdiction, measured perpendicular to the general flow of the river, shall be used only for boating, fishing, swimming, the operation of private seaplanes and similar water activities. Construction within this area shall be limited to piers, docks and similar structures which are commonly used for the above activities. No other building or accessory building of any kind shall be permitted. In no case shall it be permissible to fill the Hudson River beyond five feet of the present shoreline

and then only in order to round out the existing shoreline. Where applicable, all construction and filling shall require approval of the United States Army Corps of Engineers or any other governmental agency having jurisdiction.

- ii. There shall be compatibility of any proposed dock or boathouse use with existing and proposed development.
- iii. Design specifications for docks, rivetments, seawalls, and such structures shall be disclosed and accompanied by descriptions of how these are organized to provide for floodplain management and coastal resilience, by contemplating and mitigating the potential effects of wave action, through consideration of potential for sea level rise, and through identification of practicable practices deployed which aid or sustain natural resources values, such as by minimizing disruption to habitat and aiding the potential migration/ movement of wildlife.
- iv. In conjunction with referrals to the Architectural & Community Appearance Board of Review concerning building character, the following criteria are provided to aid in an integration of building and land features so as to manage and enhance area character:
 1. Reviewer(s) should encourage a combination of common materials, landscaping, buffers, screens and visual interruptions in order to create attractive transitions between buildings of different architectural styles.
 2. Where possible, natural or existing topographic patterns, which contribute to beauty and character of a development, shall be preserved.
 3. Landscaping should contribute to the site plan and integrate the various elements of site design, preserving and enhancing the particular identity of the site, including architectural features, scenic vistas and visual corridors.

SECTION 5. Chapter 43, “Zoning,” of the Town of Orangetown Town Code is hereby amended by the addition of a new Article 18, entitled “Hamlet of South Nyack Supplemental Regulations” and associated subsections, as follows:

Article XVIII. Hamlet of South Nyack Supplemental Regulations.

§ 18.0 Legislative Intent. The Village of South Nyack was officially dissolved and incorporated into the Town of Orangetown on March 31, 2022. The Town Board of the Town of Orangetown has determined that certain supplemental zoning regulations, including definitions specifically applicable to the former Village of South Nyack should be incorporated into the Town of Orangetown Zoning Law through the establishment of a new Article 18.

§ 18.1. Definitions.

- A. Applicability. For the purposes of this article, the following terms shall specifically apply to applicable policy and terms found in Article XVIII of this chapter and the Hamlet of South Nyack Use, Bulk and Parking Table, referenced in § 3.13 of this chapter, and shall have the meanings herein indicated. All terms found in Article XVIII of this chapter and not defined in § 18.12, “Terms

defined” shall have the meanings indicated in Article XI of this chapter, if so defined.

B. Word usage. For the purposes of this chapter, the words used in the present tense include the future; the singular number includes the plural and the plural the singular; the word "person" includes a corporation or partnership as well as individual; the word "lot" includes the words "plot" and "parcel." The term "occupied" or "used" as applied to any building shall be construed as though followed by the words "or intended, arranged or designed to be occupied or used." Words not defined in this article and also not defined in Article XI of this chapter, shall carry their customary and dictionary meanings.

§ 18.12. Terms defined.

As used specifically in this article, the following terms shall have the meanings indicated:

APARTMENT, HIGH-RISE

An apartment house of six or more stories.

APARTMENT, MID-RISE

An apartment house of two through five stories.

ATTIC

The portion of a building between the top of uppermost floor construction and the underside of the roof construction.

BUILDABLE ENVELOPE

The area bounded by the required yard setbacks and allowed height of building, within which a building may be constructed, and which shall not include any easement unless specifically allowed by the easement Where subdivision or site plans show the buildable envelope, its outline shall conform to this definition.

BUILDING, ALLOWED HEIGHT OF

The height of a building shall be measured from the average elevation of the proposed finished grade or the existing grade on all sides of the building, whichever is lower, to the highest point of the roof, exclusive of any chimneys.

CERTIFICATE OF USE

An annually renewable written authorization from the Building Inspector for a use allowable under this certificate category.

COVERAGE

That percentage of the plot or lot area covered by the principal building, accessory buildings, decks, porches, and any surface impervious to water, including but not limited to concrete, asphalt, brick, macadam, asphalt or paving stone.

DWELLING, MULTIPLE

A building containing three or more dwelling units.

DWELLING, TWO-FAMILY, TYPE B

A detached building having single ownership and containing two dwelling units, one of which contains no more than 1/3 of the floor space of the building, so that the appearance of the building is similar to a single-family house, and where the second unit is designed to have less density of use than the primary dwelling unit.

FRONTAGE, STREET

The lineal footage actually abutting a street.

LOT AREA

The total horizontal area included within the property lines of a lot, except that for any minimum lot area specified in this article, the area shall be adjusted as set forth in § 18.32 Development of hillsides.

LOT AREA ADJUSTED

The lot area reduced by the percentage set forth in § 18.32 Development of hillsides if any. Adjusted lot area shall be used for the minimum lot area and maximum lot coverage bulk requirements.

OPEN SPACE

That ground area open to the sky and on the same lot with a building or buildings, and which is landscaped and/or devoted to outdoor recreation or sitting space.

PARKING SPACE

An off-street space, enclosed or unenclosed, available for the parking of one motor vehicle and having direct access to a street via a curb cut, not inhibited by another parking space.

PATIO

An outdoor floor structure built at ground level with no permanent roof, constructed mostly of stone, bricks or cement, at least five feet in width and five feet in length, and which does not serve primarily as a walkway from one part of the property to another. The dimensions of a patio are not included in the dimensions of any building that it may adjoin.

PORCH

A structure attached to a principal or accessory building, consisting of a floor covered by a roof and with at least one side mostly open to the adjoining yard, that is at least five feet in width and five feet in length, accessible directly from the building to which it is attached, and which does not serve primarily as a walkway from one part of the property to another. The dimensions of a porch shall be included in the dimensions of the building to which it is attached.

PRIVATE EDUCATIONAL CAMPUS

An institution that is not "public" which offers to its students formal education in arts, sciences or humanities, and is chartered by the Board of Regents of the University of the State of New York, and which is composed of multiple structures and land uses on a lot or lots aggregating more than five acres.

ROOMER

A person who renders services, rent, or other compensation in consideration of occupancy in or upon the premises, is not a member of the resident family of the dwelling unit, as defined in this chapter, has the exclusive use of only a bedroom within the dwelling unit and shall have use of the kitchen, dining room, living room and other facilities of the dwelling unit in common with other residents.

SCHOOL, PUBLIC

An institution under the jurisdiction of a school district and legally constituted by the State of New York to offer free formal education to residents of the district.

STORY, HEIGHT OF

The vertical distance from a floor to the top surface of the floor next above. The height of the topmost story is the maximum distance from the top surface of the floor to the top surface of the ceiling joists.

SWIMMING POOL

Any type of construction or equipment used in connection with or surrounding a swimming pool, including a deck or paved area.

§ 18.2. Supplemental Regulations, Including Use Regulations. Subdivisions shall revert to and be subject to Town of Orangetown Town Code Chapter 21 Land Development Regulations. Furthermore, any nonresidential development generally shall revert to and be subject to Town of Orangetown Town Code Chapter 21A. Site Development Plan Approval.

§ 18.21. Sale of arts, crafts & antiques; general or professional office. Any premises within the Hamlet of South Nyack, used in whole or in part for the sale of arts, crafts and antiques shall be subject to the following regulations:

- (1) Only the first floor of the premises shall be used for the sale or arts, crafts and antiques.
- (2) There shall be no substantial change in the external appearance of the premises, and the premises shall be continuously maintained in good condition and repair.
- (3) The outdoor display either on the porch, sidewalk or in the yard of premises used for the sale of arts, crafts and antiques shall be prohibited.
- (4) If a portion of the premises is used as a dwelling, the dwelling units shall have an unobstructed access to the outdoors completely independent from the area of the building used for the sale of arts, crafts and antiques.
- (5) That portion of the premises used for the sale of arts, crafts and antiques shall not be used for cooking or for the sale of food. No vending machines shall be permitted on the premises.
- (6) No loose refuse shall be stored outdoors at any time.

- (7) There shall be no manufacturing, brazing, soldering, welding, storage or use of inflammable liquids or use of open flames on the premises.
- (8) Any overnight occupancy of the area of the premises used for the sale of arts, crafts and antiques, or as a professional office, shall be prohibited.
- (9) No premises shall be used for the sale of arts, crafts and antiques, or as a general or professional office, unless an annual certificate is obtained from the Building Inspector stating compliance with the New York State Uniform Fire Prevention and Building Code and the Zoning Law.
- (10) All storage areas shall be inspected annually by the Building Inspector or Code Inspector to ensure clear access to all means of egress and full compliance with all relevant codes and laws.
- (11) If the first floor of such premises ceases to be used for the sale of arts, crafts and antiques, or as a general or professional office, it shall thereafter be used to house only one family.
- (12) Off-street parking for employees and/or tenants shall be provided, in the rear and/or one side yard, behind the front building line, and shall be screened from adjoining properties.

§ 18.22. Community residence facilities. Community residential facilities shall be subject to Town Board approval as to site selection pursuant to § 41.34 of the Mental Hygiene Law (Padavan) as may be amended.

§ 18.23. xx

§ 18.3. Supplemental Bulk Standards.

§ 18.31. Bulk standards for development of unsuitable land.

- (1) Land which the Planning Board finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, utility easements or other features which will reasonably be harmful to the safety, health and general welfare of inhabitants of the land and surrounding areas shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Board, upon recommendation of the Town Engineer, to solve the problems created by the unsuitable land conditions.
- (2) As part of any minimum lot area requirement and maximum lot coverage requirement, not more than 50% of any land under water, subject to or within the one-hundred-year-frequency floodplain, or designated wetlands shall be counted. In addition, at least 50% of the minimum lot area shall be unencumbered by land under water, the one-hundred-year-frequency floodplain or a designated wetland. Any construction on such land shall be limited to the maximum lot coverage calculated on the amount of countable square footage, if any.

§ 18.32. Development of hillsides.

(1) The future development of the hillside areas in the Hamlet of South Nyack is a problem of increasing urgency. The hillsides bypassed until now as too costly on which to build are virtually the last substantial areas for residential development in the Hamlet of South Nyack, and proposals for their use are beginning and can be expected to increase in the future. In the past, a large amount of cutting and filling was frequently done to get the maximum number of lots from a hilly piece of land. In the Hamlet of South Nyack, where steep hills are also characterized by droughty and shallow to bedrock soils, filling operations often entail the destruction of a great deal of the natural vegetation, disrupt the natural drainage pattern and cause excessive amounts of erosion. To prevent these problems and to preserve the present character of the Hamlet's hillside areas, the Planning Board shall use the following slope formula, based upon the existing contours of the land, to determine the lot area credit toward the minimum area requirement.

(2) Based upon the following table, the application of the minimum lot area requirements in Article III herein shall be limited by the percentage factors shown below:

<u>Slope* of Area Prior to Cut and Fill Operations</u>	<u>Percent of Lot Survey Area to be Credited to Meet Bulk Regulations for Each Lot</u>
<u>0% to 15%</u>	<u>100%</u>
<u>16% to 25%</u>	<u>60%</u>
<u>26% to 35%</u>	<u>40%</u>
<u>36% and over</u>	<u>0%</u>

*Note: Degree of slope to be certified by the applicant's licensed engineer, subject to review by the Town Engineer.

§ 18.33. Bulk requirements applicable to SN R-18, SN R-12, SN R-8H/R-12H, SN RG-6, SN RG-4, SN RG-A, SN RG-OA, and SN R-O Residence Districts. The following bulk requirements shall apply to the SN R-18, SN R-12, SN R-8H/R-12H, SN RG-6, SN RG-4, SN RG-A, SN RG-OA, SN R-O and SN RGLSO Residence Districts.

(1) Accessory buildings. An accessory building may be located in any required side or rear yard required for the principal building, but shall not occupy more than 30% of the area of such required rear or side yard. Accessory buildings constructed at the same time may be located in pairs or groups in the required rear or side yard along the common side-lot line or rear-lot line of contiguous lots. No accessory use shall be located closer than 15 feet to any principal use.

(2) Relation of accessory buildings to streets. No accessory building shall project nearer to the street on which the principal building fronts than such principal building. Should topographic conditions be such that practical difficulties would be caused by this requirement with respect to the location of a garage, the Planning Board may authorize the erection of such garage within not less than 10 feet of the street line where the natural slope of the

ground within 25 feet of such line is between 12% and 20% and within not less than five feet of the street line where such slope within 25 feet of such line exceeds 20%.

(3) Corner lots. On a corner lot, front yards are required on both street frontages, and one yard other than the front yard shall be deemed to be a rear yard, and the other or others, side yards. The minimum district requirements for each shall be complied with.

(4) Exceptions to lot depth requirements. The minimum lot depth at any point may be decreased by the Planning Board through site plan review to 75% of the minimum requirement if the average depth conforms to the minimum requirement.

(5) Exceptions to yard requirements.

(A) Permitted encroachments. Cornices or cantilevered roofs may project not more than two feet into a required yard. Belt courses, window sills and other ornamental features may project not more than six inches into a required yard.

(B) Existing setback. No proposed one-family or two-family dwelling need have a front yard greater than the average setback of the two adjacent existing dwellings if they are located within 50 feet on each side of said proposed dwelling, on the same side of the street and within the same block and the same district.

(C) Steep slopes. Where the presence of steep slopes would produce extraordinary site clearance, blasting, or removal of hillsides to meet yard requirements, the Planning Board may modify any yard requirement, up to 50% for any yard, provided that an equivalent area is provided in other yards on the same lot. In making a determination with respect to this subsection the Planning Board shall give consideration to the preservation of views from adjoining residences. Where the Planning Board has thus modified the yard requirement, any such yard shall thereafter be deemed to conform to the bulk and area requirements.

§ 18.34. Protection of right to sunlight. In order to protect access to sunlight for neighboring properties, along the northern-facing lot line of any parcel, for a minimum continuous distance of 25 feet, no structure, fence or building shall be built within 15 feet of the lot line with any part of it having a height greater than six feet above ground level.

§ 18.35. Maximum Building Height Applicability: In considering Maximum height per Hamlet of South Nyack General Use, Bulk & Parking Regulations, per Figure 1, when considering a front yard setback variance for any structure, allowable roof height to the topmost extremity shall not extend above a line drawn from 5 1/2 feet above the nearest point on the front lot line to a point 30 feet above the required front yard setback. An exception to this limit may be granted only if there is no other feasible alternative and if the balancing of benefits to the applicant if granted, versus benefits to the community if not granted, weigh strongly in favor of the applicant.

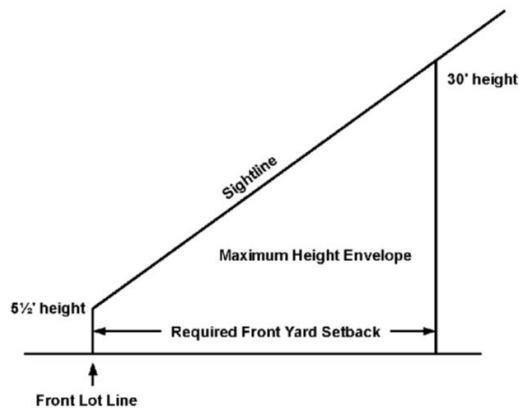


Figure 1. Maximum Building Height Envelope for Front Yard Setback Variance.

§ 18.36. Swimming pools. The following restrictions and regulations apply to the construction of all swimming pools.

- (1) A private pool structure and deck shall conform to setback regulations
- (2) A private pool structure and deck shall conform to setback regulations for an accessory building in the district in which it is located. The water container part of the pool structure shall be set back a minimum of 10 feet from all property lines. All other pools shall be set back not less than 20 feet from all property lines. The pool shall be screened from the neighboring property by use of shrubs, trees and other appropriate screening material.
- (3) Each application for site development plan approval to construct or erect a swimming pool, and/or a structure surrounding it, shall be accompanied by plans drawn to scale, large enough and in sufficient detail to show:
 - (A) A plot plan of the property on which the pool and/or structure is to be placed, showing location in reference to side lines, rear lines and other buildings on the lot.
 - (B) Pool dimensions, including depth.
 - (C) Specifications and plans of the structure.
 - (D) Wastewater disposal and electrical wiring.
 - (E) An estimate of cost of pool and/or structure.
 - (F) The location of the fence.

(G) Whether the pool is for "private" or "other" use.

(H) Lighting plans, if any.

(I) A grading plan.

- (4) No swimming pool or related structure shall be constructed or erected unless a building permit has been issued therefor by the Building Inspector.

§ 18.4. Special or conditional permit uses – Hamlet of South Nyack.

§ 18.41. Private schools; and philanthropic and charitable institutions. The following requirements apply to private schools; and philanthropic and charitable institutions:

- (1) Any private school for more than 100 students shall occupy a lot which shall have an area of not less than two acres.
- (2) No building or part thereof shall be erected nearer than 20 feet to any street or property line. Any sports or athletic facility building or part thereof shall not be erected nearer than 150 feet to any street or property line which abuts another use.
- (3) The sum of all areas covered by all principal and accessory buildings shall not exceed 35% of the area of the lot.
- (4) Access, circulation and parking shall be subject to site plan review by the Planning Board in regard to the physical relationship and impact upon adjacent uses.
- (5) Buildings shall be so located on the site as to allow for adequate access for emergency vehicles.

§ 18.42. Mass transit and public utility rights-of-way and structures. The following requirements apply to mass transit and public utility rights-of-way and structures:

- (1) Only rights-of-way or structures necessary to serve areas within the Hamlet of South Nyack will be permitted.
- (2) The Special Permit Granting Authority (SPGA) - the permitting authority may impose such conditions as it deems necessary in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed structure is to be constructed.

§ 18.43. Conversion of existing building to multifamily dwellings in SN R-O or SN RG-OA Districts. The following requirements shall apply to the conversion of an existing building to a multi-family dwelling in SN R-O or SN RG-OA Districts:

- (1) The structure shall be in existence on September 29, 2005. [NOTE: September 29, 2005 is the date that the Village of South Nyack Local Law No. 2 of 2005 Chapter 330 Zoning, was filed with the Secretary of State]

- (2) The building shall not be enlarged.
- (3) Dwelling units shall not be placed on any floor of a building containing a professional office.
- (4) Dwelling units shall have unobstructed access to the exterior without affecting professional offices.
- (5) Dwelling units shall have a minimum of 300 square feet, and a maximum occupancy of one person per 150 square feet within each dwelling unit.
- (6) All parking shall be in the rear yard.
- (7) Not more than 40% of the rear yard shall be covered with an impervious surface.

§ 18.44. Agency Group Home (non-Padavan. The following requirements apply to Agency Group Home (non-Padavan):

- (1) Said home shall be set up in size, appearance and structure to bear the general character of a family unit in a relatively permanent household. As such, it shall not permit transients or transient living.
- (2) Said home shall conform with and shall be maintained in accordance with the overall character and appearance of the surrounding neighborhood. No sign that advertises the use or occupancy of said home shall be erected.
- (3) Said home shall be provided with an outdoor recreation area, suitably enclosed with a fence or hedge. Said area shall be a minimum of 25 square feet per each occupant of the home and shall not be located nearer than 15 feet to any lot line or street line.
- (4) No home shall be permitted within 3,000 feet of any other similar type home.
- (5) The following information shall be submitted to the special permit granting authority at the time of the application for the special permit:
 - (A) The governmental authorization to operate such facility.
 - (B) A complete statement of the proposed number, age and permanency of residence of the persons proposed to reside in the facility and the number and qualifications of resident and nonresident supervisory personnel.
- (6) The special permit shall expire immediately upon any change in the nature or type of operation of any approved home.

§ 18-45. Professional offices or studios. The following requirements apply to professional offices or studios:

- (1) Professional offices or studios include but are not limited to those of an architect, artist, dentist, engineer, lawyer, musician, teacher, therapist or physician.
- (2) Veterinarian's offices shall not be considered a professional office or studio.

- (3) Except in the SN R-4A, SN R-O and SN RG-OA Districts, such office or studio shall be incidental to the residential use of the premises and shall be carried on by a resident therein with not more than two nonresident assistants/associates/employees.
- (4) Except in the SN R-4A District, such office or studio, wherever located, shall not occupy an area equal to more than 35% of the area of the largest floor of the principal building.
- (5) Studios where dancing, music, or martial arts instruction is offered to groups in excess of four pupils at one time are prohibited.
- (6) Adequate off-street parking and loading shall exist. However, the parking requirements for professional offices or studios in shall not apply to the SN R-4A District due to the large overall lot size in this district that inherently provides adequate off-street parking space for these uses.
- (7) No noise, vibration, smoke, dust, odors, heat, glare or similar nuisance shall be produced which can be perceived at any adjacent street or property.

§ 18-46. Professional offices in SN R-O and SN RG-OA Districts. All requirements of § 18-45 of this chapter, shall apply to professional offices in SN R-O and SN RG-OA Districts, in addition to the following:

- (1) No more than one story or one suite, whichever is less, may be devoted to such use.
- (2) The building shall front on South Broadway.
- (3) Professional offices shall be limited to a floor at the South Broadway level.
- (4) All parking shall be in the rear yard.
- (5) Not more than 80% of rear yard shall be covered with an impervious surface.
- (6) All vehicular access for properties with frontage on South Broadway shall be from South Broadway.
- (7) There shall be no substantial change in the external appearance of the premises.
- (8) Solid waste receptacles shall be in enclosures not visible from a public street.

SECTION 6. Town Code Chapter 43 applicable to implement Chapter 18

It is the intention that the existing provisions of the Chapter 43 of the Town Code shall apply to all properties located within the hamlet of South Nyack unless expressly set forth otherwise in this local law. To the extent that reference to and applicability of other sections of Chapter 43 of the Town Code is necessary to interpret or implement the provisions of Article 18, such reference and applicability is hereby authorized without the necessity of specific reference by the other provisions of Chapter 43 to this Article 18.

SECTION 7. Repeal Village of South Nyack Zoning Law Chapter 330

The former Village of South Nyack Zoning Law, Chapter 330 is hereby repealed in its entirety. The provisions of Chapter 330 shall nevertheless apply to any building permit applications that were filed with the Village of South Nyack or Town of Orangetown under Chapter 330 prior to the adoption of this local law.

SECTION 8. Repeal selected Village Code Sections as applicable to buildings and properties

The following other sections of the former Village of South Nyack Code related to buildings and land use are hereby repealed in their entirety for purposes of continuity in application of the Orangetown Town Code to properties located in the former village:

- a. Chapter 16 Boards and Commissions
- b. Chapter 93 Building Construction and Maintenance
- c. Chapter 96 Building Department
- d. Chapter 108 Buildings, Unsafe
- e. Chapter 172 Flood Damage Prevention
- f. Chapter 201 Multiple residences
- g. Chapter 208 Noise
- h. Chapter 288 Subdivision of Land

SECTION 9. Numbering for Codification

It is the intention of the Town of Orangetown and it is hereby enacted, that the provisions of this Local Law shall be included in the Code of the Town of Orangetown; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for Codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

SECTION . Severability.

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

SECTION 11. Effective Date

This local law shall take effect immediately filing with the Office of the Secretary of State of the State of New York.

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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

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, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input 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
N/A

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?

b. Is the use permitted or allowed by a special or conditional use permit? N/A 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? _____

C.4. Existing community services.

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

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

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

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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: _____ 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	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations N/A

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 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: _____ 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: _____
- Source(s) of supply for the district: _____

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: _____ 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): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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: _____

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 _____ 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 Hydroflouorocarbons (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.
 i. During Construction:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

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:

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

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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• 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:

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? _____ 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: _____ %
 _____ %
 _____ %

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % 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 _____ Approximate Size _____
- 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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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.

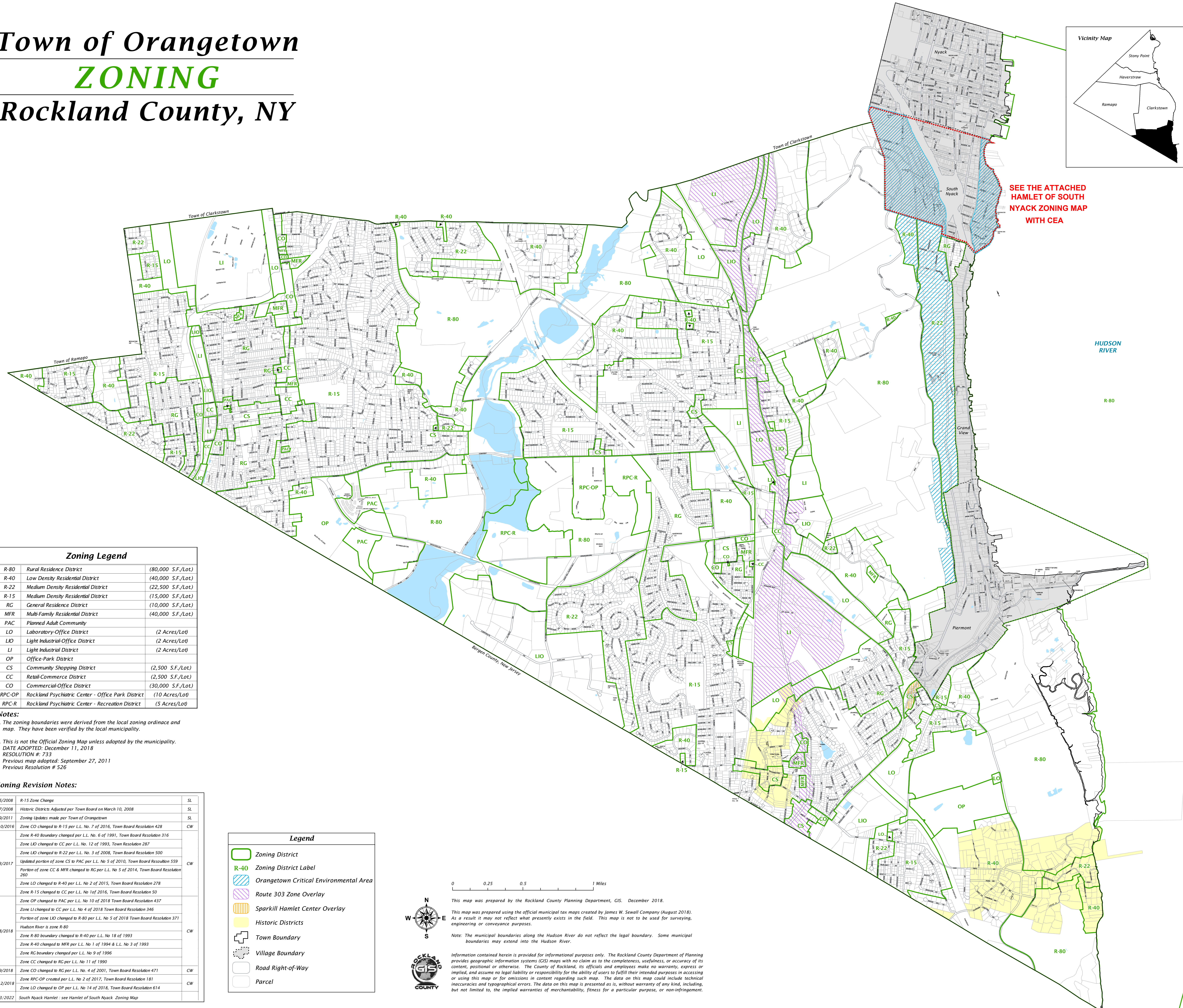
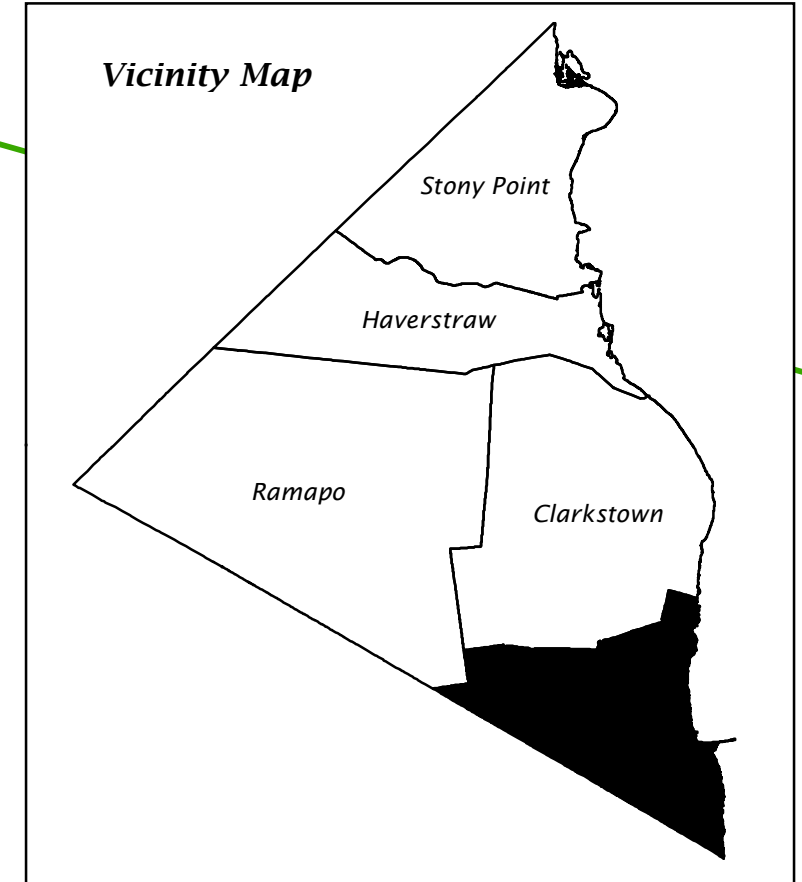
Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

Town of Orangetown

ZONING

Rockland County, NY



SEE THE ATTACHED
HAMLET OF SOUTH
NYACK ZONING MAP
WITH CEA

Zoning Legend

R-80	Rural Residence District	(80,000 S.F./Lot)
R-40	Low Density Residential District	(40,000 S.F./Lot)
R-22	Medium Density Residential District	(22,500 S.F./Lot)
R-15	Medium Density Residential District	(15,000 S.F./Lot)
RG	General Residence District	(10,000 S.F./Lot)
MFR	Multi-Family Residential District	(40,000 S.F./Lot)
PAC	Planned Adult Community	
LO	Laboratory-Office District	(2 Acres/Lot)
LIO	Light Industrial-Office District	(2 Acres/Lot)
LI	Light Industrial District	(2 Acres/Lot)
OP	Office-Park District	
CS	Community Shopping District	(2,500 S.F./Lot)
CC	Retail Commerce District	(2,500 S.F./Lot)
CO	Commercial-Office District	(30,000 S.F./Lot)
RPC-OP	Rockland Psychiatric Center - Office Park District	(10 Acres/Lot)
RPC-R	Rockland Psychiatric Center - Recreation District	(5 Acres/Lot)

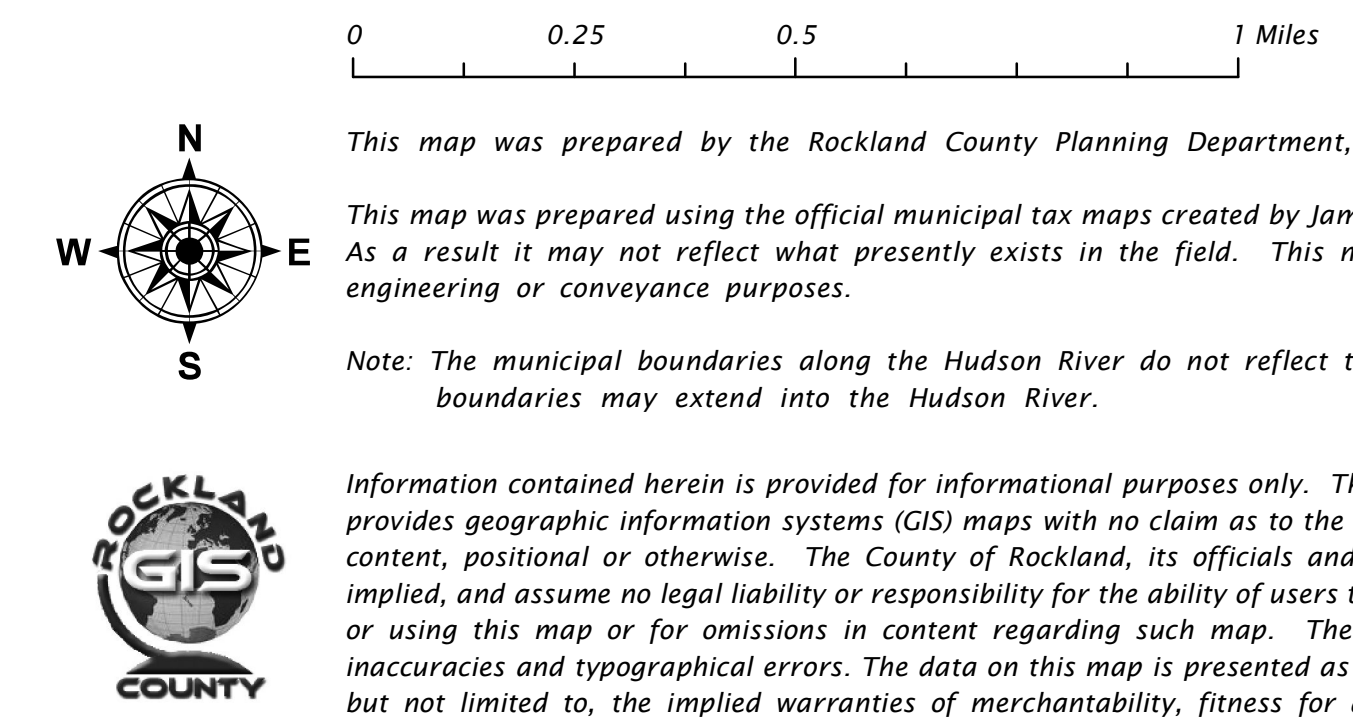
Notes:
 1. The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
 2. This is not the Official Zoning Map unless adopted by the municipality.
 DATE ADOPTED: December 11, 2018
 RESOLUTION #: 733
 Previous map adopted: September 27, 2011
 Previous Resolution #: 526

Zoning Revision Notes:

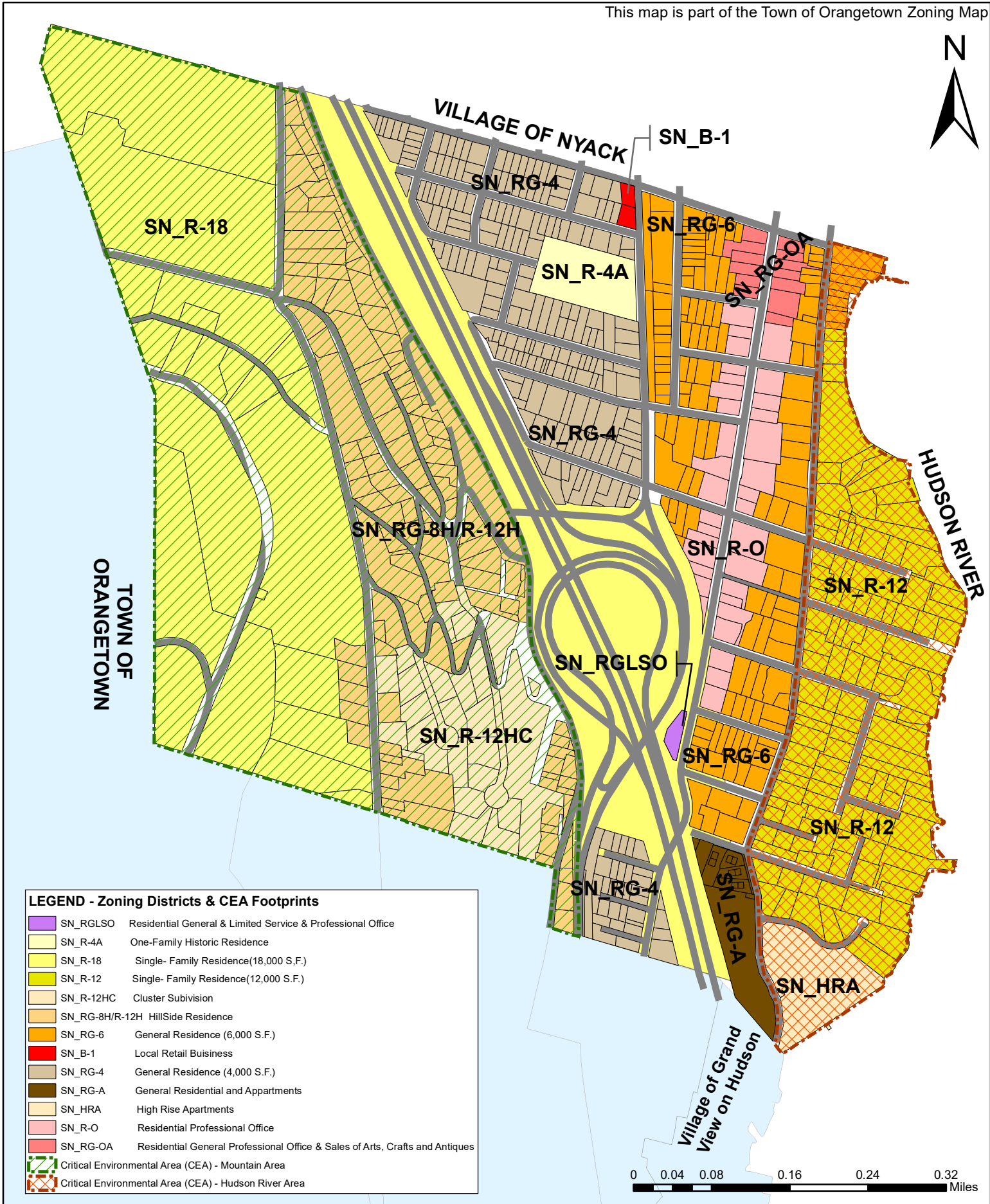
5/2008	R-15 Zone Change	SL
7/2008	Historic Districts Adjusted per Town Board on March 10, 2008	SL
9/2011	Zoning Updates made per Town of Orangetown	SL
10/2016	Zone CO changed to R-15 per L.L. No. 7 of 2016, Town Board Resolution 428	CW
3/2017	Zone R-40 Boundary changed per L.L. No. 6 of 1991, Town Board Resolution 316	CW
	Zone LIO changed to CC per L.L. No. 12 of 1993, Town Board Resolution 287	
	Zone LO changed to R-22 per L.L. No. 3 of 2008, Town Board Resolution 500	
	Updated portion of zone CS to PAC per L.L. No. 5 of 2010, Town Board Resolution 559	
	Portion of zone CC & MFR changed to RG per L.L. No. 5 of 2014, Town Board Resolution 260	
8/2018	Zone LO changed to R-40 per L.L. No. 2 of 2015, Town Board Resolution 278	CW
	Zone R-15 changed to CC per L.L. No. 1 of 2016, Town Board Resolution 50	
	Zone OP changed to PAC per L.L. No. 10 of 2018 Town Board Resolution 437	
	Zone LI changed to CC per L.L. No. 4 of 2018 Town Board Resolution 346	
	Portion of zone LIO changed to R-80 per L.L. No. 5 of 2018 Town Board Resolution 371	
9/2018	Hudson River is zone R-80	CW
	Zone R-80 boundary changed to R-40 per L.L. No. 18 of 1993	
	Zone R-40 changed to MFR per L.L. No. 1 of 1994 & L.L. No. 3 of 1993	
	Zone RG boundary changed per L.L. No. 9 of 1996	
9/2018	Zone CC changed to RG per L.L. No. 4 of 2001, Town Board Resolution 471	CW
	Zone RPC-OP created per L.L. No. 2 of 2017, Town Board Resolution 181	
12/2018	Zone LO changed to OP per L.L. No. 14 of 2018, Town Board Resolution 614	CW
	Zone LO changed to OP per L.L. No. 14 of 2018, Town Board Resolution 614	
03/2022	South Nyack Hamlet: see Hamlet of South Nyack Zoning Map	

Legend

- Zoning District
- R-40 Zoning District Label
- Orangetown Critical Environmental Area
- Route 303 Zone Overlay
- Sparkill Hamlet Center Overlay
- Historic Districts
- Town Boundary
- Village Boundary
- Road Right-of-Way
- Parcel



This map was prepared by the Rockland County Planning Department, GIS, December 2018.
 This map was prepared using the official municipal tax maps created by James W. Sewall Company (August 2018). As a result it may not reflect what presently exists in the field. This map is not to be used for surveying, engineering or conveyance purposes.
 Note: The municipal boundaries along the Hudson River do not reflect the legal boundary. Some municipal boundaries may extend into the Hudson River.
 Information contained herein is provided for informational purposes only. The Rockland County Department of Planning provides geographic information systems (GIS) maps with no claim as to the completeness, usefulness, or accuracy of its content, positional or otherwise. The County of Rockland, its officials and employees make no warranty, express or implied, and assume no legal liability or responsibility for the ability of users to fulfill their intended purposes in accessing or using this map or for omissions in content regarding such map. The data on this map could include technical inaccuracies and typographical errors. The data on this map is presented as is, without warranty of any kind, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, or non-infringement.



LEGEND - Zoning Districts & CEA Footprints

	SN_RGLSO	Residential General & Limited Service & Professional Office
	SN_R-4A	One-Family Historic Residence
	SN_R-18	Single-Family Residence(18,000 S.F.)
	SN_R-12	Single-Family Residence(12,000 S.F.)
	SN_R-12HC	Cluster Subdivision
	SN_RG-8H/R-12H	HillSide Residence
	SN_RG-6	General Residence (6,000 S.F.)
	SN_B-1	Local Retail Business
	SN_RG-4	General Residence (4,000 S.F.)
	SN_RG-A	General Residential and Apartments
	SN_HRA	High Rise Apartments
	SN_R-O	Residential Professional Office
	SN_RG-OA	Residential General Professional Office & Sales of Arts, Crafts and Antiques
	Critical Environmental Area (CEA) - Mountain Area	
	Critical Environmental Area (CEA) - Hudson River Area	

Hamlet of South Nyack, Town of Orangetown Rockland County, NY, Zoning Map

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If “Yes”, answer questions a - h. If “No”, move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If “Yes”, answer questions a - g. If “No”, move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

NO

YES

(See Part 1. C.1, C.2. and C.3.)

This action was recommended through dissolution of village of Nyack into Town of Orangetown. Thus Village zoning will be incorporated in the town's zoning.

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

NO

YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Helen Kenny Burrows
Deputy Commissioner

May 12, 2022

Orangetown Town Board
26 Orangeburg Road
Orangeburg, NY 10962

Tax Data:

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date:

Date Review Received: 4/15/2022

Item: TOWN OF ORANGETOWN - ZONING IN SOUTH NYACK (O-2442)

Local Law to adopt zoning regulations for the Hamlet of South Nyack. Certain provisions of the former Village of South Nyack's Code will also be repealed.
Hamlet of South Nyack

Reason for Referral:

County and State highways and parks; Long Path Hiking Trail; adjacent municipalities

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

1 The former Village of South Nyack was split into three Critical Environmental Areas (CEA): Hudson River Area, Run-Off Area, and Mountainous Area. The Hudson River and Mountainous Areas have been included in the new portion of the Orangetown zoning code, however the Run-Off Area was omitted from the zoning amendment and the March 21, 2022 map of the hamlet (revision #4). On April 28, 2022, the Town Attorney sent our department an older map that was dated March 3, 2022 (revision #2) and included the Run-Off CEA. This CEA is shown on the previous map to extend between South Broadway and Route 9W and is unique in that the steep hillsides to the west result in significant water run-off and drainage concerns. The NYS Thruway also runs through this area, making pollution, noise, and traffic additional concerns. It must be stated why the Run-Off CEA was not included, and reconsideration should be made to also include this section of the hamlet. If the CEA is returned to the official map, the Town shall ensure that the Run-Off CEA is also added to Section 10.233(g) of the Town Code, and that all appropriate traits, regulations, and development criteria are included. The Town of Orangetown zoning map shall also be updated to include this CEA as part of the Orangetown Critical Environmental Area.

2 Section 4 of the Local Law describes the proposed western boundary for the Hudson River CEA to be along the eastern side of the centerline of Piermont Avenue. This is also depicted on the March 21, 2022 map. However, in the former Village of South Nyack, the western boundary was along the western side of the centerline of South Broadway. The March 3, 2022 map also reflected the former Village's boundary of the CEA. It must be stated as to why this CEA has been reduced in area between the second and fourth revisions of the map.

TOWN OF ORANGETOWN - ZONING IN SOUTH NYACK (O-2442)

3 The Town Board should take this opportunity to determine whether the Hudson River CEA could be modified to include other portions of the Town, particularly the area along the Hudson River between Tallman Mountain State Park and Palisades State Park.

4 Section 18.12 of the Local Law provides definitions for terms that are defined in the South Nyack Zoning Code, but not in the Orangetown Zoning Code. One of these terms is "swimming pool." However, the definition provided is for "swimming pool structure" from the South Nyack Code. The term should be corrected in the amendment. In addition, the Orangetown code only provides a definition for "swimming pool, private." South Nyack included a general definition for a "swimming pool," and further broke it down into "swimming pool, private" and "swimming pool, other." The Town should consider adopting this more complete definition.

5 Section 18.2 of the Local Law imports some of the supplemental use regulations found in Article VI of the South Nyack zoning code. However, only two of the 18 sections have been brought over to the Orangetown Code: "Sale of arts, crafts & antiques; general or professional office" and "Community residence facilities." Some of the other provisions, such as "Business hours of operation" are already regulated within the Town's code and are therefore, not included, and "Swimming pools" has been moved to the section for supplemental bulk regulations. However, others such as "Use of water rights" and "Protection from glare" are not covered in the Orangetown code and regulations for "Parking of commercial vehicles" and "General and professional offices, funeral parlors and sale of arts, crafts and antiques in the RG-OA [now known as SN_RG-OA] Districts" apply to specific districts that only exist in the hamlet of South Nyack. It must be stated why these sections, as well as the other supplemental use regulations, have not been included in the Local Law, as they are important regulations that should be kept.

6 Section 18.21 regulates the "Sale of arts, crafts & antiques; general or professional office." The South Nyack Code included provisions for signage and hours for the sale of arts, crafts, and antiques, neither of which appear in the Local Law. These additional regulations are important in maintaining the character of the hamlet and should be included in the amendments.

7 Section 18.23 is titled "xx" and does not include any text. This shall be removed.

8 A majority of the supplementary bulk regulations found in Article VII of the South Nyack Zoning Code have been included in Section 18.3 of the Local Law. However, "Obstructions to vision at street intersections," "Bulk requirements applicable to places of worship," and "side yard adjustment for lots providing more than the minimum required street frontage" have not been incorporated in the amendment. Regulations such as the obstructions to vision at street intersections are important in an area like the Hamlet of South Nyack where it may be difficult to see whether there are other vehicles approaching an intersection due to the incline of most streets, particularly given the pedestrian activity in the heart of the hamlet center. The Town should reconsider also adding these important supplementary bulk regulations to the amendments.

9 Article VII of the Orangetown Zoning Code establishes the procedures for conditional uses on approval by the Planning Board. Although the Town grants special permits through the Town Board and Zoning Board of Appeals (ZBA), there is no portion of the zoning code that details the procedures for granting special permits. To that end, the Town shall consider adopting Sections 330-38 through 41 of the South Nyack Code, or a modified version thereof. These sections define the Special Permit Granting Authority (SPGA) and their powers and duties (the SPGA is mentioned in Section 18.42 and 18.44 of the Local Law without being formally established in the Orangetown Code), as well as procedures for granting special permits and requirements applicable to all special permit uses. This will only strengthen Orangetown's Code by explicitly establishing the powers of the Town Board and ZBA as special permit granting authorities, as well as the procedures under which they can grant these permits. Setting these requirements for all special permit uses also holds these uses to a higher scrutiny by the SPGA, similar to Section 8.1 of the Orangetown Zoning Code that includes the general standards for conditional uses.

TOWN OF ORANGETOWN - ZONING IN SOUTH NYACK (O-2442)

10 The special or conditional permit uses for the Hamlet of South Nyack, found in Section 18.4 of the Local Law do not include the regulations for private boat or yacht clubs or bed-and-breakfast establishments. However, the Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations indicates private boat or yacht clubs are a special permit use in the SN_R-12 zoning district. The special permit requirements for this use must therefore be included in Section 18.4.

11 As noted above the special or conditional permit uses do not include bed-and-breakfast establishments. This use also does not appear on the Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations, but was permitted in several zoning districts in the former Village. If this was an oversight, it must be added back to the Table, and the special permit regulations for the use added to Section 18.4. If bed-and-breakfasts are no longer permitted in the new hamlet, it must be stated whether any existing establishments will be permitted to operate as a non-conforming use.

12 The Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations lists private schools and private educational campuses as separate uses. Private schools are a special permit use granted by the Zoning Board of Appeals and are subject to the requirements of Section 18.41. Private educational campuses are special permit uses granted by the Town Board, but are not subject to specific special permit requirements. The former Village of South Nyack Zoning Code previously included special permit requirements for these campuses, but has since repealed them. The Town shall continue to require a special permit for private educational campuses, and should consider establishing special permit standards specific to this use.

13 Orangetown regulates signage through Chapter 31C of the Town Code, as well as for individual zoning districts in Column 5 of the Table of General Use Regulations. Article IX of the South Nyack Zoning Code regulated signs in the former Village, and has not been brought over in the Local Law. The Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations also does not include regulations for signage in the new hamlet. Article IX from the South Nyack Zoning Code must be included in the Orangetown Code to regulate signs in the new zoning districts established for the Hamlet of South Nyack, or Chapter 31C of the Orangetown Town Code must be amended to include such.

14 Article X of the South Nyack Zoning Code regulated off-street parking and loading facilities and driveways. This was not included in the Local Law since the Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations established parking requirements for each use in the new hamlet and Article VI of the Orangetown zoning code currently includes provisions for off-street parking and loading. The remainder of Article X of the South Nyack Zoning Code also provides differing regulations from Article VI of Orangetown's zoning code. The Town Board must determine whether all or some of these different requirements should remain in place for the Hamlet of South Nyack.

15 Included on the bulk table for South Nyack is the lot coverage standard. This standard has been kept for the Hamlet on the Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations. Lot coverage is an important regulation since it limits the amount of impervious surface on a site, thereby preserving (or establishing) greenspace and reducing run-off. The Town currently does not have a lot coverage standard. This must remain in place in the Hamlet of South Nyack in the future. In addition, the Town should use this opportunity to establish a lot coverage standard for the existing zoning districts throughout the Town. Now is an ideal time to develop this standard as the Town of Orangetown is currently undergoing an update to the Comprehensive Plan.

16 Resolution No. 180 provides a listing of interested or involved agencies for the adoption of the proposed zoning regulation. This list must be expanded to include the following agencies, since facilities under their jurisdictions are either within the Hamlet of South Nyack or within 500 feet of its boundary: New York State Department of Environmental Conservation; New York State Department of Transportation; New York State Thruway Authority; New York-New Jersey Trail Conference; Palisades Interstate Park Commission; and Rockland County Division of Environmental Resources. In addition, the Referral Agencies listed on the Referral Form for General Municipal Law (GML) Reviews should be expanded to include the above listed agencies.

17 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

TOWN OF ORANGETOWN - ZONING IN SOUTH NYACK (O-2442)

17.1 The Lead Agency Coordination Letter from the Town of Orangetown, dated April 15, 2022, states that the Town Board has determined that the amendment to Chapter 43 by adding Article XVIII for zoning in the Hamlet of South Nyack is an "Unlisted" action under the State Environmental Quality Review Act (SEQRA). However, Resolution 180 states that the proposed action was determined to be a "Type I" action. Section 617.4(b)(1) of the SEQRA regulations indicates that the initial adoption of a municipality's comprehensive zoning regulations is one of the criteria for a Type I action. Therefore, it seems that the adoption of the zoning regulations for this new section of the Town of Orangetown would meet this criterion. All information must be consistent. The Town must amend the appropriate document to cite the correct SEQRA action.

17.2 Resolution No. 180 lists the involved and interested agencies in the review process for the amendment of the Town's zoning ordinance. The Town of Ramapo is listed as one of the municipalities. It is not clear why this municipality is listed since it does not abut, nor is within 500 feet of, any portion of the Town of Orangetown or the Hamlet of South Nyack.

17.3 The Referral Form for the GML Review indicates that the lot acreage for the application is 0.46 acres. It is unclear as to what this is referencing since a new Article is being amended to Chapter 43, which includes the Hamlet of South Nyack in its entirety. This must be corrected.



 Douglas J. Schuetz
 Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
 New York - New Jersey Trail Conference
 New York State Department of Environmental Conservation
 New York State Department of Transportation
 New York State Thruway Authority
 Palisades Interstate Park Commission
 Rockland County Department of Health
 Rockland County Division of Environmental Resources
 Rockland County Highway Department
 Town of Clarkstown
 Villages of Chestnut Ridge, Nyack, &
 Grand View-on-Hudson

"NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

Town of Orangetown Town Board

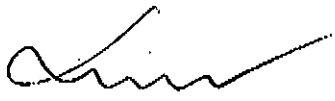
Date: April 15, 2022

Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

**RE: GML Article 17-A
Amend Chapter 43, adding Article XVIII to address Zoning in the Hamlet of South Nyack**

The Rockland County Highway Dept. agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

04.27.22
Date



(Signature)

Dyan Rajasingham, Engineer III
(Print Name and Title)

Rockland County Hwy Dept.
(Name of Agency)

Encl.

Town of Orangetown Town Board

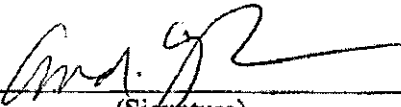
Date: April 15, 2022

Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

**RE: GML Article 17-A
Amend Chapter 43, adding Article XVIII to address Zoning in the Hamlet of
South Nyack**

The Village of Nyack Board of Trustees agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

4/27/22
Date


(Signature)

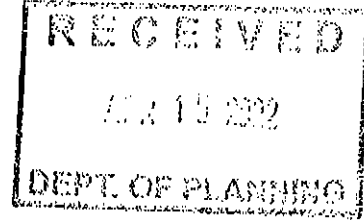
Andrew Y. Stewart
(Print Name and Title)

Village of Nyack Board of Trustees
(Name of Agency)

Encl.

Town of Orangetown Town Board

Date: April 15, 2022



Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

**RE: GML Article 17-A
Amend Chapter 43, adding Article XVIII to address Zoning in the Hamlet of South Nyack**

The Rockland County Planning Dept. agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

4/21/2022
Date

Michael Kezaer
(Signature)

Michael Kezaer, Senior Planner
(Print Name and Title)

Rockland County Planning Dept.
(Name of Agency)

Encl.

Town of Orangetown Town Board

Date: April 15, 2022

Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

**RE: GML Article 17-A
Amend Chapter 43, adding Article XVIII to address Zoning in the Hamlet of
South Nyack**

The Piermont Village Board agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

4/19/22

Date


(Signature)

Jennifer DeYorgi Maher, Village Clerk
(Print Name and Title)

Village of Piermont Board of Trustees
(Name of Agency)

Encl.

TOWN OF ORANGETOWN
2022 APR 25 P 2:21
TOWN CLERK'S OFFICE

Town of Orangetown Town Board


Date: April 15, 2022

Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

**RE: GML Article 17-A
Amend Chapter 43, adding Article XVIII to address Zoning in the Hamlet of
South Nyack**

The Village of Grand View-on-Hudson agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

4/29/2022
Date


(Signature)

Lawrence Lynn, Mayor
(Print Name and Title)

Village of Grand View-on-Hudson
(Name of Agency)

Encl.

TOWN OF ORANGETOWN
2022 MAY -6 A 11:07
TOWN CLERK'S OFFICE

43 Attachment 19.1
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack (SN)

Zoning District	Principal Use	Use Type	Minimum Lot Frontage (feet)	Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses	Use Type	Parking
					Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-4A ONE-FAMILY HISTORIC RESIDENCE	In order to preserve the unique historical and architectural character of the property currently known as 122 Franklin Street, identified on the former Village of Soth Nyack Tax Map as Sec. 66.45, Block 3, Lot 27, this district requires four acres per lot. To encourage and facilitate the maintenance of this unique property in its historic state, a broader range of uses and greater intensity of use is allowed insofar as the property can absorb these because of its unusually large size. Up to eight accessory structures are allowed per four-acre lot. Three accessory structures, known as the barn, summer kitchen and pool house on proposed master plan dated 6-5-2004, may include habitable space, not to exceed 1,300 square feet each, and subject to site plan approval by the Planning Board. The number of special permit uses allowed on the property is as allowed in this Article. To the extent that the provisions of this bulk table for District SN-R-4A may conflict with other regulations of this chapter with respect to bulk or use, the provisions in this table shall have controlling precedent.													
	One-family dwelling*	P	100	38	35	30	20	40	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Public School	P	100	38	35	30	20	40	3	30	36	Private swimming pool	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	100	38	35	30	20	40	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Private schools subject to § 18.41	SPZ	100	38	35	30	20	40	3	30	36	Professional office or studios subject to § 18.45 with exemptions as set forth in Subsections 3, 4 and 6.	PA	1 space per 4 students
	Place of worship and Places of worship with parish houses	P	100	38	35	40	30	60	3	30	36			200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 2 spaces for dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	100	38	35	30	20	40	3	30	36	Exercise facilities for residents	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42	SPTB	100	38	35	30	20	40	3	30	36	Entertainment space for residents	PA	Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	100	38	35	30	20	40	3	30	36		PA	full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45 with exemptions as set forth in Subsections 3, 4, and 6	CUPB	100	38	35	30	20	40	3	30	36			1 space for each 300 SF of gross floor area
Private educational campus	SPTB	100	38	35	30	20	40	3	30	36	Children s playhouse	PA	1 space per 4 students	
Permitted accessory structures	PA			90	15	10	20	1	15	15			-	

NOTES: (P) = Permitted Use
(CUPB) = Conditional Use Planning Board
(SPZ) = Special Permit Use - Zoning Board of Appeals
(SPTB) = Special Permit Use - Town Board
(ACU) = Accessory Requiring Certificate of Use
(PA) = Permitted Accessory
* = not to exceed one principal structure per lot

Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

**43 Attachment 19.2
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulation
(§3.13)
Hamlet of South Nyack**

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-18 ONE-FAMILY RESIDENCE	One-family dwelling*	P	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each
	Public school	P	18,000 square feet	18,000 square feet	100	38	35	30	20	40	3	30	36	Private boathouse	PA	R-18 2.0 spaces per dwelling unit
	Community residence facility subject to §18.22	SPZ	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36	Private swimming pool	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Private schools subject to § 18.14	SPZ	18,000 square feet	18,000 square feet	100	38	35	30	20	40	3	30	36		PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Places of worship and Places of worship with parish houses	P	18,000 square feet	18,000 square feet	100	38	35	40	30	60	3	30	36	Boathouses and boat docks, private utility storage building (including garden shed, tool shed, greenhouse)	PA	1 space per 4 students
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	38	35	30	20	40	3	30	36	Children's playhouse	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36	Home occupations	PA	Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36			full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45.	CUPB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36			1 space for each 300 SF of gross floor area
	Private educational campus	SPTB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36			1 space per 4 students
Permitted accessory structures	PA															-
SN-R-12 ONE-FAMILY RESIDENCE	One-family dwelling*	P	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Private garage	PA	2.0 spaces per dwelling unit
	Public school	P	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Private boathouse	PA	R-12 200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to § 18.22	SPZ	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Private swimming pool	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship Places of worship with parish houses	P	12,000 square feet	12,000 square feet	100	45	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	45	35	25	15	35	3	30	36	Boathouses and boat docks	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Children's playhouse	PA	Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Homes subject to § 18.44	SPTB	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Home occupations	PA	full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36			1 space for each 300 SF of gross floor area
	Private boat or yacht club with minimum of 300 feet of contiguous river frontage	SPZ	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36			1 space per every 2 boats associated with the club
	Permitted accessory structures	PA														

NOTES: (P) = Permitted Use
(CUPB) = Conditional Use Planning Board
(SPZ) = Special Permit Use - Zoning Board of Appeals
(SPTB) = Special Permit Use - Town Board
(ACU) = Accessory Requiring Certificate of Use
(PA) = Permitted Accessory

Minimum Lot Area Applicability:
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
(Must meet minimum lot area requirement after application of the slope formula, §18.32)
* = not to exceed one principal structure per lot

Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

43 Attachment 19.3
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)

Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses	Use Type	Parking	
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)				
SN-R-12HC CLUSTER SUBDIVISION	Each lot in the clustered major subdivision designated SN-R-12HC shall be subject to the requirements of the SN-R-12H District and the requirements for the individual lot as identified by the table on Sheet 7 (Final Cluster Subdivision Plat) of the Final Subdivision Plan for the Lands of Dansome L.L.C. on file at Town Hall and with the Rockland County Clerk. If any conflict shall arise between the applicability of the SN-R-12H regulations and those identified on the filed plan, those on the filed plan shall prevail.															R-12HC	Unless otherwise provided below, at least 1 parking space for each
SN-R-12H HILLSIDE RESIDENTIAL Within the RG-8HR-12H District: uses that 1) did not exist on the effective date of this chapter, or 2) existed on such date that have or propose to have a gross floor area 50% greater than on such date shall be classified R- 12H and meet these requirements.	One-family dwelling*	P	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Private garage	PA	R-12H	2.0 spaces per dwelling unit
	Public school	P	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Private boathouse	PA		200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Private swimming pool	PA		½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Places of worship and Places of worship with parish houses	P	12,000 square feet	12,000 square feet	100	45	35	40	30	60	3	30	36		PA		200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	45	30	25	15	35	3	30	36	Boathouses and boat docks, private utility storage building (including garden shed, tool shed, greenhouse)	PA		200 SF of gross floor area
	Mass transit and public utility rights-of- way and structures subject to § 18.42.	SPTB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Children s playhouse	PA		Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Home occupations	PA		full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36				1 space for each 300 SF of gross floor area
	Private educational campus	SPTB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36				1 space per 4 students
Permitted accessory structures	PA						60	8	8	16	1	15	15				-

NOTES: (P) = Permitted Use
(CUPB) = Conditional Use Planning Board
(SPZ) = Special Permit Use - Zoning Board of Appeals
(SPTB) = Special Permit Use - Town Board
(ACU) = Accessory Requiring Certificate of Use
(PA) = Permitted Accessory

Minimum Lot Area Applicability:
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
(Must meet minimum lot area requirement after application of the slope formula in § 18.32)
* = not to exceed one principal structure per lot

Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

**43 Attachment 19.4
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack**

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-RG-8H HILLSIDE RESIDENTIAL Within the RG-8H/R-12H District: uses that were in existence on the effective date of this chapter shall be classified RG-8H and meet these requirements except that if a proposed floor area expansion to an existing building exceeds 50%, the property shall become subject to the requirements of the R-12H.)	One-family dwelling*	P	8,000 square feet		80	45	30	22	15	30	3	30	36	Private garage	PA	2.0 spaces per dwelling unit
	Two-family type-b dwelling*	P	10,000 square feet		100	45	30	22	15	30	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family type-b dwelling*	P	12,000 square feet		100	45	30	22	15	30				Private swimming pool	PA	1.0 space for the added dwelling
	Public school	P	8,000 square feet		80	45	30	22	15	30	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	8,000 square feet		80	45	30	22	15	30	3	30	36		PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship and Places of worship with parish houses	P	8,000 square feet		80	45	35	40	30	60	3	30	36	Boathouses and boat docks, Children's playhouse	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres		80	45	30	22	15	30	3	30	36	Home occupations	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	8,000 square feet		80	45	30	22	15	30	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the
	Agency Group Home subject to § 18.44	SPTB	8,000 square feet		80	45	30	22	15	30	3	30	36			full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	8,000 square feet		80	45	30	22	15	30	3	30	36			1 space for each 300 SF of gross floor area
Private educational campus	SPT	8,000 square feet		80	45	30	22	15	30	3	30	36			1 space per 4 students	
Permitted accessory structures	PA						55	5	5	10	1	15	15			-
SN-RG-6 GENERAL RESIDENTIAL	One-family dwelling*	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	2.0 spaces per dwelling unit
	Public school	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private boathouse	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private swimming pool	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Two-family dwelling*	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36		PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family dwelling*	P	9,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	1.0 space for the added dwelling
	Private schools subject to § 18.41	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Children's playhouse	PA	1 space per 4 students
	Places of worship and Places of worship with parish houses	P	6,000 square feet	12,000 square feet	60	50	35	40	30	60	<---See § 330-36--->			Home occupations; Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	60	50	25	20	12	25	3	30	36			200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the
	Agency Group Home subject to § 18.44	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36			full-time staff member plus 1 space for each classroom
Professional office or studios subject to § 18-45	CUPB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36			1 space for each 300 SF of gross floor area	
Permitted accessory structures	PA						50	5	5	10	1	15	15			-

NOTES: (P) = Permitted Use
(CUPB) = Conditional Use Planning Board
(SPZ) = Special Permit Use - Zoning Board of Appeals
(SPTB) = Special Permit Use - Town Board

Minimum Lot Area Applicability:
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
(Must meet minimum lot area requirement after application of the slope formula, § 18.32)

Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

43 Attachment 19.5
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-RG-4 GENERAL RESIDENTIAL	One-family dwelling*	P	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each
	Public school	P	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Community residence facility subject to §18.22	SPZ	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Private swimming pool	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Place of worship and Places of worship with parish houses	P	4,000 square feet	8,000 square feet	40	55	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse); Home occupations	PA	1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Two-family dwelling*	P	6,000 square feet	12,000 square feet	60	55	20	20	10	20	3	30	36		PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling
	Conversion of existing structure to two-family dwelling*	P	7,000 square feet	12,000 square feet	60	55	20	20	10	20	3	30	36	Boathouses and boat docks	PA	2.0 spaces per dwelling unit
	Private schools subject to § 18.41	SPZ	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Children's playhouse	PA	1.0 space for the added dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	40	55	20	20	10	20	3	30	36			1 space per 4 students
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36			200 SF of gross floor area
	Agency Group Home subject to § 18.44	SPTB	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Professional office or studios subject to § 18.45	CUPB	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36			full-time staff member plus 1 space for each classroom
Permitted accessory structures	PA					45	5	5	10	1	15	15			1 space for each 300 SF of gross floor area	
SN- HRA HIGH-RISE APARTMENTS	Existing four six-story buildings only; existing principal and accessory uses only. Any change to existing area and bulk utilization shall require a variance.														HRA	-

NOTES: (P) = Permitted Use
(CUPB) = Conditional Use Planning Board
(SPZ) = Special Permit Use - Zoning Board of Appeals
(SPTB) = Special Permit Use - Town Board
(ACU) = Accessory Requiring Certificate of Use
(PA) = Permitted Accessory

Minimum Lot Area Applicability:
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
(Must meet minimum lot area requirements after application of the slope formula, § 18.32)
* = not to exceed one principal structure per lot

Maximum Building Height Applicability:

43 Attachment 19.6
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses	Use Type	Parking	
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)				
SN- RG-A GENERAL RESIDENTIAL AND APARTMENTS	One-family dwelling*	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each	
	Public school	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit	
	Community residence facility subject to §18.22	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private swimming pool	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided	
	Place of worship and Places of worship with parish houses	P	6,000 square feet	12,000 square feet	60	50	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way	
	Two-family dwelling*	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36		PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided	
	Conversion of existing structure to two-family dwelling*	P	9,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	2.0 spaces per dwelling unit	
	Three-story apartment buildings existing on the effective date of this chapter	P	Any change to existing area and bulk utilization shall require a variance											Children's playhouse	PA	1.0 space for the added dwelling	
	Private schools subject to § 18.41	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Home occupations	PA	1 space per 4 students	
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	60	50	25	20	12	25	3	30	36				200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				1 space for each 300 SF of gross floor area
	Permitted accessory structures	PA					50	5	5	10	1	15	15				-

NOTES: (P) = Permitted Use

(CUPB) = Conditional Use Planning Board
(SPZ) = Special Permit Use - Zoning Board of Appeals
(SPTB) = Special Permit Use - Town Board
(ACU) = Accessory Requiring Certificate of Use
(PA) = Permitted Accessory

Minimum Lot Area Applicability:
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
(Must meet minimum lot area requirement after application of the slope formula, §18.32)
* = not to exceed one principal structure per lot

Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

43 Attachment 19.7
 Town of Orangetown
 Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
 (§3.13)
 Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-O RESIDENTIAL PRO-FESIONAL OFFICE	One-family dwelling*	P	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each
	Two-family type-b dwelling*	P	10,000 square feet	10,000 square feet	100	45	30	22	15	30	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family type-b dwelling*	P	12,000 square feet	12,000 square feet	100	45	30	22	15	30				Private swimming pool	PA	2.0 spaces per dwelling unit
	Public school	P	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	1.0 space for the added dwelling
	Community residence facility subject to § 330-27	SPZ	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36		PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Place of worship and Places of worship with parish houses subject to § 330-42	P	8,000 square feet	8,000 square feet	80	45	35	40	30	60	3	30	36	Boathouses & boat docks		½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	80	45	30	22	15	30	3	30	36	Home occupations	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	SPZ	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			1 space for each 300 SF of gross floor area
	Private educational campus	SPT	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			1 space per 4 students
	Nursery schools, after-school programs and day-care centers, duly licensed or authorized by the State of New York	SPZ	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			1 space for each staff member plus 1 space for each classroom
	Conversion of existing building to multifamily dwelling subject to § 18.43	SPZ	10,000 square feet	20,000 square feet	100	45	30	22	15	30	3	30	36			2.5 spaces per dwelling unit
	Professional offices subject to § 18.45	CUPB	10,000 square feet	20,000 square feet	100	45	30	22	15	30	3	30	36			1 space for each 300 SF of gross floor area
	Permitted accessory structures	PA							5	5	5	10	1	15	15	

NOTES: (P) = Permitted Use
 (CUPB) = Conditional Use Planning Board
 (SPZ) = Special Permit Use - Zoning Board of Appeals
 (SPTB) = Special Permit Use - Town Board
 (ACU) = Accessory Requiring Certificate of Use
 (PA) = Permitted Accessory

Minimum Lot Area Applicability:
 Area 1 = Existing principal building and lot
 Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
 (Must meet minimum lot area requirement after application of the slope formula, § 18.32)
 * = not to exceed one principal structure per lot

Maximum Building Height Applicability:
 Maximum building height shall be the lesser of the number of

**43 Attachment 19.8
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack**

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-RG-OA RESIDENTIAL, GENERAL AND PROFESSIONAL OFFICE AND SALE OF ARTS, CRAFTS AND ANTIQUES	One-family dwelling*	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each
	Public school	P	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Private boathouse	PA	2.0 spaces per dwelling unit
	Community residence facility subject to §18.22	SPZ	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Private swimming pool	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Two-family dwelling*	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36		PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Conversion of existing structure to two-family dwelling*	P	10,000 square feet	20,000 square feet	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	2.0 spaces per dwelling unit
	General and professional offices, funeral parlors and sale of arts, crafts and antiques subject to § 18-24	P	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Children's playhouse	PA	2.0 spaces per dwelling unit
	Private schools subject to § 18.41	SPZ	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Home occupations	PA	1 space for each 300 SF of gross floor area
	Places of worship or places of worship with parish houses	P	10,000 square feet	20,000 square feet	80	40	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	1 space per 4 students
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	80	40	25	50	15	30	2	25	25			200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			1 space for each 300 SF of gross floor area
	Permitted accessory structures	PA					50	5	5	10	1	15	15			-
SN-B-1 LOCAL RETAIL BUSINESS	Existing local retail and service establishments only, subject to site plan approval and a certificate of occupancy for every change in tenancy or use. The Planning Board shall, with each approval, obtain an upgrading of the site commensurate with the proposed change. Each store or rental unit shall obtain its own C.O. within three months of enactment of this chapter. Area and bulk requirements shall conform to existing building and parking area only.													Parking and loading	PA	B-1

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Minimum Lot Area Applicability:
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
(Must meet minimum lot area requirement after application of the slope formula, §18.32)
* = not to exceed one principal structure per lot

Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

43 Attachment 19.9
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height		Accessory Uses	Use Type	Parking	
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)				Feet (b)
SN-RGLSO	One-family dwelling	P	4,000 square feet	8,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	2.0 spaces per dwelling unit
	Community residence facility subject to §18.22	P	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship	P	10,000 square feet	20,000 square feet	80	50	35	40	30	60	3	30	36	Private utility storage (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided
	Two-family dwelling	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36			2.0 spaces per dwelling unit
	Conversion of existing structure to one or two-family dwelling*	P	10,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36			2.0 spaces per dwelling unit
	General and professional offices, subject to § 18.45	P	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	30	36			1 space for each 300 SF of gross floor area
	Bicycle Sales/ Rental Business	P	10,000 square feet	18,000 square feet	80	50	25	10	12	25	2	30	36	Private storage: Café (indoor within Principal Building).	PA	1 space for each 250 SF of gross floor area
	Café	P	10,000 square feet	18,000 square feet	80	50	25	10	12	25	2	30	36			1 space for each 200 SF of gross floor area
	Permitted accessory structures	P	-	-	-	-	30	5	5	10	1	15	15			

NOTES: (P) = Permitted Use
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(SPZ) = Special Permit Use - Zoning Board of Appeals
(ACU) = Accessory Requiring Certificate of Use
(PA) = Permitted Accessory

Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

Minimum Lot Area Applicability: Area 1 = Existing principal building and lot; Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%. (Must meet minimum lot area requirement after application of the slope formula, §18.32) * = not to exceed one principal structure per lot

Local Law #___ of 2022

CHANGING THE ZONING DISTRICT CLASSIFICATION FROM “R40” TO “R15” AND “PAC” FOR PROPERTY LOCATED IN THE HAMLET OF PEARL RIVER LOCATED ON GATTO LANED AND SHOWN ON THE TAX MAP OF THE TOWN OF ORANGETOWN AS SBL 68.07-2-1.

BE IT ENACTED Town Board of the Town of Orangetown as follows:

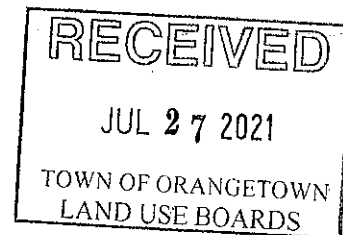
Section 1: The Zoning Map of the Town of Orangetown, which establishes the areas and boundaries of the various Town zoning districts, is hereby amended to change the zoning district of the property located on Gatto Lane, Pearl River, NY and identified on the Town of Orangetown Tax Map as Section 68.01 Block 2 Lot 1 from R40 to R15.

Section 2: The Zoning Map of the Town of Orangetown shall thereafter and simultaneous with the change as set forth in Section 1 of this Local Law, is hereby further amended to change the zoning district of the property located on Gatto Lane, Pearl River, NY and identified on the Town of Orangetown Tax Map as Section 68.01 Block 2 Lot 1 from R15 as authorized above, to Planned Adult Community (PAC).

Section 3: This law shall take effect immediately upon filing with the Secretary of State.



Environmental, Planning, and Engineering Consultants
34 South Broadway
Suite 300
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com



Memorandum

To: Town of Orangetown Planning Board
From: Elaine Du and Marissa Tarallo, PE, PTOE; AKRF
Date: July 26, 2021
Re: Toll Brothers – Traffic Impact Study Review
cc: Anthony Russo; AKRF

This technical memorandum summarizes AKRF's review of the following documents in connection with the proposed zoning change and associated senior living development on the vacant land parcel located on the north side of Gatto Lane approximately 700 feet east of North Highland Avenue.

- Traffic Access and Impact Study (TIS) and associated materials prepared by Hardesty & Hanover, LLC (the Consultant) dated May 2021
- Site Traffic Comparison Memo prepared by memo prepared by the Consultant dated December 21, 2020
- Concept plan prepared by Brooker Engineering, PLLC dated December 21, 2020

PROJECT DESCRIPTION

The existing vacant 10.05-acre lot is currently located in the R-40 district, which allows for up to nine single-family detached homes on the site. The proposed zoning change from R-40 to R-15 would allow for up to 25 single-family detached homes or up to five attached senior living units per acre resulting in up to 50 senior living units. The proposed senior living development would consist of 40 units at the site.

2021 EXISTING CONDITIONS

The TIS analyzed intersection operations at the following study intersections:

- North Highland Avenue and Crooked Hill Road
- North Highland Avenue and Gatto Lane
- Proposed Site Driveway and Gatto Lane

Based on the proposed use and the estimated trip generation, the number of and the locations of the study intersections is sufficient. All study intersections are unsignalized and stop-controlled at the minor approach. **The Consultant should revise the Gatto Lane roadway description to indicate that the North Highland Avenue and Gatto Lane intersection is unsignalized.**

Traffic data was collected in January 2021 at the intersections of North Highland Avenue and Crooked Hill Road, and North Highland Avenue and Gatto Lane, when schools were open but operating on a hybrid virtual and in-person basis. The baseline traffic volumes were adjusted to pre-COVID traffic conditions using historical 2016 NYSDOT traffic counts grown to year 2021 using an annual growth rate of 0.57 percent in accordance with the New York Metropolitan Transportation Council (NYMTC) *Plan 2045*.

The peak hours of the study area intersections were determined to be 7:45 AM to 8:45 AM and 4:15 PM to 5:15 PM for the weekday AM and PM periods, respectively.

The Consultant should provide the turning movement count data for the entire peak period in the Appendix.

2022 NO BUILD CONDITIONS

The 2022 No Build volumes were developed using an annual growth rate of 0.57 percent in accordance with NYMTC *Plan 2045*. The No Build condition also includes the maximum as-of-right development of the existing site, which consists of nine single family homes under the R-40 district. The nine single family homes would generate 11 vehicle trips during the weekday AM peak hour and 10 vehicle trips during the weekday PM peak hour, as calculated by the Consultant using the trip generation rates from *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*.

The Consultant has sufficiently assessed No Build Conditions using the appropriate methodologies.

2022 BUILD CONDITIONS

TRIP GENERATION

The TIS dated May 2021 describes the Existing site as being vacant and the No Build site as the as-of-right scenario with nine single family homes. The proposed senior living development includes 40 attached senior housing units.

The ITE *Trip Generation Manual, 10th Edition* Land Use Code 252 – Senior Adult Housing – Attached was used to develop trip generation estimates for the proposed senior living development. The TIS states that senior living development is anticipated to generate 8 vehicle trips during the weekday AM peak hour and 12 vehicle trips during the weekday PM peak hour.

The project increment trips, defined as the difference in vehicle trips generated by the Build scenario with the proposed senior housing development and No Build as-of-right scenario with nine single family homes, was added to the No Build traffic volumes to develop the final Build scenario traffic volumes. As stated in the TIS, the Build scenario increment, compared to the No Build scenario (as-of-right use), is a reduction of 3 vehicle trips during the weekday AM peak hour and an increase of 2 vehicle trips during the weekday PM peak hour.

TRIP DISTRIBUTION

Project generated trips were assigned to the study area with approximately 25 percent of site trips arriving from/departing to the north and 75 percent of site trips to/from the south along Highland Avenue, and 45 percent to/from the east and 30 percent to/from the west along Crooked Hill Road.

Given the location of major corridors and commuter travel patterns, the trip distribution assumptions are reasonable.

CAPACITY ANALYSIS

The Consultant conducted a capacity analysis for the weekday AM and PM peak hours using Synchro 10 and the *Highway Capacity Manual, 6th Edition* for the study intersections. The methodology is acceptable; however, the following should be included in a revised capacity analysis:

- **Revise the heavy vehicle percentages utilized in the weekday PM peak hour analyses to match the collected traffic data. The revision would not change the findings of the capacity analysis.**

CRASH ANALYSIS

A crash assessment was provided by the Consultant, including the most recent three-year pre-COVID period from January 1, 2017 to December 31, 2019 for the intersections of North Highland Avenue and Crooked Hill Road, North Highland Avenue and Gatto Lane, and the segments of North Highland Avenue between Crooked Hill Road and Gatto Lane, and the entire segment of Gatto Lane. A total of one crash occurred throughout the study area along Gatto Lane, resulting in one injury. The crash assessment concluded that based on the expected trip generation for the Proposed Project, it is not anticipated to have a significant impact on the crash rates on the area roadways.

The Consultant has sufficiently assessed safety conditions in the vicinity of the site using the appropriate methodologies.

PARKING

For the both the R-40 (existing) and R-15 (proposed) districts, two parking spaces are required per dwelling unit. Under the R-40 district as-of-right No Build scenario with nine single-family homes, 18 parking spaces would be required. Under the R-15 district Build scenario with 40 senior living units, 80 parking spaces would be required. As shown on the concept plan prepared by Brooker Engineering dated December 21, 2020, 10 parking spaces are provided at the site for the proposed senior living development.

The Applicant should revise the site plan to include parking requirement calculations, additional parking spaces, and accessible parking spaces as needed.

SITE PLAN COMMENTS

As shown on the concept plan prepared by Brooker Engineering dated December 21, 2020, the proposed development would be accessed from a new 24-foot-wide driveway off Gatto Lane. Additionally, an 18-foot-wide driveway is proposed off Grotke Road, which the TIS states is for emergency use only. **The Applicant should clarify on the site plan that the Grotke Road driveway is utilized for emergency access only and include details for access control such as gates or signage to restrict general site access from Grotke Road.**

The Applicant should revise the Concept Plan to properly label Grotke Road as the location of the emergency access driveway.

The Applicant should provide a truck turn analysis to show maneuverability for emergency services at the site.

The Applicant should provide sight distance diagrams for the proposed driveway in addition to any proposed traffic control signage and striping if applicable.

Lino J. Sciarretta
914-287-6177
lsciarretta@bpslaw.com

January 28, 2021

BY HAND and VIA EMAIL

Supervisor Teresa M. Kenny & Members of the Town Board
Town of Orangetown
26 Orangeburg Rd
Orangeburg, NY 10962

Re: Gatto Lane – Petition for Zone Change &
Planned Adult Community Designation
Premises: Tax Lot#:68.07-2-1 (vacant land)(the “Property”)

Dear Supervisor Kenny & Members of the Town Board:

We represent Petitioner, Toll Brothers, Inc. (“Toll Brothers”), in connection with the above-referenced matter. On December 22, 2020, we submitted a verified petition (the “Initial Petition”) to the Town for the development of a vacant parcel of land on Gatto Lane for senior living utilizing the Planned Adult Community (“PAC”) overlay provided for in the Town of Orangetown’s zoning code. Toll Brothers proposes 40-units of attached senior townhomes for residents 55 and older. Specifically, the proposed PAC will consist of 36, two-bedroom units and four (4), three-bedroom units (area variances will be required for front yard: 100’ minimum, 91.5’ proposed; and FAR: 0.35 permitted, 0.39 proposed).

Enclosed are an original and nine (9) copies of the amended verified petition together with a revised Exhibit “I” - Full Environmental Assessment Form (note: Exhibits A through H submitted under the Initial Petition remain the same). The amended petition modifies paragraphs 2, 7, 20(iii) and footnote 2 of the Initial Petition.

We look forward to meeting with the Town Board to discuss this application.

Very truly yours,



Lino J. Sciarretta
Brian J. Quinn

cc: Toll Brothers project team (*via email*)

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

-----X

In the Application of:

TOLL BROTHERS, INC.,

Petitioner,

**AMENDED VERIFIED
PETITION FOR CHANGE
OF ZONING
CLASSIFICATION AND
PAC APPROVAL**

For an Amendment to the Zoning Code and Zoning Map
of the Town of Orangetown, Changing the Zoning
Classification of Certain Real Property From R-40 to R-15,
and, Thereafter, to Planned Adult Community (PAC)

-----X

Petitioner TOLL BROTHERS, INC. (“Petitioner”), by its attorneys Bleakley Platt & Schmidt, LLP, respectfully petitions the Town Board (“Town Board”) of the Town of Orangetown, New York (“Town”) as follows:

Summary of Petition

1. This Petition concerns the utilization of a vacant, 10.05-acre parcel of land on Gatto Lane in Pearl River, New York, Town of Orangetown, presently designated as Tax Lot #68.07-2-1 (the “Property”).¹ Annexed hereto as Exhibit “A” is a metes and bounds description and survey of the Property.
2. Petitioner seeks to pursue the development of senior living townhomes at the Property (the “Project”). The Project would consist of approximately 40 townhouses (36 two-bedroom units and four (4) three-bedroom units). The townhouses would consist of single-family,

¹ The Property is bordered to the east by the Village of Chestnut Ridge in the Town of Ramapo, with access to both the Garden State Parkway and the Pearl Street commercial corridor. The Property has direct access to Gatto Lane across its southern frontage and secondary access to Highland Avenue via Grotke Road to the north. The wooded property slopes gently downhill from north to south.

attached residences for senior living. The Project would consist of new roadways to be built to serve the townhouses with access to existing roads. Gatto Lane would serve as the main entrance and Highland Avenue would be utilized for emergency access. The Project would also have a designated recreation area to serve the community.

3. The current zoning of the Property is R-40. Petitioner seeks an amendment to the Town Zoning Code and Zoning Map, to change the zoning classification of the Property from R-40 to R-15 (Medium-Density Residence District) which permits single-family, attached residences with conditional use approval, in order to permit the Property's development with senior housing under the Town's Planned Adult Community ("PAC") floating zone as provided at Chapter 43 (Zoning), Article IV, Section 4.6 of the Town Code.

4. The Town of Orangetown's Comprehensive Plan ("Comp Plan"), which was adopted by the Town Board in 2003, identified six primary goals for future residential development, one of which was to "help facilitate the development of a variety of housing options for an increasing senior population." The Comp Plan further suggested that the zoning for "adult housing" limited to persons 55 and older "should be increased to approximately 8 dwelling units per acre, responding to the need for this type of housing and the lesser impacts on traffic, community facilities, school age children, etc." The Town subsequently adopted the PAC zone based on these recommendations.

5. The proposed Project on Gatto Lane for a PAC is consistent with the recommendations of the Comp Plan and designed to respond to the need for active adult housing in the Town and region.

6. According to 2019 Census data, the number of New Yorkers aged 65 and older increased 26% over the past decade, while the overall population of the state increased by only 3% in the same period. In Rockland County, 46% of all households are now headed by persons 55

and older. Of those households headed by older adults, 80% are homeowners. Consistent with these trends, the Town has also seen a rise in the average age of its residents, with an average age of 39 and 32% of Orangetown residents now 55 and older.

7. The PAC for the Project will benefit the Town by providing new housing for the growing aging segment of the local population. The Project will generously supplement the Town's tax base by adding surplus tax revenue to the Nanuet Union Free School District each year, as the homes will not house any school children. The Project will have a low impact on the surrounding neighborhoods and municipal services.

8. For the reasons set forth below, Petitioner respectfully requests that the Town Board accept the instant Petition, and commence the requisite environmental, planning and legislative review of the procedures to (i) amend the Town Zoning Code and zoning map, reclassifying the Property from R-40 to R-15 and (ii) adopt the PAC Zone overlay for the Property (collectively, the "Action").

The Petitioner

9. Petitioner is a long-established, award-winning Fortune 500 company and the nation's leading builder of luxury homes and active adult communities. Petitioner builds nationwide and is publicly owned company with its common stock listed on the New York Stock Exchange.

10. Petitioner has received numerous awards and accolades and has been ranked the number one home builder worldwide on the Fortune Magazine's "World's Most Admired Companies" list for six years in a row.

11. The Property is owned by Gatto Lane, LLC, 75 Michael Roberts Court, Pearl River, New York 10965. (See annexed Verification of Edmund Lane).

12. Petitioner is the contract vendee of the Property.

The Proposed Zoning Text Amendment and PAC Overlay

13. The current R-40 Zone District for the Property does not permit a PAC overlay in order to develop the type of senior housing proposed by Petitioner.

14. Rezoning the Property from R-40 to R-15 would allow the utilization of the PAC since such an overlay is permitted by the Town Board in an R-15 Zone District. The PAC expressly permits dwelling units 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 21 years of age shall not be permanent residents under any circumstances in as PAC.

15. Annexed hereto as Exhibit "B" are copies of the Town Zoning Map, with the Property located and shown in the upper left corner; a vicinity map more clearly locating the Property; and satellite photographs depicting the Property with surrounding development.

16. The proposed Action is compatible with the zoning in the immediate area and the Town's overall needs. As shown on the Town's Zoning Map, other than the Property and one other abutting parcel, all of Gatto Lane and the area to the immediate south, encompassing 20+ Town roads is presently zoned, and developed as, R-15. The Property, if re-zoned R-15, would transition naturally and seamlessly into that zoning district.

17. Annexed hereto as Exhibit "C" is the proposed local law, amending the zoning classification of the Property from R-40 to R-15.

18. Annexed hereto as Exhibit "D" is proposed local law approving PAC designation, including the proposed lot and setback controls to be set by the Town Board at the time of the zone change pursuant to Town Code Chapter 43 (Zoning), Article IV, Section 4.69A., Table 1.

19. Facilitating the development of the Project at the Property through the Town's zoning authority would comport with the Town's Comp Plan. *See, Stone v. Scarpato*, 285 A.D.2d

467, 728 N.Y.S.2d 61 (2d Dep't 2001)(upholding rezoning of specific site so as to permit construction of an assisted living facility); *Campbell v. Barraud*, 58 A.D.2d 570, 394 N.Y.S.2d 909 (2d Dep't 1977) (holding that rezoning a specific parcel to satisfy a public need for senior citizen housing...is not "spot zoning"); *VTR FV, LLC v. Town of Guilderland*, 101 A.D.3d 1532, 957 N.Y.S.2d 454 (3d Dep't 2012). It is well within the Town Board's broad legislative authority to undertake this Action. *See Goodrich v. Town of Southhampton*, 39 N.Y.2d 1008, 387 N.Y.S.2d 242, 243 (1976) (noting the "strong presumption of validity which attaches to the legislative determinations" of a municipality when enacting zoning ordinances).

The Proposed Project

20. Petitioner proposes to construct 40 attached townhouses.² Annexed as Exhibit "E" is the conceptual site plan for the development of the Property under the PAC floating zone, showing, among other features:

- i) The interior road system, including proposed rights-of-way and easements in relation to interior open and recreation spaces, and to existing municipal roads;
- ii) The proposed residential development of the site, indicating 40 attached residential dwellings within eleven (11) separated buildings;
- iii) Sample floor plans for each type of 36, two-bedroom units; and four (4), three-bedroom units, including number, square footage and bedroom sizes of each type, at a density no greater than 4 dwelling units per acre (see sample models annexed as part of Exhibit E);
- iv) Proposed open space and recreation areas to be owned and maintained by an HOA;

² In addition to the zone change from R-40 to R-15 and PAC designation, the Project will require site development plan approval from the Town Planning Board. The Project will also require *de minimus* area variances for front yard (100' minimum, 91.5' proposed) and floor area ratio (0.35 allowed, 0.39 proposed). Permits will also be required from the Town Building Department, Town DEME and Rockland County Department of Health.

v) Schematic water, sanitary sewer and stormwater systems and their connections to existing systems; and

vi) Physical characteristics of the Property, including topography, slopes, soils, rock outcrops (none), streams (none); wetlands (none), ponds, and floodplains (none).

21. Annexed hereto as Exhibit "F" is a comparative layout of the Property showing development under the current R-40 and the R-15 zoning classifications.

22. Development under the PAC is compatible and in the Town's best interests in that senior housing use would:

i) result in significantly higher real property tax revenues than those currently realized by the vacant land status, or even if developed with single-family residences under the R-40 or R-15 classifications, including school tax revenues without increasing the school population with the significant costs associated therewith;

ii) satisfy a growing need for senior housing in the Town generally, and in the immediate area in particular. Annexed as Exhibit "G" is a Market Analysis dated November 24, 2020 prepared by ESE Consultants, establishing the growing need for senior housing in the Town; and

iii) result in the same impact on traffic as current zoning under the R-40. Annexed as Exhibit "H" is a letter dated December 21, 2020 from Michael A. Galante of Frederick P. Clark Associates regarding site traffic comparison and Table 1.

23. The Property is located within 500 feet of a municipal boundary, *to wit*, the Village of Chestnut Ridge and within a county road, *to wit*, N. Highland Ave.

24. In accordance with General Municipal Law § 809, Petitioner represents that no state or town officer or employee has an interest in Petitioner or in the Property or proposed development of the Property that is the subject of this Petition.

SEQRA

25. Pursuant to the New York State Environmental Quality Review Act (“SEQRA”), annexed hereto as Exhibit “I” is Petitioner’s Full Environmental Assessment Form (“EAF”), prepared by Petitioner’s engineering consultant, Brooker Engineering. Although Petitioner fully expects to develop a comprehensive assessment of the Action during the SEQRA process, the EAF outlines the anticipated areas of potential environmental concern, such as traffic, stormwater management, visual impacts, and potential social and fiscal benefits for the Town. Of course, supplemental studies as required by the Lead Agency will certainly be supplied.

26. In accordance with SEQRA Regulations, the proposed Action is an Unlisted Action, as it does not meet Type I Action thresholds.

27. Since the threshold elements of the Action involve the Town Board’s legislative and administrative authority, we respectfully submit that the Town Board is the appropriate entity to serve as Lead Agency.

[INTENTIONALLY LEFT BLANK]

Requested Relief

28. In furtherance of this Action, Petitioner respectfully requests that the Town Board take the following administrative and legislative steps:

- (a) accept this Petition;
- (b) declare its intention to serve as Lead Agency to review the entire Action in a coordinated review pursuant to the SEQRA Regulations;
- (c) refer the amendments to the Zoning Map, zoning text amendments, and PAC to the appropriate agencies and Rockland County Department of Planning for review and recommendations;
- (d) amend the Town Zoning Code and zoning map, reclassifying the Property from R-40 to R-15; and
- (e) granting utilization of the PAC floating zone to the Property; and
- (f) taking such steps and other actions as the Board deems necessary.

Dated: January 28, 2021
White Plains, New York

Respectfully submitted,

BLEAKLEY PLATT & SCHMIDT, LLP

By: 

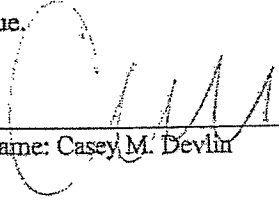
Lino J. Sciarretta, Esq.
Brian J. Quinn, Esq.
Attorneys for the Petitioner
One North Lexington Ave – 7th Floor
White Plains, New York 10601
914-949-2700

VERIFICATION

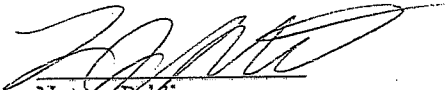
New York
STATE OF ~~CONNECTICUT~~)
COUNTY OF *WESTCHESTER*)

s.s.:

Casey M. Devlin, P.E., hereby deposes and says that he is the Vice President of Toll Brothers, Inc., which is the Petitioner in this proceeding, and says that the foregoing Petition is true to his knowledge, except as to those matters therein stated to be alleged on information and belief and as to those matters he believes them to be true.


Name: Casey M. Devlin

Sworn to before me this
21st day of December 2020

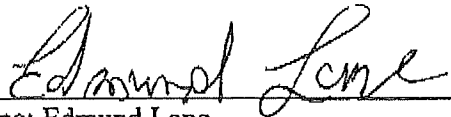

Notary Public

LINO J. SCIARRETTA
NOTARY PUBLIC, State of New York
No. 02SC6327920
Qualified in Rockland County
Term Expires July 20, 2019
2023

VERIFICATION

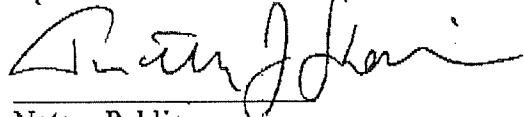
STATE OF NEW YORK)
)
COUNTY OF ROCKLAND) s.s.:

Edmund Lane, hereby deposes and says that he is a Member of Gatto Lane, LLC, the owner of a certain 10.05-acre parcel of real property located on Gatto Lane in Pearl River, New York, Town of Orangetown, presently designated as Tax Lot #68.07-2-1 (the "Property"); and that Gatto Lane, LLC has granted Toll Brothers, Inc., the Petitioner in this proceeding the authority to prepare, submit and process all necessary and appropriate land use applications, including but not limited to, the instant Petition, in connection with its proposal to develop the Property as Planned Adult Community.



Name: Edmund Lane
Title: Member, Gatto Lane, LLC.

Sworn to before me this
24 day of December 2020



Notary Public

TIMOTHY J. SHERIDAN
Notary Public, State of New York
No. 463341E
Qualified in Rockland County 21
Commission Expires 2/20

Exhibit "I"

Revised Full 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: Gatto Lane Site Plan		
Project Location (describe, and attach a general location map): Gatto Lane, Town of Orangetown, Rockland County, New York approximately 700 ft East of N. Highland Ave/Gatto Ln intersection		
Brief Description of Proposed Action (include purpose or need): The project site is Tax Lot #68.07-2-1 in the Town of Orangetown and is currently in the R-40 Zone. The applicant seeks a zone change to R-15 by the Town Board and application to the Planning Board for site plan approval for a PAC overlay. The project is the utilization of a vacant 10.05 acre lot to accommodate the development of 40 townhouses. The townhouses will be single family attached residences intended for senior living. As per Town Code Article IV, Section 4.64, 36 two bedroom units (exceeds the 75% minimum requirement) and 4 three bedroom units (10% of the total unit count) are proposed. New roadways will be built to serve the townhouses with access to existing roads: Gatto Lane (main entrance) and Highland Avenue (emergency access). There will be a designated recreation area to serve the community.		
Name of Applicant/Sponsor: Toll Brothers	Telephone: (203) 616-4927	E-Mail: cdevlin@tollbrothers.com
Address: 42 Old Ridgeway Road		
City/PO: Danbury	State: CT	Zip Code: 06810
Project Contact (if not same as sponsor; give name and title/role): Ken DeGennaro, P.E., C.F.M.	Telephone: (845) 357-4411 x118	E-Mail: kdegennaro@brookerengineering.com
Address: 74 Lafayette Avenue		
City/PO: Suffern	State: NY	Zip Code: 10901
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 of Orangetown Town Board: Zone Change	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orangetown Planning Board: Site Plan Approval	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orangetown ZBA: Variances for front yard (100' min, 91.5' proposed), FAR (0.39 proposed, max 0.35 allowed)	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orangetown Building Department: Building Permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orangetown DEME: Sewer Permit, RC Department of Health: Mosquito Permit	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?
The current zone for the lot is R-40. It is proposed to change zone to R-15 which allows for single family attached residences with Conditional Use approval from Planning Board. Once it is rezoned, applicant will apply for a PAC zone overlay.

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? R-15 & PAC

C.4. Existing community services.

a. In what school district is the project site located? Nanuet Union Free School District

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

c. Which fire protection and emergency medical services serve the project site?
Pearl River Fire District - Pearl River Hook and Ladder Company No. 1/Excelsior Engine Co Inc, Pearl River Alumni Ambulance Corps

d. What parks serve the project site?
Children's Park of Ramapo, Pascack Brook Town Park

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)? Residential, 40 units of single family attached residences (Planned Adult Community)

b. a. Total acreage of the site of the proposed action? 10.05 acres
 b. Total acreage to be physically disturbed? 8.7 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 10.05 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: 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	40			
At completion of all phases	40			

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 runoff detention basin
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Surface water runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source.
 iv. Approximate size of the proposed impoundment. Volume: 0.43 million gallons; surface area: 0.16 acres
 v. Dimensions of the proposed dam or impounding structure: 4' height; 115' length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 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? 110 GPD/Bedroom x 84 Bedrooms = 9,240 GPD Yes No
 If Yes: *4 3-bedroom units, 36 2-bedroom units, 40 total units

i. Total anticipated water usage/demand per day: _____ 9,240 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: SUEZ Water New York
- 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 within the Gatto Lane 50' R.O.W. will be extended to serve the townhouses proposed on site.
- Source(s) of supply for the district: Various wells throughout the county, Lake DeForest, Letchworth reservoirs

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? 110 GPD/Bedroom x 84 Bedrooms = 9,240 GPD Yes No
 If Yes: *4 3-bedroom units, 36 2-bedroom units, 40 total units

i. Total anticipated liquid waste generation per day: _____ 9,240 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 Wastewater Treatment Plant, Orangeburg NY
- Name of district: Town of Orangetown Sewer District
- 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 sanitary sewer main within the Gatto Lane 50' R.O.W. will be extended to serve the townhouses proposed on site. _____

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 3.81 acres (impervious surface)
 _____ Square feet or 10.05 acres (parcel size)
 ii. Describe types of new point sources. Proposed townhouses, sidewalks, and roadways. Curbs, gutters, swales, and pipes.

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)?
Stormwater runoff will be directed to an on-site stormwater detention basin. Overflow to be discharged to existing stormwater system in Gatto Lane.
 • 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: _____
 7,500,000 MBtu
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Orange & Rockland
 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: _____ Per Local Code/Ordinance • Saturday: _____ Per Local Code/Ordinance • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Residential Use • Saturday: _____ Residential Use • Sunday: _____ Residential Use • Holidays: _____ Residential Use
--	---

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:
 During construction, proposed action will produce intermittent noise exceeding the existing ambient noise levels from approximately 7 am - 4 pm.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: The proposed action will be removing trees that could act as a noise barrier or screen.

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:
 To be determined.

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

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:
The existing site is vacant and the coverage consists of a woods. The adjoining/surrounding properties are used for residential use or are vacant. There is heavy industrial land use within a half mile radius of the property.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.19	3.78	+3.59
• Forested	9.86	1.12	-8.74
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Landscaping/Grass/Pervious</u>	0.00	6.02	+6.02

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): 344017, 344003
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
344017 - 25 Drums were removed, the site was reclassified to Class D2 in 1984. The Department has neither sought nor received additional info regarding the site since it was deemed complete in 1984. 344003 - Numerous buildings, four landfills exist on the site which had been used for a variety of wastes, no appreciable contamination has been shown to be leaking from the landfills. Very low contamination levels in groundwater monitored.

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? _____ >14 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:

Cheshire gravelly fine sandy loam	88.7 %
Cheshire-Urban land complex	5.7 %
Wethersfield gravelly silt loam	5.5 %

d. What is the average depth to the water table on the project site? Average: _____ >14 feet

e. Drainage status of project site soils: Well Drained: _____ 94.2 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ 5.8 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 94.4 % of site
 10-15%: _____ 5.6 % of site
 15% or greater: _____ % 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 _____ Approximate Size _____
- 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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;">Birds _____</td> <td style="width: 33%; border: none;">Squirrels _____</td> <td style="width: 33%; border: none;">Rabbits _____</td> </tr> <tr> <td style="border: none;">Fieldmice _____</td> <td style="border: none;">Deer _____</td> <td style="border: none;">_____</td> </tr> </table>			Birds _____	Squirrels _____	Rabbits _____	Fieldmice _____	Deer _____	_____
Birds _____	Squirrels _____	Rabbits _____						
Fieldmice _____	Deer _____	_____						
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 								
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>								
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>								
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>								
<p>E.3. Designated Public Resources On or Near Project Site</p>								
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>								
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>								
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>								
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>								

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Palisade Interstate Parkway</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic Byway</u>	
<i>iii.</i> Distance between project and resource: _____ <u>2.5</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

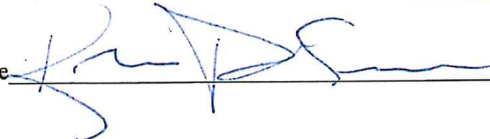
Attach any additional information which may be needed to clarify your project.

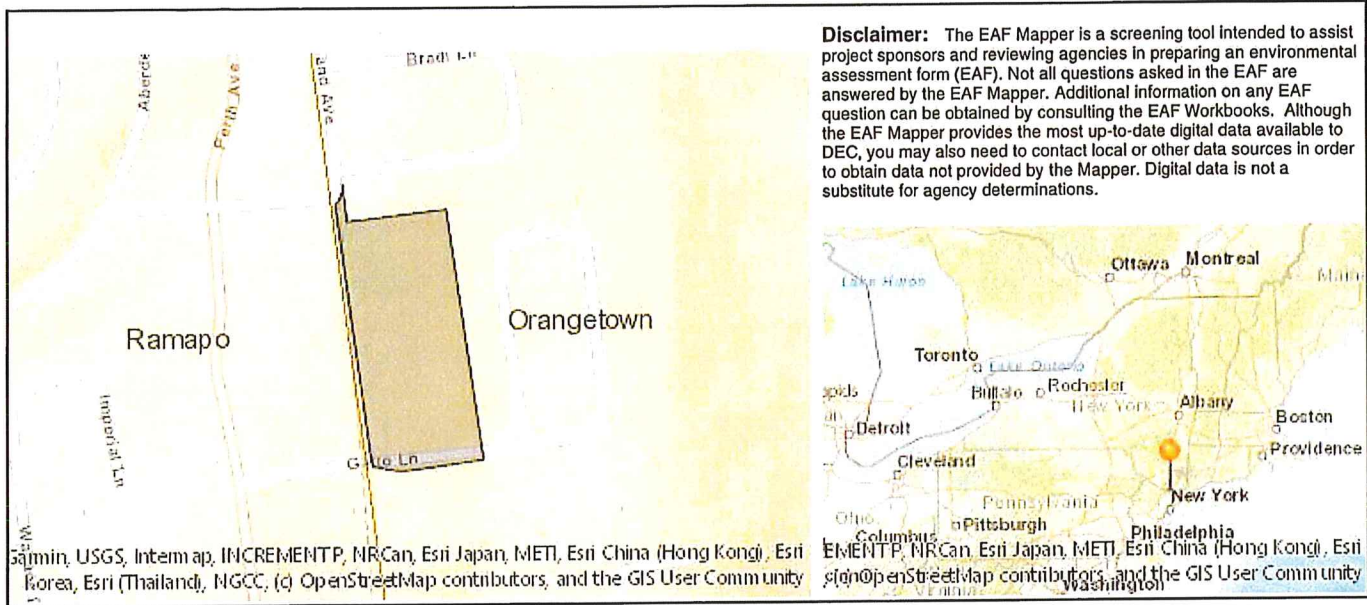
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Ken DeGennaro Date 1.28.2021

Signature  Title Project Manager



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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344017, 344003
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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]	No
E.3.i. [Designated River Corridor]	No



BROOKER ENGINEERING, PLLC

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22 Paris Avenue, Suite 105
Rockleigh, NJ 07647

201.750.3527 Tel

February 22, 2022

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

RECEIVED

FEB 25 2022

SUPERVISOR'S OFFICE

Attn: Supervisor Kenny and Town Board Members

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

Dear Supervisor Kenny and Town Board Members:

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

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

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

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

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

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

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

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

Brian Brooker, P.E. Eve Mancuso, P.E., C.M.E. Ken DeGennaro, P.E., C.F.M. Stuart Strow, P.E., C.F.M.
Anthony Riggi, P.E. Dennis Rocks, P.E., C.F.M. John Bezuyen, P.L.S. Hillary Chadwick, P.E. Joseph J. Moran, P.E.
Vincent Kane, P.E. Nestor Celiz, P.E. Benjamin Levitz, P.E. Joseph Nyitray, P.E.

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

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

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

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

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

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

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

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

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

Very truly yours,



BROOKER ENGINEERING, P.L.L.C.

Kenneth DeGennaro, P.E.

P:\BBE\20\20231 Gatto Ln Site Plan\2022-02-22 supervisor.docx

Robert Magrino

From: Teresa Pugh
Sent: Thursday, April 28, 2022 2:10 PM
To: Town Board
Cc: Robert Magrino
Subject: FW: Zone Change-Gatto Lane, Pearl River, NY, Parcel ID: 68.07-2-1

From: Thottakara, Shajan <ThottakS@co.rockland.ny.us>
Sent: Wednesday, April 27, 2022 11:08 AM
To: Rosanna Sfraga <rsfraga@orangetown.com>
Cc: Altieri, Vincent <AltieriV@co.rockland.ny.us>; OBZPAE <OBZPAE@orangetown.com>; Katlyn Bettmann <kbettmann@orangetown.com>
Subject: Zone Change-Gatto Lane, Pearl River, NY, Parcel ID: 68.07-2-1

Dear Rosanna Sfraga:

This is in response to the referral from Town Board dated April 15, 2022 regarding the above referenced subject.

Please note that the above referenced parcel is outside the jurisdiction of the Rockland County Drainage Agency ("RCDA"). In addition, the RCDA has no comments regarding the above referenced proposal.

Also, please note that the RCDA does not object to the Town Board assuming responsibilities of lead agency for SEQR purposes in the above referenced matter.

Thank you

 **Rockland County**
Drainage Agency

(A Division of Highway Department)

Shajan S. Thottakara, P.E., CFM
Engineer-III (Permits and Reviews)
23 New Hempstead Road
New City, NY 10956
(845) 638-5081



AELNY IS NOW DOING BUSINESS AS ATLAS ATC ENGINEERING, INC.

AASHTO Accredited



CONSTRUCTION MANAGEMENT
OWNER'S REPRESENTATIVE
CONSULTING
GENERAL CONTRACTING

Calgi Construction Company
56 Lafayette Avenue, Suite 350
White Plains, NY 10603

FOR:

CONSTRUCTION MATERIALS TESTING
&
INSPECTION SERVICES

Project:

Orangetown Town Hall Addition & Alterations
Orangetown, NY

May 10, 2022



AELNY IS NOW DOING BUSINESS AS ATLAS ATC ENGINEERING, INC.

AASHTO Accredited

May 10, 2022

Calgi Construction Management
56 Lafayette Avenue, Ste. 350
White Plains, NY

Attention: Mr. David Chen, Project Manager/Estimator

Reference: Orangetown Town Hall Addition & Alteration
Orangetown, NY

Subject: Testing & Inspection Services

Dear Mr. Chen:

Per your request, Atlas ATC Engineering, Inc. (AAEI), formerly Atlantic Engineering Laboratories of New York, Inc., is pleased to submit the following company information and proposal for your review and consideration.

Atlas ATC Engineering, Inc. is a full service testing laboratory, inspection agency and geotechnical engineering firm. We provide independent third-party testing and inspection services on projects throughout New York, New Jersey and eastern Pennsylvania. We are capable of providing all required quality control inspections and testing with our own forces. We are affiliated with New York union local 282.

All of our services are provided under the direction of Mr. Christopher T. O'Malley, P.E. a registered professional Engineer licensed in New Jersey, New York and Pennsylvania. Inspection/testing personnel are cross-trained to provide multiple inspection activities during the course of their visit.

AAEI meets all requirements outlined in the American Society of Testing Material (ASTM) standard E329 "Standard Specification for Agencies Engaged in the Testing and/or Inspection of Materials used in Construction". AAEI's laboratory facilities have been inspected by the National Bureau of Standard's Cement and Concrete Reference Laboratory (CCRL). AAEI also voluntarily participates in proficiency sample testing programs offered by CCRL and AMRL.



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We are approved/certified by the following State Authorities:

New Jersey Department of Community Affairs (**DCA**)
American Association of State Highway and Transportation Officials (**AASHTO**)
New Jersey Department of Property Management and Construction (**DPMC**)
New Jersey Schools Development Authority (**NJSDA**)
We are licensed with **NYC Department of Buildings (lic # 72, No. 1625)**
Registered with the **NY/NJ Port Authority**
Registered with the **DASNY**
Registered with **NY School Construction Authority**-pending review
In New York we are members of **Building Material Teamsters Local 282**
NYC Registered **Special Inspection Agency #1381**
IAS Certified Special Inspection Agency SIA-242-NY

AAEI holds company or individual memberships in the following professional associations: American Society of Testing Materials (ASTM), American Concrete Institute (ACI), National Society for Professional Engineers (NSPE), American Welding Society (AWS), American Society of Foundation Engineers (ASFE), Concrete Reinforcing Steel Institute (CRSI), and American Society of Civil Engineers (ASCE).

Should you require additional information, have any questions, and/or would like for us to formally present our services to you, please do not hesitate to contact our office. We wish to thank you for the opportunity to submit this proposal and we look forward to the possibility of supporting your quality efforts on this project in the near future.

Sincerely,
Atlas ATC Engineering, Inc.

Valerie Potier
Business Development Associate

Christopher T. O'Malley, P.E.
President



CONSTRUCTION MANAGEMENT
OWNER'S REPRESENTATIVE
CONSULTING
GENERAL CONTRACTING

CALGI CONSTRUCTION COMPANY, INC.
56 Lafayette Avenue, Suite 350
White Plains, New York 10603
TEL: 914-666-9423
FAX: 914-682-9420
E-MAIL: Dchen@calgiconstruction.com
www.calgiconstruction.com

PROPOSAL FORM

DATE: April 26, 2022

TO: Proposers

FROM: David Chen, Project Estimator/Manager

CC: Jane Slavin, RA, TOO - Office of Building, Zoning, Planning,
Administration and Enforcement
Bob Gabalski, AIA, Lothrop
Dominic Calgi, CCC
Erik Wilson, CCC

RE: Town of Orangetown
Orangetown Town Hall Addition and Alterations Project
Material Testing and Inspections Services
CCC Project 202207

***Please sign the acknowledgement at the bottom of this form.**

Inspection Services	Unit Price
Soils Inspection:	
• Pre-Excavation Conference	\$ Included
• Density & Compaction Testing – each lift of compacted material (subgrade, backfill & trench backfill layer – 1 test per 150ft of trench but no less than 2 tests)	\$ Included in Technician Rate
• Verification & Inspection of Soils (in accordance with the Geotechnical Report) - Existing site soil conditions - Fill placement - Load-bearing capacity	Included in Technician Rate
• Proctor Test for soils, per point	\$ 50
• Soil Sampling, per pick-up	\$ 65
• Sieve Analysis (Dry)	\$ 70
• Classification & Description of Materials	\$ 15
• Technician to inspect: - Fill operation (penetrometer test) - Perform in place density testing:	
➤ Half Day (1-4 Hours)	\$ 300
➤ Full Day (5-8 Hours)	\$ 400
• Professional Engineer to inspect subgrade material:	
➤ Half Day (1-4 Hours)	\$ 350
➤ Full Day (5-8 Hours)	\$ 500

Member: Construction Management Association of America

Associated General Contractors of America

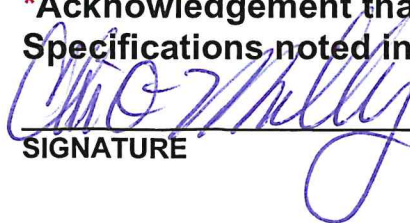
Celebrating Over a Century of Construction Services

Inspection Services	Unit Price
Concrete Services:	
<ul style="list-style-type: none"> • Plant Inspection – verification of material batch weights and admixture quantities, provide inspection tickets showing all pertinent data 	(Rates below provided that the Plant is within 60 Miles of the site)
➤ Half Day (1-4 Hours)	\$ 235
➤ Full Day (5-8 Hours)	\$ 335
<ul style="list-style-type: none"> • Field Inspection – to review plant inspection tickets upon receipt; monitor mixing water to the extent practical; perform tests for slump, air content, unit weight, cast test cylinders and submit daily reports 	
➤ Half Day (1-4 Hours)	\$ 235
➤ Full Day (5-8 Hours)	\$ 335
<ul style="list-style-type: none"> • Cylinder Testing - compression testing of cast cylinders, including mold & tags; Cast 5 cylinders per 50cy of each mix design placed each day (Break 2@7dys, 2@28dys, 1@56dys); Cast 1 additional cylinder in cold weather to be cured onsite under same condition of concrete it represents 	
<ul style="list-style-type: none"> • <i>Reports to include date, location of pour, curing temperature & technique, quantity, air temperature, test samples taken & compressive strengths attained</i> 	
➤ Per Cylinder	\$ 14
➤ Pick-up and delivery charge, per trip	\$ 65
<ul style="list-style-type: none"> • Controlled Inspection – of reinforcement, formwork and concrete placement; 	
➤ Half Day (1-4 Hours)	\$ 300
➤ Full Day (5-8 Hours)	\$ 440
<ul style="list-style-type: none"> • Water-Cement Ratio test 	\$ 25
Masonry Inspection:	
<ul style="list-style-type: none"> • Field Inspection – visual inspection of masonry block, placement, anchors, mortar beds, mortar cubes sampling, in accordance with approved plans and specifications, 	
➤ Half Day (1-4 Hours)	\$ 300
➤ Full Day (5-8 Hours)	\$ 440
<ul style="list-style-type: none"> • Mortar/Grout cube testing, including molds and tags; per cube (1 test per 4cy) 	\$ 14
<ul style="list-style-type: none"> • Pick-up and delivery charge: per pick-up 	\$ 65
<ul style="list-style-type: none"> • Compression Strength testing of mortar block; per sample 	\$ 20
<ul style="list-style-type: none"> • Absorption testing; per specimen 	\$ 18
<ul style="list-style-type: none"> • Unit Strength Method; per sample 	\$ 20

***Unit Price rates are inclusive of all Overhead, Insurances, Fringe Benefits, Taxes, Worker’s Compensation, Fees Travel Time and Costs.**

Inspection Services	Unit Price
Structural Steel Inspection:	
<ul style="list-style-type: none"> • Shop Inspection – according to project specifications and local code; review fabricator's quality control manuals; visual inspection of connections; verification of cleaning, shop painting and visual inspection of welding and bolting, including material certificates & reports 	(Rate below provided the shop is within 60 Miles of the project site)
➤ Per Inspection	\$ 495
<ul style="list-style-type: none"> • Field Inspection – inspection of structural steel erection for conformance with the approved shop drawings. 	
➤ Half Day (1-4 Hours)	\$ 325
➤ Full Day (5-8 Hours)	\$ 495
<ul style="list-style-type: none"> • Field Inspection – visual inspection and testing of bolted connections (10% of all bolted connections and 100% of slip critical connections for bolt tightness), visual inspection of welding and decking, including reports 	
➤ Half Day (1-4 Hours)	\$ 325
➤ Full Day (5-8 Hours)	\$ 495
<ul style="list-style-type: none"> • Non-Destructive Testing: 	
➤ NDE Technician; per inspection	\$ 600
➤ Ultrasonic/Magnetic Particle/Dye Penetrant Tests; per test	\$ 10
➤ Radiographic Testing	\$ 1,350
➤ Half Day (1-4 Hours)	\$ N/A
➤ Full Day (5-8 Hours)	\$ N/A
<ul style="list-style-type: none"> • Pre-fabricated Steel Joists – visual inspection for size, bracing, anchors, connectors, etc. 	
➤ Half Day (1-4 Hours)	\$ 325
➤ Full Day (5-8 Hours)	\$ 495
<ul style="list-style-type: none"> • Cold Formed Metal Framing – visual inspection according to project and local code. 	
➤ Half Day (1-4 Hours)	\$ 300
➤ Full Day (5-8 Hours)	\$ 425
Firestopping Inspection:	
<ul style="list-style-type: none"> • Field Inspection – visual inspection of firestopping installation in accordance with approved project plans and specifications, 	
➤ Half Day (1-4 Hours)	\$ 275
➤ Full Day (5-8 Hours)	\$ 350
Asphalt Inspection:	
<ul style="list-style-type: none"> • Field Inspection – thickness and density 	
➤ Half Day (1-4) Hours	\$ 300
➤ Full Day (5-8) Hours	\$ 400
➤ Density Test	\$ Included

***Acknowledgement that you have reviewed all Contract Drawings and Specifications noted in this Request For Proposal package:**



 SIGNATURE

Atlas ATC Engineering, Inc., Vice President

 COMPANY NAME / TITLE



AELNY IS NOW DOING BUSINESS AS ATLAS ATC ENGINEERING, INC.

AASHTO Accredited

Westchester County, New York

The following is a list of projects where AELNY performed special inspection and material testing services in Westchester County, New York.

Modera

**24 Maple Avenue
New Rochelle, NY**

Church & Division – Tower A

**26 South Division Street
New Rochelle, NY**

GSA Tenant - Hawthorne

**211 Saw Mill River Road
Hawthorne, NY**

NYSCO

**211 Saw Mill River Road
Hawthorne, NY**

Regeneron Pharmaceuticals

**777 Old Saw Mill River Road
Tarrytown, NY**

587 Main Street

**587 Main Street
New Rochelle, NY**

Larkin Plaza

**1 Larkin Plaza
Yonkers, NY**

Rye Neck High School

**300 Homidge Road
Mamaroneck, NY**

Gucci @ Westchester Mall

**125 Westchester Avenue
White Plains, NY**



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Rockland County

The following is a list of projects where AEL/AELNY performed special inspection and material testing services in Rockland County.

JPMC Sycamore

65 Third Avenue

Orangeburg, NY

Client: JP Morgan Chase

Woodmont Hills @ Ramapo

145 Route 17

Sloatsburg, NY

Client: Woodmont Properties

The Club at Pearl River

661 West Blue Hill Road

Orangetown, NY

Client: BNE Real Estate

Nyack Hospital

160 N Midland Avenue

Nyack, NY

Client: Montifiore Nyack Hospital

Rockland Center

43 East Route 59

Nanuet, NY

Client: Colliers International



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Resources and Key Staff



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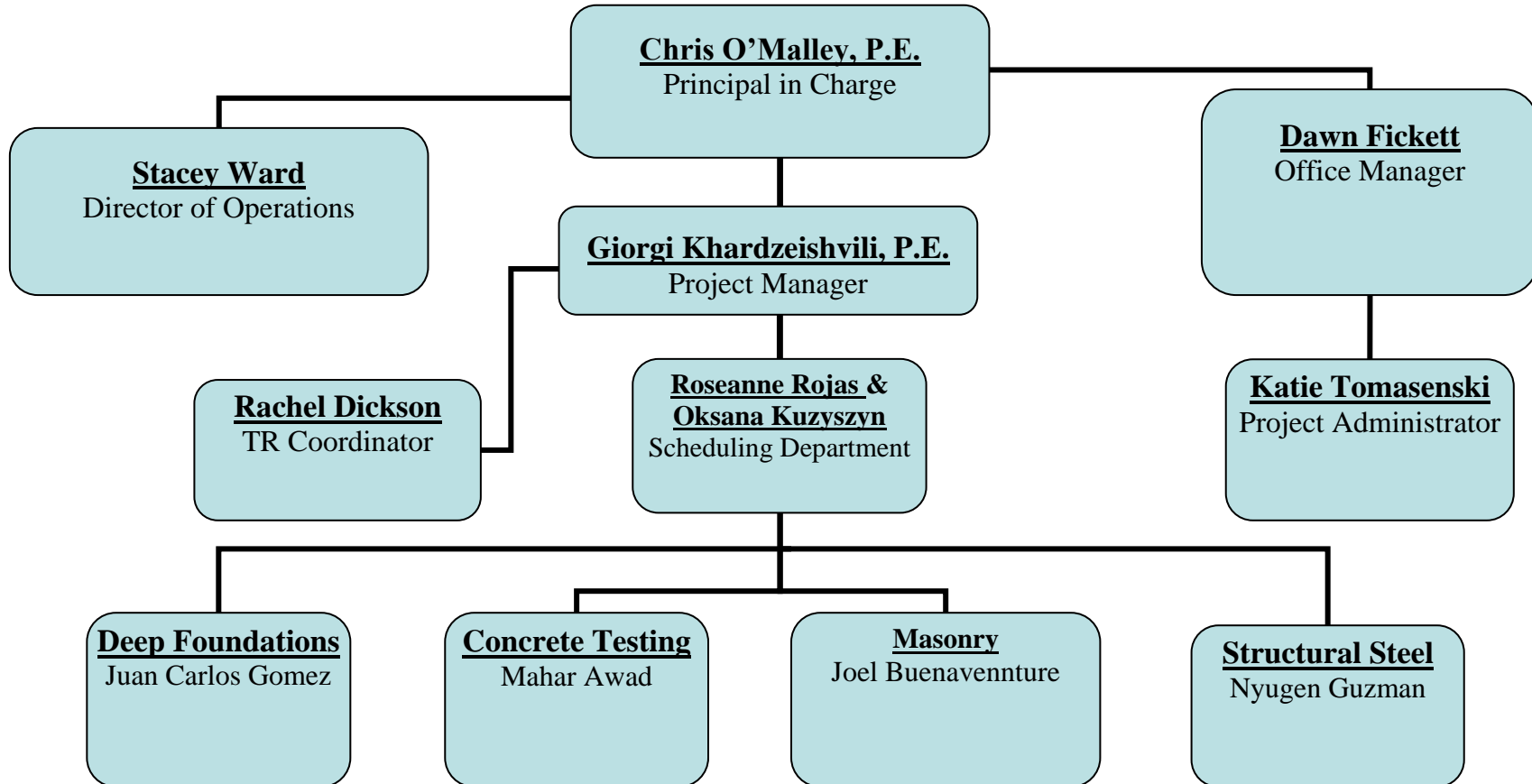
AASHTO Accredited

Client: Calgi Construction
Project: Orangetown, NY

Project Directory

Name	Title	Phone Number	Email Address
Project Management			
Christopher O’Malley, P.E.	Profession Engineer	(732) 815-0400 ext. 100	Comalley@aelinc.net
Giorgi Khardzeishvili	Project Manager	(732) 815-0400 ext. 119	gkhardzeishvili@aelinc.net
Scheduling			
Oksana Kuzyszyn	Scheduling Coordinator	(732) 815-0400 ext. 108	Oksana@aelinc.net
Roseanne Rojas	Scheduling Coordinator	(732) 815-0400 ext. 107	Rrojas@aelinc.net
Inspections			
Juan Carlos Gomez, P.E	Inspector – Soil Inspections	(732) 277-7841	jpgomez@aelinc.net
Mahar Awad	Inspector – Concrete	(732) 822-7853	Mawad@aelinc.net
Joel Buenaventure	Inspector – Masonry	(347) 409-2329	jbueneventura@aelinc.net
Nguyen Guzman	Inspector – Structural Steel	(484) 634-1452	nguzman@aelinc.net
Wafik Ibrahim	Inspector - Mechanical	(201) 779-9925	wibrahim@aelinc.net
Project Administration			
Dawn Fickett	Office Manager	(732) 815-0400 ext. 113	Dfickett@aelinc.net
Invoicing			
Dia Green	Accounts Payable	(732) 815-0400 ext. 111	dia@elinc.net

Organizational Structure
Atlantic Engineering Laboratories of New York, Inc.



CHRISTOPHER T. O'MALLEY, PE

CONTRACT EXECUTIVE

OFFICE LOCATION

New York, NY
Avenel, NJ

EDUCATION

B.S. Civil Engineering
Widener University
Chester, PA

REGISTRATION

Professional Engineer:
New York #080821
New Jersey #40728

OTHER

OSHA 10 Hour
Construction Safety
Training

AREA OF EXPERTISE

Special Inspections
Construction Material
Laboratory Testing
QA/QC Management
Structural Steel
Structural Masonry
Soils
Spray Fire Resistant
Materials
Soil Percolation Test
Chimneys
Concrete Cylinders
Concrete Cores
Concrete Mix Design
Concrete, Cement
and Mortar
Laboratory Tests
Cores
Asphalt Inspection
Special/Additional Tests
Experience with
Special Equipment
Energy Code
Compliance
Inspection (TR8)

YEARS EXPERIENCE:

31

EXPERIENCE & RESPONSIBILITIES

Christopher T. O'Malley has over thirty-one years of responsive special inspections, dedicated construction management, material laboratory testing, project management experience and skills. His areas of expertise include steel inspections, concrete field inspections and testing, concrete lab testing, masonry construction, soil, deep foundations, firestopping and fireproofing, mechanical systems, and many more. He has extensive field, office supervision, excellent communication with customers, and extensive project management experience which includes residential, commercial, transportation, and environmental projects.

Mr. O'Malley has twenty-five years of post-license experience in the supervision of the design and construction of major, public/private and capital construction projects; twenty-three years of supervisory experience directly managing and evaluating multi-disciplinary professional staff. His extensive management skills and collaborative management style, has contributed to successful completion of numerous public and private projects. His dedication and responsiveness to client demands ensured that projects were completed on time and on budget.

PROJECT EXPERIENCE

610 Lexington - Residential Tower – New York, NY

Project Executive overseeing construction inspection/testing operations of a 63 story, 93-unit residential tower. The building design complements those of distinguished neighbors while still creating spectacular views from across the city from every side, and blending in New York's downtown industrial style living and street life. The work included structural stability, erection and bolting, welding, masonry, footing and foundation, floor flatness survey, concrete inspection, collecting concrete, mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry inspections, firestopping, spray fire resistive materials, fire resistive rated construction, sprinklers/stand pipe systems, mechanical systems, heating, energy code compliance, daily reporting, TRs sign off, and coordination with owners and contractor.

Manhattan West Northeast Tower – New York, NY

Project Executive overseeing construction inspection/testing operations of a 67 story, 2 million square foot mixed used office tower. This building was complex yet inspiring built where almost the entire building was over railroad tracks. Navigating this challenge required an intricate synthesis of design and engineering. The work included concrete inspection, collecting concrete, mortar and grout samples, overseeing laboratory operations; laboratory testing of the collected materials, masonry inspections, structural steel inspection, structural steel fabrication shop inspection, MEP related inspections, energy code compliance inspections, and wood installation. Daily and monthly reporting, TRs sign off, and coordinated with the owners and contractors.

DSNY – Manhattan Community Districts 1/2/5 Garage – New York, NY

Project Executive overseeing construction inspection/testing operations for the 425,000 square foot building. The work included pile foundation and soil testing, footing and foundation, concrete inspection, collecting concrete, mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry inspections, structural steel inspection, fireproofing and fire-resistance rate construction inspections, MEP related inspections, energy code compliance inspections, wood installation, daily and monthly reporting, TRs sign off, and coordinated with the Owners and contractors.

Newark Airport – Public Parking and Consolidated Rental Car Facility - Newark, NJ

Project Executive overseeing construction inspection/testing operations of a 19.31-acre site of which 2,925 public parking spaces, 3,380 rental car parking space, and 10 rental car facility fit-outs with fleet storage. The multi-level garage is designed to be naturally ventilated, provides convenient public parking and access to car rental companies all centralized at one location and the parking facility allows travelers to exit quickly and hassle-free. The work included but not limited to QA/QC civil & concrete coordination, QA/QC mechanical & Plumbing coordination, soil compaction, asphalt compaction, precast concrete plant, concrete placement, collecting concrete, overseeing laboratory operations, laboratory testing of the collected materials, masonry, firestopping, structural steel, nondestructive testing of welds, prefabricated steel shop.

CHRISTOPHER T. O'MALLEY, PE

50 Hudson Yard - Skyscraper – New York, NY

Project Executive overseeing construction inspection/testing operations of a 2.9 million gross square foot building that is about 985 feet tall. The modern architecture, engineering and design of this skyscraper stays true to the classic, understated NYC aesthetic, while delivering a visionary new approach to the way New York work life, now and in the future. The work at this jobsite included but not limited to structural steel, concrete, masonry, collecting concrete, mortar and grout samples, laboratory testing of the collected materials, sprayed fire-resistant materials, firestopping, draft-stop, and fire-block system, mechanical systems, energy code compliances. As well as daily reporting, TRs sign on and off, coordinating with the owners, contractor and monthly meetings.

Greenpoint Landing – Residential Tower, Buildings D1, D2, D3 - Brooklyn, NY

Project Executive overseeing construction inspection/testing operations of 810,911 square footage multi-family building. This project is the catalyst in transformation of the old Greenpoint waterfront of post-industrial edge to an inspiring new neighborhood. Two towers are to create and enhancing the waterfront view while still connecting the past and future, indoor and outdoor, urban streetscape and waterfront. The work at this jobsite included but not limited to concrete, collecting concrete, masonry, mortar and grout samples, laboratory testing of the collected materials, sprinklers, chimneys, emergency and standby power systems (Generators), heating systems, structural steel, pre-casted plant inspection, subsurface conditions – fill placement & in place density, private on-site storm water drainage & detention facilities. As well as daily reporting, TRs sign on and off, and coordinate with the owners.

TWA Flight Center Hotel, Phase 1 at John F. Kennedy International Airport - Jamaica, NY

Project Executive overseeing construction inspection/testing operations. The economical approach to this project was to preserve the exceptional character of the original building as well as integrating new performance- and systems-based interventions. The work includes but not limited to subsurface inspection, subsurface conditions, deep foundation elements, footing and foundation, concrete inspection, collecting concrete, mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry inspections, structural steel inspection, fireproofing and fire-resistance rate construction inspections, wood installation, daily and monthly reporting, TRs sign off, and coordinated with the Owners and contractors.

810 Fulton Street – Multi-family Residential Tower – New York, NY

Project Executive overseeing construction inspection/testing operations of a 12 story multi-family residential building was about 363 luxury unit. 810 Fulton Street is a affordable rental for middle-income households. The work included concrete inspection, collecting concrete, mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry inspections, structural steel inspection, fireproofing, firestopping and fire-resistance rate

construction inspections, MEP related inspections, energy code compliance inspections, daily and monthly reporting, TRs sign off, and coordinated with the Owners and contractors.

550 Washington Street – Skyscraper – New York, NY

Project Executive overseeing construction inspection/testing operations of a 1.7 million square foot office building. The construction of 550 Washington includes demolition, major renovation, and new construction over a site with a three-block footprint and a bridge over an active roadway. The work includes but not limited to footing and foundations, site storm drainage, precast concrete, concrete, concrete sounds, collecting concrete, overseeing laboratory operations, laboratory testing of steel fabrication shop, firestopping and fireproofing, daily and monthly reporting, TRs sign off, and coordinated with the Owners and contractors

540 Madison Ave - Skyscraper – New York, NY

Project Executive overseeing construction inspection/testing operations of a 39 story, 291,000 square foot office space. The project was for a full-scale constructible renovation and infrastructure improvement program. The work included masonry inspections, collecting mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, structural stability inspection, anchor installation inspections, structural steel, rebar and concrete placement inspection, final inspection, sprinkler and standpipe inspections, seismic inspections, energy code compliance inspections, TR forms preparation and editing thru DOB, coordination with owner and contractor.

Rockefeller University – River Building – New York, NY

Project Executive overseeing construction inspection/testing operations of a new campus space that totaled to about 164,000 square feet. River Campus design has merged seamlessly with the existing grounds and the East River has become a significant element of campus life, serves as an inspiring backdrop for Rockefeller's work. The work included in this project was pile foundation, drill pier installation, soil site preparation, underpinning, concrete, concrete cast-in-place, masonry, structural steel, structural cold form steel, non-destructive testing, spray on fireproofing, energy code compliances.

DSNY Marine Transfer Station, East 91st Street – New York, NY

Project Executive overseeing construction inspection/testing operations of a municipal solid waste site. The practical designed is to facilitate the transfer of solid waste from collection vehicles brought into the facility to be sealed in leak-proof containers for export by barge and/or rail. The work at this jobsite included but not limited to pile inspection services, pile loaded test, steel reinforcing, structural stability, concrete, masonry, laboratory testing of the collected material, structural steel, firestopping, fireproofing, curtain/panel wall inspection, standpipe system, seismic isolation system, sprinkler system, asphalt, flood zone compliances, photoluminescent exit path markings.

CHRISTOPHER T. O'MALLEY, PE

DSNY Southwest Brooklyn Marine Transfer Station – Southwest - Brooklyn, NY

Project Executive overseeing construction inspection/testing operations of a municipal solid waste site. The practical designed is to facilitate the transfer of solid waste from collection vehicles brought into the facility to be sealed in leak-proof containers for export by barge and/or rail for a safe removal. The work at this jobsite included but not limited to pile inspection services, pile load test, controlled fill, steel reinforcing structural safety, concrete, masonry, mortar and grout samples, laboratory testing of the collected materials, precast concrete plant inspection, precast anchor support inspection, structural steel, fuel gas piping, ultrasonic testing, liquid penetrate examinations, seismic isolation systems, smoke control systems, flood zone compliances, mechanical systems.

100 Claremont Avenue – Residential & Academic Tower– New York, NY

Project Executive overseeing construction inspection/testing operations of a 41-story residential and academic tower of 354,000 square foot. Idea behind this construction was to connect the unique historic on the neighborhood with the New York Landmarks. The work at this jobsite included but not limited to structural steel, concrete testing, masonry inspection, laboratory testing of the collected materials, sprayed fire-resistant materials testing, bond strength/density tests, smoke control systems, mechanical systems, high pressure steam piping, private on-site storm drainage disposal and detention system installation, sprinklers systems, energy code compliance, fire-resistance rated construction, post installed anchors. Daily and monthly reporting, TRs sign off and coordination with the Owners and contractors.

NYU Langone – Kimmel Pavilion - New York, NY

Project Executive overseeing construction inspection/testing of 374 singles patient rooms and 30 operating and procedure rooms. The idea behind this build is to set a new standard for hospital design and patient care in quality, technological innovation, safety, and the overall experience for patients, family, and caregivers. The work at this jobsite included but not limited to flood compliances, emergency power, fire alarm, smoke control system, structural steel, concrete, masonry, mortar and grout samples, laboratory testing of the collected material, panels and walls, soils and site work, energy code compliances, excavations, chimneys.

Graduate Hotel – Roosevelt Island, NY

Project Executive overseeing construction inspection/testing operations of an 18-story hotel with about 224 rooms. The design has taking inspiration from both the rich history of Roosevelt Island and the future of technology that the Cornell Tech campus embodies. The work at this jobsite included but not limited to concrete, concrete cast-in-place, laboratory testing of the collected material, post installed anchors, mechanical system, smoke control systems, sprinklers, standpipe systems, soils, deep foundation.

Long Island University - Brooklyn Campus – Brooklyn, NY

Project Executive overseeing construction inspection/testing operations of a 34-story residential building. Construction on the building is to help breathe new life into the campus while

improving the surrounding community with affordable housing. The work at this jobsite included but not limited to deep foundation elements, structural stability, subsurface conditions, site storm drainage detention install, mechanical, concrete, masonry, chimney system, structural steel, high pressure steam piping, energy code compliance. Daily and monthly reporting, TRs sign off and coordination with the Owners and contractors.

Barclays Center – Brooklyn, NY

Project Executive overseeing construction inspection/testing operations of a sports and entertainment area. The project made a tremendous difference in the entire city and all over the world. The work included concrete inspection, collecting concrete, mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry inspections, structural steel inspection, MEP related inspections, energy code compliance inspections, daily and monthly reporting, TRs sign off, and coordinated with the Owners and contractors.

New Valley Hospital – Paramus, NJ

Project Executive overseeing construction inspection/testing operations of a 910,000 square foot medical facility & parking garage. New facility would incorporate cutting-edge technology and best practices in health care facility design including all single-patient rooms. The work included but not limited to reinforcing steel, concrete inspection, collecting concrete, overseeing laboratory operations, laboratory testing of the collected materials, masonry, structural steel, metal decking, roof decking, fireproofing, curtain wall, coordination with the Owners and contractors.

Perth Amboy High School – Perth Amboy, NJ

Project Executive overseeing construction inspection/testing operations of a 576,000 square foot high school. The collaboration was to make sure that every child has access to high quality education while relieving the overcrowding of nearby public schools. The work included but not limited to soil compaction and soil laboratory testing, concrete batch plant, concrete placement, core drilling & compressive strength, reinforcing steel, masonry, collecting samples, overseeing laboratory operations, laboratory testing of the collected materials, cold-form steel inspections, exterior insulation and finish systems, firestopping, structural steel, metal decking, air barrier inspections, nondestructive testing of welds, prefabricated steel shop.

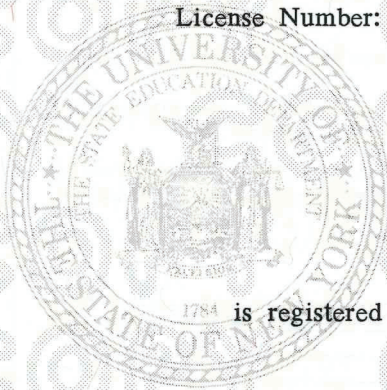
Stevens Institute of Technology Student Housing & University Center – Hoboken, NJ

Project Executive overseeing construction inspection/testing operations of a three-story university center and two residential towers (19 & 21 story). The structure will help to improve student living on campus and redefine the community and culture of the campus with sustainable design and construction will helping to showcase Steven's signature view of the Hudson River and New York City. The work included but not limited to deep driven pile driving, helical pile driving, soil compaction, footing bottoms, reinforcing steel, concrete inspection, collecting concrete, masonry, overseeing laboratory operations, structural steel, spray on fireproofing, mastic & intumescent fire coatings, seismic resistance, wind resistance and smoke control systems.

*The University of the State of New York
Education Department
Office of the Professions
REGISTRATION CERTIFICATE
Do not accept a copy of this certificate*

License Number: 080821-01

Certificate Number: 1167179



OMALLEY CHRISTOPHER THOMAS
ATLANTIC ENGINEERING
21 RANDOLPH AVE
AVENEL NJ 07001-0000

is registered to practice in New York State through 10/31/2023 as a(n)
PROFESSIONAL ENGINEER

LICENSEE/REGISTRANT

Jane S. Y. Li
EXECUTIVE SECRETARY

INTERIM COMMISSIONER OF EDUCATION

Barah A. Benson
BARAH A. BENSON

DEPUTY COMMISSIONER
FOR THE PROFESSIONS

This document is valid only if it has not expired, name and address are correct, it has not been tampered with and is an original - not a copy. To verify that this registration certificate is valid or for more information please visit www.op.nysed.gov.

OFFICE LOCATION

New York, NY
Avenel, NJ

EDUCATION

M.S. Geotechnical
Engineering, Rutgers
University

M.S Structural Engineering,
Georgian Technical University

B.S Civil and Industrial
Engineering, Georgian
Technical University

REGISTRATION

Professional Engineer:
New York, #086214
New Jersey #24GE 04591200
Pennsylvania #PE077351
Ohio #68769
Maryland #40292

CERTIFICATIONS

ACI # 01285314
Field Testing Technician I
Lab Testing Technician I
Lab Testing Technician II

ICC # 8208123
Structural Steel Bolting,

NJDCA #010868
Structural Welding
Bolting
Masonry
EIFS
Precast Concrete
Pre-tensioned Concrete
Reinforced Concrete

OTHER

4 Hour Supported Scaffold
Training
16 Hour Suspended Scaffold
Training

INSPECTION SKILLSETS

Architectural, Energy Code -
General, Structural, Site/Civil,
Mechanical, Energy Code
MEP, Progress, Lab Testing,
Reporting, PE Services,
Quality Management, Conflict
Resolution, QA/QC

YEARS EXPERIENCE

27

GIORGI KHARDZEISHVILI, PE

INSPECTION SUPERVISOR

EXPERIENCE & RESPONSIBILITIES

Giorgi Khardzeishvili has over twenty-seven years of experience in providing comprehensive special inspections, construction management, material engineering, and project management services. His areas of expertise include Architectural, Structural, Site/Civil, Mechanical, and Energy Code special inspections. He is experienced in structural steel inspections, concrete field inspections and testing, masonry construction, soils and deep foundations, temporary and permanent lateral support systems, firestopping and fireproofing, alternative materials, EIFS, fire-rated construction, mechanical systems, energy code compliance, and many more.

He has extensive field, office supervision, and project management experience including concrete and soil sampling and laboratory testing, concrete mix design, soil and rock sampling and in-situ testing, geo-structural instrumentation and monitoring, nondestructive testing, and heavy construction field inspections.

Mr. Khardzeishvili administered and managed large scale special inspection programs for various New York City and State agencies, including New York School Construction Authority (NYCSCA), New York City Department of Design and Construction (NYC DDC), The Dormitory Authority of the State of New York (DASNY), New York City Housing Authority (NYCHA), New York State Office of General Services (OGS), Metropolitan Transportation Authority Capital Construction (MTACC), New York City Department of Sanitation (DSNY), New York City Department of Parks and Recreation (NYC Parks), New York State Department of Transportation (NYS DOT), Consolidated Edison (CONED), New York City Transit (NYCT), Long Island Rail Road (LIRR), and many others. Mr. Khardzeishvili's dedicated, responsive, and collaborative management style has contributed to timely and on budget completion of hundreds of highly complex special inspection projects.

Mr. Khardzeishvili has seventeen years of post-license experience in the supervision of the design and construction of major, public/private and capital construction projects; fifteen years of supervisory experience directly managing and evaluating multi-disciplinary professional staff. Experienced in managing design and construction aspects of large scale private and capital construction projects with extensive customer and industry interaction; with strong technical and analytical background in civil, structural, and geotechnical engineering.

PROJECT EXPERIENCE

Dormitory Authority State of NY (DASNY) – Multiple Sites – NYC, NY

Special Inspector of the record overseeing construction inspection operations of the multiple sites. Work varied from energy performance contract to central chiller plant upgrades and HVAC upgrades. The work included masonry inspections, collecting mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, structural stability inspection, anchor installation inspections, bolting and welding

inspections, rebar and concrete placement inspection, final inspection, MEP Inspections, energy code compliance inspections, TR forms preparation and expediting thru DOB, coordination with Owner and contractor.

NYC School Construction Authority – over 180 Schools, Bronx, NY

Special Inspector of the record overseeing construction inspection/testing operations and personnel of the multiple schools in Bronx, New York. Work varied from minor repairs to

GIORGI KHARDZEISHVILI, PE

major reconstructions to brand new school construction. Managed team of seventy-five inspectors. The work included concrete and rebar inspections, collecting concrete, mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry inspections, precast concrete inspection, welding and bolting inspections, fireproofing and firestopping inspections, MEP related inspections, anchor pull tests, energy code compliance inspections, soil compaction and subgrade inspections, deep foundation construction inspections, coordination with NYCSCA, CM, and contractors, and daily and monthly reporting, TRs sign off.

New York Housing Authority (NYCHA), Five borough, NY (Red Hook Houses, Coney Island Houses, Sotomayor Houses, Marcy Houses, and others)

Special Inspector of the record overseeing construction inspection operations of NYCHA's \$850 million Red Hook houses project (largest in NYCHA history), as well as numerous other multistory building exterior renovation/repair and roof replacement projects in five boroughs of New York City. The work included foundation inspections, masonry inspections, collecting mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, structural stability inspection, anchor installation inspections, bolting and welding inspections, rebar and concrete placement inspection, final inspection, MEP Inspections, sprinkler and standpipe inspections, seismic inspections, lowest floor, energy code compliance inspections, TR forms preparation and expediting thru DOB, coordination with Owner, CM, and contractor.

Con Edison Term Contracts for Construction Special Inspections & Construction Material Testing

Special Inspector of the record overseeing construction inspection/testing operations and personnel for the Con Edison facilities and sites upgrades in five boroughs of New York city. Work varied from construction and alterations of substations, offices, parking areas, installation and repair of generators, gas mains, gas storage areas, and power distribution networks throughout the 5 boroughs, and various counties north of New York City. Managed team of twenty inspectors. The work included concrete and rebar inspections, collecting concrete, mortar, grout, asphalt, fireproofing and Soil samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry inspections, welding and bolting inspections, precast concrete inspections, fireproofing and firestopping inspections, subsurface investigation, Alternative materials, flood zone compliance, EIFS, prestressed concrete, underpinning, structural stability, seismic isolation, pull test, mechanical and electrical inspections, energy code compliance inspections, percolation tests, SOE inspections, soil

compaction and subgrade inspections, deep foundation construction inspections, final inspections and other NYCBC inspections, coordination with Owner, CM, and contractors, and daily and monthly reporting, TRs sign off.

NYCDDC, Construction and Installation of Accelerated Water Main and Rehabilitation of Sewers at Various Locations in Staten Island - REDA 001 & REDA 002

Project Manager overseeing construction inspection/testing operations and personnel for the repair and remediation of several portions of Staten Island's sewer system features the construction of a replacement accelerated water main and the replacement/ rehabilitation of hundreds of feet of sewer tunnels and sidewalks. This project is vital to the continuing maintenance of Staten Island's water management and supply infrastructure and helps safeguard the safe and efficient provision of water to the public. The work included inspections on asphalt batch plant and field compaction using nuclear density gauge, concrete batch plant and field inspections, quality assurance soil field testing via nuclear density gauge, and asphalt and concrete core drilling with associated lab testing, overseeing laboratory operations, laboratory testing of the collected materials coordination with Owner and contractor.

NYC Department of Design and Construction, SANDHW13 / HWCRQ04L – Reconstruction of Rockaway Beach Boulevard Between Beach 88th Street & Beach 73rd Street, including Installation of Trunk and Distribution Water Main, Sewer, etc., Borough of Queens

Project Manager overseeing construction inspection/testing operations and personnel for crucial street infrastructure upgrades along Rockaway Beach Blvd. Between Beach 88th Street & Beach 73rd Street. The project includes the repair and replacement of sewers, water mains, traffic signals and street lighting in an area that sustained significant damage from Superstorm Sandy. The work included inspections on asphalt batch plant and field compaction using nuclear density gauge, concrete batch plant and field inspections, quality assurance soil field testing via nuclear density gauge, and asphalt and concrete core drilling with associated lab testing, overseeing laboratory operations, laboratory testing of the collected materials coordination with Owner and contractor.

New York State Office of General Services (OGS) – 50+ Sites - New York City and New York State

Special Inspector of the record overseeing construction inspection/testing operations and personnel of the multiple sites in five boroughs of New York City and State. Work varied from minor repairs to major reconstructions. The work included concrete and rebar inspections, collecting concrete, mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry

GIORGI KHARDZEISHVILI, PE

inspections, welding and bolting inspections, soil compaction and subgrade inspections, asphalt placement inspection, coordination with OGS Engineer-in charge, and contractors, and daily and monthly reporting. Representative OGS Sites:

1. Pilgrim Psychiatric Center
2. Manhattan Psychiatric Center
3. Creedmoor Psychiatric Center
4. Green Haven Correctional Facility
5. Kingsboro Psychiatric Center
6. And many more...

NYC Department of Parks and Recreation Special Inspection and Laboratory Testing for Various facilities of New York City, NY

Senior Project Manager overseeing construction inspection/testing operations and personnel for the various NYC Park facilities and sites upgrades in five boroughs of New York City. The work included concrete and rebar inspections, soil fill placement and compaction inspection, welding and bolting inspection, precast concrete inspection, shop inspection, collecting concrete, and soil samples, overseeing laboratory operations, laboratory testing of the collected materials; coordination with owner, prime consultants, CM, and contractors; daily and monthly reporting, and TRs sign off coordination. Representative NYC Parks Sites:

1. Poppenhusen Ave Park
2. New Comfort Station at Gravesend Park
3. 18 Mount Morris Park
4. Hermon A. MacNeil Park
5. Crotona Park Bath House
6. Marcus Garvey Park - Little League Field
7. Wolfe's Pond
8. Pavilion at Conference House Park
9. Doughboy Monument
10. East Elmhurst Playground
11. Gracie Mansion Conservancy
12. Richmond Terrace (Si Yankees)
13. Crotona Park Wall – Crotona Park East

MTA/NYCT Second Avenue Subway 86th Street Station, New York, NY

Senior Project Manager overseeing construction inspection operations and personnel of the 2nd Avenue Subway, 86th Street Station construction on Manhattan, New York. The work included concrete and rebar inspections, collecting concrete and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry inspections, structural steel bolting and welding inspections, subgrade preparation, foundation, soil placement and backfilling, seismic resistance, firestop, collecting grout and mortar samples and subsequent laboratory testing, monthly compliance reporting, coordination with MTA and contractor.

MTA/ESA/LIRR East Side Access Site Harold Structures Part 3A, New York, NY

Senior Project Manager overseeing construction inspection operations and personnel of the Harold Structure Interlocking portion of LIRR East Side Access project in Queens, New York. The work included concrete and rebar inspections, collecting concrete and grout samples, overseeing laboratory operations, laboratory testing of the collected concrete materials, soil compaction inspections, drilled shaft inspections, subsurface investigation, logging, and reporting, bolting inspection, coordination with MTA and contractor, and reporting.

PANYNJ Replacement of Goethals Bridge, Elizabeth, NJ

Project manager in charge of providing quality control and quality assurance services for the Goethals Bridge Replacement Project. The work included concrete and rebar inspections, collecting concrete and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, precast concrete panel inspections, steel welding inspection, steel bolting inspections, steel fabrication plant inspections, concrete plant inspections, testing concrete cores, soil compaction inspections, coordination with project team.

Elmhurst Hospital – Queens, NY

Special Inspector of the record overseeing construction inspection/testing operations and personnel during hospital construction. The work included concrete and rebar inspections, collecting concrete and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, welding and bolting inspections, fireproofing and firestopping inspections, MEP related inspections, energy code compliance inspections, coordination with owner, CM, and contractors, and daily reporting, TRs sign off.

NYSDOT, Region 10 (Long Island Region) – Nassau and Suffolk Counties – Material Inspections, Sampling and Testing services, NY

Project Manager overseeing construction inspection/testing operations and personnel for the concrete and asphalt plant inspections, core drilling of asphalt and concrete, onsite compaction testing of asphalt, a variety of non-destructive concrete field tests, and over 50 separate construction material laboratory tests. The work included concrete and asphalt batch plant inspections, verifying the quality of every load of concrete and asphalt used in every DOT project in Long Island, coordinating inspection with laboratory testing work with Supervisors and Technicians of the DOT's Regional Quality Assurance Unit, and NYS DOT Materials Bureau. TPI inspectors cover an average of 8 concrete and 4 asphalt plants per day, providing full coverage of the 26 fabrication facilities

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used by the DOT in Nassau and Suffolk County. Review daily field reports and prepare monthly compliance reports.

New York City Transit - On-Call Concrete and Asphalt Batch Plant Inspection Services, NY

Project Manager overseeing construction inspection/testing operations and personnel for the concrete and asphalt plant inspections for various plants located in NY. The work included concrete and asphalt batch plant inspections, verifying the quality of every load of concrete and asphalt, performing required plant inspection tests including moisture content, sieve analysis, collect samples for cementitious material for laboratory testing verify concrete batched mix conformance with mix design requirement, coordinating inspection with laboratory testing work with Contractor, CM and MTA representative. TPI inspectors cover an average of 10 concrete and 2 asphalt plants per day, Review daily field reports and prepare monthly compliance reports. We have performed more than 550 inspections for this contract as of today.

MTA C-26511 Site K Ventilation Building - Subway 7 line Construction, Manhattan, NY

Special Inspector of the record overseeing construction inspection operations of the subway 7 line, Site K ventilation building construction on Manhattan, New York. The work included subgrade and fill placement inspections, collecting concrete and grout samples, overseeing laboratory operations, laboratory testing of the collected concrete and grout/mortar materials, anchor/dowel installation observation and testing, rebar inspections, welding inspection, seismic inspections, coordination with MTA and contractor, and reporting. Work also included Installation of noise, air, settlement, and vibration monitoring instruments, and subsequent monitoring and reporting.

Sound Barrier – BR-12 - DSNY, Brooklyn, NY

Special Inspector of the record overseeing construction inspection operations and personnel for the construction of new sound barrier wall in Brooklyn, NY. The work included concrete and rebar inspections, collecting concrete and samples, laboratory testing of the collected materials, concrete batching plant inspection, drilled pier inspections, subgrade preparation inspections, and soil compaction inspections.

United Nations Albano Building, Manhattan, NY

Special Inspector of the record overseeing construction inspection operations of the multistory building exterior renovation/repair project on Manhattan, New York. The work included masonry inspections, collecting mortar and grout

samples, laboratory testing of the collected materials, anchor installation inspections, bolting inspections, energy code compliance inspections, TR form preparation and expediting thru DOB, coordination with Owner and **contractor**.

LaGuardia Airport Terminal Renovation, Queens, NY

Special Inspector overseeing construction inspection operations and personnel for the rehabilitation project. The work included concrete and rebar inspections, collecting concrete and grout samples, batching plant inspection, and soil compaction inspection.

JFK Terminal 2, Queens, NY

Special Inspector overseeing construction inspection operations and personnel for the rehabilitation project. The work included concrete and rebar inspections, collecting concrete and grout samples, batching plant inspection, and soil compaction inspection.

Component Repair at Dyre Avenue Station – Dyre Avenue Line (IRT), Bronx, NY

Special Inspector of the record overseeing construction inspection operations and personnel for the repair project of the station. The work included foundation installation inspections, concrete and rebar inspections, collecting concrete and grout samples, laboratory testing of the collected materials, welding inspection, bolting inspections, fabrication facility inspections. Responsibilities included contract negotiations, compliance, subcontracting to suppliers and equipment manufacturers, overseeing field operations, review daily reports, monthly reporting.

LIRR East Side Access Site 55th Street Ventilation Facility, Manhattan, NY

Special Inspector of the record overseeing construction inspection/testing operations and personnel of the subway LIRR East Side Access, 55th Street ventilation facility construction on Manhattan, New York. The work included concrete and rebar inspections, collecting concrete and grout samples, laboratory testing of the collected materials, tie-back anchor installation observation and testing, welding inspection, bolting inspections, fireproofing inspection, firestopping inspection, soil compaction inspections, coordination with MTA and contractor, and reporting.

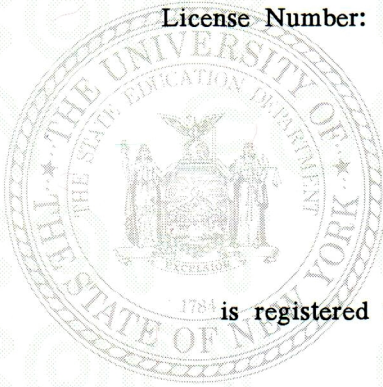
The University of the State of New York
Education Department
Office of the Professions

REGISTRATION CERTIFICATE

Do not accept a copy of this certificate

License Number: 086214-1

Certificate Number: 0505282



KHARDZEISHVILI GIORGI
18 FLOYD WYCKOFF RD
MORGANVILLE NJ 07751-0000

is registered to practice in New York State through 07/31/2022 as a(n)
PROFESSIONAL ENGINEER

LICENSEE/REGISTRANT

Jane S. Blain
EXECUTIVE SECRETARY

Karyellen Elia
COMMISSIONER OF EDUCATION

Dee E. Kelly
DEPUTY COMMISSIONER
FOR THE PROFESSIONS

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OFFICE LOCATION(S)

New York, NY
Avenel, NJ

EDUCATION

B.S. Civil Engineering -
University of Puerto Rico

REGISTRATION

Professional Engineer:
New York, #094949
Puerto Rico, #16743
Florida, #77345

AREAS OF EXPERTISE

QA/QC Management
Special Inspections
Construction Material Laboratory
Testing
Structural Steel
Structural Masonry
Soils
Shallow Foundations
Deep Foundations
Spray Fire Resistant Materials
Soil Percolation Test
Chimneys
Mechanical
Sprinklers
Generators
Concrete Cylinders
Concrete Cores
Concrete Mix Design
Laboratory Test of Concrete,
Cement and Mortar Cores
Asphalt Inspection
Special Tests
Experience with Special
Equipment
Energy Code Compliance
Inspections (TR8)

YEARS EXPERIENCE

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JUAN CARLOS GOMEZ, PE

PRIMARY INSPECTOR

EXPERIENCE & RESPONSIBILITIES

Juan Carlos Gomez has over twenty-four years of responsive experience performing special inspections, dedicated construction management, and project management. His areas of expertise include steel inspections, concrete field inspections and testing, concrete lab testing, masonry construction, soil, deep foundations, firestopping and fireproofing, mechanical systems, and many more. He routinely splits his time between field and office supervision, employs excellent communication with customers, and draws upon his extensive project management and inspections experience to deliver excellent results on residential, commercial, transportation, and environmental projects.

Mr. Gomez has twenty-four years of supervisory experience in the direct management and evaluation of multi-disciplinary professional staff; His wide-ranging management skills and collaborative management style has contributed to the successful completion of numerous public and private building projects in New York City.

PROJECT EXPERIENCE

DSNY – Manhattan Community Districts 1/2/5 Garage – New York, NY

Primary inspector who oversaw all special inspection and material testing for the 425,000 square foot building. The work included pile foundation and soil testing, inspections of footing and foundations, concrete, masonry, structural steel, fireproofing and fire-resistance rated construction, MEP systems, energy code compliance elements, wood installation, the collection of concrete, mortar and grout samples, and laboratory testing of the collected materials. Mr. Gomez oversaw all field inspections and testing as well as all laboratory operations, daily and monthly reporting, TRs sign offs, and all coordination with the Owners and contractors.

DSNY Marine Transfer Station, East 91st Street – New York, NY

Primary inspector who oversaw the special inspection and material testing for this municipal solid waste site. The practical design facilitated the transfer of solid waste from collection vehicles brought into the facility to be sealed in leak-proof containers for export by barge and/or rail. The work at this jobsite included but was not limited to pile inspection services, pile load tests, steel reinforcing, structural stability, concrete, masonry, laboratory testing of collected material, structural steel, firestopping, fireproofing, curtain/panel wall inspection, standpipe system, seismic isolation system, sprinkler system, asphalt, flood zone compliances, photoluminescent exit path markings.

DSNY Southwest Brooklyn Marine Transfer Station – Southwest - Brooklyn, NY

Primary inspector who oversaw all special inspection and material testing for this municipal solid waste site. The practically designed facility hosted the efficient transfer of solid waste from collection vehicles brought into the facility to sealed leak-proof containers for safe removal via barge and/or rail export. . The work at this jobsite included, but was not limited to, pile inspection services, pile load tests, controlled fill, steel reinforcing, structural safety, concrete, masonry, mortar and grout sample collection, laboratory testing of the collected materials, precast concrete plant inspection, precast anchor support inspection, structural steel, fuel gas piping, ultrasonic testing, liquid penetrate examinations, seismic isolation systems, smoke control systems, flood zone compliances, mechanical systems.

Graduate Hotel – Roosevelt Island, NY

Primary inspector who oversaw the special inspection and material testing of an 18-story hotel with approximately 224 rooms. The design has taking inspiration from both the rich history of Roosevelt Island and the future of technology that the Cornell Tech campus embodies. The work at this jobsite included, but was not limited to, inspections of concrete and concrete placement, post installed anchors, mechanical system, smoke control systems, sprinklers, standpipe systems, soils, deep foundation, and laboratory testing of collected materials.

JUAN CARLOS GOMEZ, PE

50 Hudson Yard - Skyscraper – New York, NY

Primary inspector who oversaw the special inspection and material testing of work performed and materials utilized during construction of a 2.9 million gross square foot building that topped out at approximately 985 feet. The modern architecture, engineering and design of this skyscraper stays true to the classic, understated NYC aesthetic while delivering a visionary new approach to the way New Yorkers work and live now and in the future. The work at this jobsite included, but was not limited to, inspections of structural steel, concrete, masonry, sprayed fire-resistant materials, firestopping, draft-stop, and fire-block system, mechanical systems, energy code compliance elements, collecting concrete, mortar and grout samples, and laboratory testing of the collected materials. Mr. Gomez directly supervised all activities along with daily reporting, TRs sign on and off, coordinating with the owners, contractor and monthly meeting

TWA Flight Center Hotel, Phase 1 at John F. Kennedy International Airport - Jamaica, NY

Primary inspector who oversaw all special inspection and material testing at this site. The economical approach to this project preserved the exceptional character of the original building while integrating new performance- and systems-based interventions. The work included but was not limited to subsurface inspection, subsurface conditions, deep foundation elements, footing and foundation, concrete inspection, collecting concrete, mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry inspections, structural steel inspection, fireproofing and fire-resistance rate construction inspections, wood installation, daily and monthly reporting, TRs sign offs, and coordinated with the Owners and contractors.

Pier 55 – Main Pier – Public Park – New York, NY

Primary inspector who oversaw the special inspections and material testing at the Pier 55 Main Pier's 2.4-acre platform. This project is to create a public park on the waterfront which offers space for live performances, public art, and community events. The work included pile foundation and soil testing, footing and foundation, concrete inspection, collecting concrete, mortar and grout samples, overseeing laboratory operations, laboratory testing of the collected materials, masonry inspections, structural steel inspection, fireproofing and fire-resistance rate construction inspections, MEP related inspections, energy code compliance inspections, wood installation, daily and monthly reporting, TRs sign offs, and coordinated with the Owners and contractors.

Time Warner – 30 Hudson Yard - Skyscraper – New York, NY

Primary inspector who oversaw the special inspection and material testing during the construction of a 1.5 million square feet office skyscraper. As the second-tallest office building in New York, this is taller than the Empire State Building and home to the highest outdoor observation deck in the city. It features river-to-river panoramic views, outdoor terraces, a dramatic triple-height lobby, direct access to premier restaurants and retailers and an underground connection. The work for this project included concrete inspection, collecting concrete, mortar and grout samples, laboratory testing of the collected materials, masonry inspections, structural steel inspection, structural steel fabrication shop inspection, MEP related inspections, energy code compliance inspections, and wood installation. Mr. Gomez was directly responsible for overseeing all laboratory operations, daily and monthly reporting, TRs sign offs, and coordinated with the owners and contractors.

Pier 17, Tin Building, Commercial Building – New York, NY

Primary inspector responsible for overseeing the special inspections and material testing of a 53,000 square foot market structure. The goal of this building's construction was to restore a key piece of history to New York. The scope of work included pile foundation and soil testing, inspections of footing and foundation, concrete, collecting concrete, mortar and grout samples, laboratory testing of the collected materials, masonry inspections, structural steel inspections, fireproofing and fire-resistance rate construction inspections, MEP related inspections, energy code compliance inspections, and wood installation. Mr. Gomez's duties consisted of overseeing laboratory operations, daily and monthly reporting, TRs sign offs.

Cornell University – Bloomberg Center - Roosevelt Island, NY

Primary inspector who oversaw the special inspection and material testing for the new academic headquarters for Cornell Tech for a new applied science campus. The key design for this project is to support, augment, and foster interdisciplinary communication among all building users; provide leadership in environmental and sustainability goals through a high-performance net-zero building design; and complement and invigorate the Roosevelt Island community. The work included in this project was pile foundation, drill pier installation, soil site preparation, underpinning, concrete, concrete cast-in-place, masonry, structural steel, structural cold form steel, non-destructive testing, spray on fireproofing, energy code compliances.

JUAN CARLOS GOMEZ, PE

Rockefeller University – River Building – New York, NY

Primary inspector who oversaw the special inspection and material testing for the new campus space that totaled to about 164,000 square-foot. River Campus design has merged seamlessly with the existing grounds and the EastRiver has become a significant element of campus life, serves as an inspiring backdrop for Rockefeller's work. The work included in this project was pile foundation, drill pier installation, soil site preparation, underpinning, concrete, concrete cast-in-place, masonry, structural steel, structural cold form steel, non-destructive testing, spray on fireproofing, energy code compliances.

Greenpoint Landing – Residential Tower, Buildings D1, D2, D3 - Brooklyn, NY

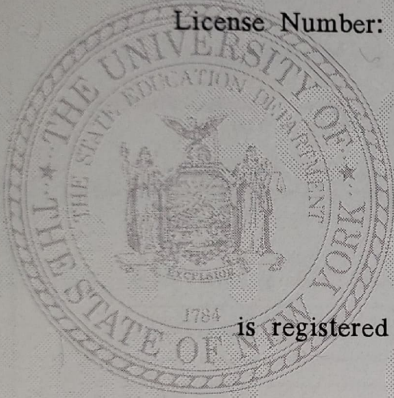
Primary inspector who oversaw the special inspection and material testing of the 810,911 square footage multi-family building. This project is the catalyst in transformation of the old Greenpoint waterfront of post-industrial edge to an inspiring new neighborhood. Towers are to create and enhancing the waterfront view while still connecting the past and future, indoor and outdoor, urban streetscape and waterfront. The work at this jobsite included but not limited to concrete, collecting concrete, masonry, mortar and grout samples, laboratory testing of the collected materials, sprinklers, chimneys, emergency and standby power systems (Generators), heating systems, structural steel, precast plant inspection, subsurface conditions – fill placement & in place density, private on site storm water drainage & detention facilities. As well as daily reporting, TRs sign on and offs, and coordinate with the owners.

The University of the State of New York
Education Department
Office of the Professions

REGISTRATION CERTIFICATE
Do not accept a copy of this certificate

License Number: 094949-01

Certificate Number: 1133489



GOMEZ JUAN CARLOS
756 VOORHEES AVENUE
MIDDLESEX NJ 08846-0000

is registered to practice in New York State through 12/31/2023 as a(n)
PROFESSIONAL ENGINEER

LICENSEE/REGISTRANT

Jane S. Blain
EXECUTIVE SECRETARY

Sharon L. Fakoe
INTERIM COMMISSIONER OF EDUCATION

Sarah A. Benson
DEPUTY COMMISSIONER
FOR THE PROFESSIONS

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INTERNATIONAL CODE COUNCIL

JUAN C GOMEZ

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

STRUCTURAL STEEL AND BOLTING SPECIAL INSPECTOR

Given this day of July 31, 2019



William R. Bryant
President, Board of Directors

Certificate No. 9211236



Dominic Sims
Chief Executive Officer



INTERNATIONAL CODE COUNCIL

JUAN C GOMEZ

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

STRUCTURAL WELDING SPECIAL INSPECTOR

Given this day of August 03, 2019



William R. Bryant
President, Board of Directors

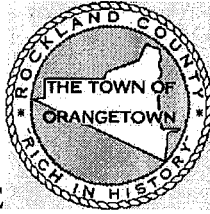
Certificate No. 9211236



Dominic Sims
Chief Executive Officer



Inspector's Name	1704.3	1704.3	1704.3/18/19/28	1704.4	1704.4	1704.4	1704.4	1704.4	1704.4	1704.5	1704.6	1704.7.1	1704.7.2/3	1704.7.4/21	1704.8	1704.9/20.2	1704.8	1704.10	1704.11/12	1704.13	1704.15/16/17/23/24/25/26/31	1704.19	1704.20.2	1704.21/22	1704.27	1704.29	1704.30	1704.32	1704.3/18/19/28	109.3.5	110.5 / 109.5	109.3.9				
	Structural Steel/ High Strength Bolting /	Structural Cold formed Steel	Structural Steel/ Welding	Concrete/ Cast in Place	Concrete/ Reinforced	Concrete/ Precast	Concrete/ Prestressed	Concrete Testing Lab – Batch Inspector	Masonry	Wood Construction	Subgrade Inspection	Soils-fill placement, in-place Density	Soils Investigation	Deep Foundations	Pier & Pile Foundations, Underpinning	Seismic Isolation Systems	Wall Panels, Curtain Walls and Veneers	Sprayed fire resistant materials	Exterior Insulation Finish Systems (EIFS)	MEP	Excavation - Sheeting, Shoring and Bracing	Structural Safety - Structural Stability	Site Storm Drainage Disposal and Detention	Fire stopping	Flood Hazard Mitigation	Photoluminescent Exit path markings	Anchor's & Pull tests	NDT	Energy Code Compliance	Final Inspection	Other					
Shahat, Nehro (Mike)	X	X	X					X										X																		
Shenoda, Samuel																																				
Sheth, Deepak				X	X	X	X	X	X																											
Shivaprakash, Darshan												X	X	X	X	X																				
Sial, Luqman																																				
Silma, Milad																																				
Sylvan, Joel	X	X	X															X																		
Taiwo, Fayemi	X	X		X	X	X	X	X	X																											
Tawfik, Goun																		X																		
Tawfik, Irene																																				
Taylor, Demetria	X	X	X																																	
Terminez, Florante				X	X	X	X	X																												
Thigpen, Kenneth																		X																		
Tiamyu, Moses				X	X	X	X	X	X																											
Tijani, Abdulkadir	X	X	X	X	X	X	X	X										X	X																	
Weisa, Sherif																																				
Zagda, Dhaval	X	X	X																																	
Zaher, Mina																								X												
Zaki, Mark	X	X	X	X	X	X	X	X																												
TOTAL	52	44	38	57	54	51	51	50	37	9	13	14	14	14	13	8	8	27	10	16	8	8	9	12	8	8	12	4	16	9	8					



TOWN ATTORNEY'S OFFICE INTER-OFFICE MEMORANDUM

DATE: May 17, 2022

TO: Rosanna Sfraga, Town Clerk (with originals)

cc: Town Board Members (w/o encl.)
Kimberly Allen, Administrative Secretary to the Supervisor (w/o encl.)
Ellie Fordham, Secretarial Assistant II, DEME (w/o encl.)

FROM: Dennis D. Michaels, Deputy Town Attorney
(DMF)

RE: Certificate of Plumbing Registration (Sewer Work) 2022

The following applicant is qualified, pursuant to the qualification certificate received from Eamon Reilly, Commissioner of the Department of Environmental Management and Engineering (original attached), and the bond and insurance certificates having been reviewed and approved (originals attached), from a legal standpoint, by the Office of the Town Attorney.

American Field Services, Inc.
149 Main Street, Suite E
Nanuet, NY 10954
Tel.: 914-620-2437

This Certificate of Registration has been placed on the next Regular Town Board Meeting agenda scheduled for May 24, 2022. Should you have any questions, please do not hesitate to contact this Office.

Should you have any questions, please do not hesitate to contact this Office.

encl.

TIER IV Pumping Station Improvements

BID OPENING TIME 11:00AM DATE May 5, 2022

CONTRACTOR NAME & ADDRESS	Coppola Services Ringwood NJ	Fred Deans Construction Ringwood NJ	Jeff Industries Inc Collierville TN		
DATE RECEIVED	5/5/2022	5/5/22	5/5/22		
TIME RECEIVED	10:15 AM	9:05 AM	10:11 AM		
NON COLLUSION STATEMENT	✓	✓	✓		
BID BOND or CERTIFIED CHECK	✓	✓	✓		

GENERAL - PS-21-4G

Bid Item #1 – Mobilization / Demobilization						
BID AMOUNT	\$ 158,390	\$ 100,000	\$ 156,450	\$	\$	
Bid Item #2 – Blue Hill Pump Station						
BID AMOUNT	\$ 220,000	\$ 204,000	\$ 359,000	\$	\$	
Bid Item #3 – Diane Drive Pump Station						
BID AMOUNT	\$ 234,000	\$ 220,000	\$ 379,000	\$	\$	
Bid Item #4 – Harmony Hills Pump Station						
BID AMOUNT	\$ 253,000	\$ 210,000	\$ 340,000	\$	\$	
Bid Item #5 – Kings Highway Pump Station						
BID AMOUNT	\$ 621,500	\$ 710,000	\$ 652,000	\$	\$	
Bid Item #6 – Nyack Pump Station						
BID AMOUNT	\$ 167,000	\$ 282,000	\$ 262,000	\$	\$	
Bid Item #7 – Sparkill Pump Station						
BID AMOUNT	\$ 340,500	\$ 284,000	\$ 550,000	\$	\$	
Bid Item #8 – Washington Mews Pump Station						
BID AMOUNT	\$ 310,500	\$ 272,000	\$ 430,500	\$	\$	
Bid Item #9 – Record Documents						
BID AMOUNT	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	
Bid Item #10 – Miscellaneous Additional Work						
BID AMOUNT	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
SUBTOTAL ITEMS 1 - 10	\$ 2,444,890	\$ 2,422,000	\$ 3,269,000	\$	\$	

BID OPENING TIME

11:00AM

DATE

May 5, 2022

CONTRACTOR NAME & ADDRESS

*Mehl Electrical & Communications
East River, NY*
*Franshawe Inc.
Abraham Regional Electric
Nanuet, NY*

DATE RECEIVED

5/5/2022

5/5/2022

TIME RECEIVED

10:08AM

10:13AM

NON COLLUSION STATEMENT

✓

✓

BID BOND or CERTIFIED CHECK

✓

✓

ELECTRICAL PS-21-4E

Bid Item #11 – Mobilization / Demobilization

BID AMOUNT

\$ 10,000

\$ 10,000

\$

\$

\$

Bid Item #12 – Blue Hill

BID AMOUNT

\$ 167,000

\$ 52,500

\$

\$

\$

Bid Item #13 – Diane Drive

BID AMOUNT

\$ 123,000

\$ 56,000

\$

\$

\$

Bid Item #14 – Harmony Hills

BID AMOUNT

\$ 121,000

\$ 37,000

\$

\$

\$

Bid Item #15 – Kings Highway

BID AMOUNT

\$ 163,000

\$ 69,500

\$

\$

\$

Bid Item #16 – Nyack

BID AMOUNT

\$ 19,000

\$ 9,000

\$

\$

\$

Bid Item #17 – Sparkill

BID AMOUNT

\$ N/A

\$ 3,000

\$

\$

\$

Bid Item #18 – Washington Mews

BID AMOUNT

\$ 226,000

\$ 127,000

\$

\$

\$

Bid Item #19 – Record Documents

BID AMOUNT

\$20,000

\$20,000

\$20,000

\$20,000

\$20,000

Bid Item #20 – Miscellaneous Additional Work

BID AMOUNT

\$50,000

\$50,000

\$50,000

\$50,000

\$50,000

SUBTOTAL ITEMS 11-20

\$ 899,000

\$ 434,000

\$

\$

\$

RECEIVED
MAY - 4 2022
Orangetown Police Department

TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS

PERMIT # 22-SP-019

EVENT NAME: PLUS Polish Festival

APPLICANT NAME: PLUS Media Group

ADDRESS: P.O. Box 474 Pomona NY 10970

PHONE #: 845-499-5454 CELL # _____ FAX # _____

CHECK ONE: PARADE _____ RACE/RUN/WALK _____ OTHER Festival

The above event will be held on 6/4/22 - 6/5/22 from _____ to _____ RAIN DATE: _____

Location of event: 89 Western Highway Tappan NY 10983

Sponsored by: _____ Telephone #: _____

Address: jon@jongsberg.com

Estimated # of persons participating in event: 2500 vehicles 500

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:

Jon Ginsberg / 845-499-5454

Signature of Applicant: [Signature] Date: 4-27-2022

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 4/27/22

Certificate of Insurance - Received On: 4/27/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: Y/X Received On: _____

Rockland County Highway Dept. Permit: Y/X Received On: _____

NYS DOT Permit: Y/X Received On: _____

Route/Map/Parking Plan: Y/N Received On: 4/27/22

RFS #: 53444 BARRICADES: Y/N CONES: Y/N TRASH BARRELS: Y/N OTHER: Message Board Snow Fencing

APPROVED: [Signature] DATE: 4-29-22
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y/N Application Required: _____ Fee Paid - Amount/Check # _____

Port-o-Sans: Y/N Other: _____

APPROVED: [Signature] DATE: 5/2/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y/N Items: _____

APPROVED: [Signature] DATE: 05/04/2022
Chief of Police

** Please return to the Highway Department to be placed on the Town Board Workshop **

Workshop Agenda Date: _____ Approved On: _____ TBR #: _____

6/4/22
11am - 10pm
6/5/22
11am - 9pm

RECEIVED

APR 27 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

RECEIVED

MAY 05 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

PLUS Media Group
PLUS Polish Festival
PO Box 474, Pomona NY 10970

April 26, 2022

Supervisor and Town Board Members
Town of Orangetown
26 Orangetown Rd
Orangeburg, NY 10952

Supervisor Kenny and Town Board,

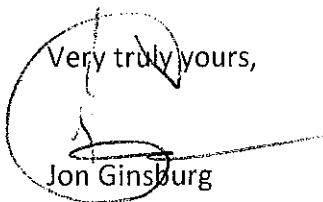
On Saturday June 4th 2022 from 11am to 10pm and June 5th, 2022 from 11am to 9pm, we will be having a Polish Festival at German Masonic Grounds at 89 Western Highway in Tappan.

We would like to request the use of (20) barricades, (50) plastics barrels, (20) cones, a message board, sidewalk control on road edge and plastics fencing from the Orangetown Highway Department and auxiliary police detail from the Orangetown Police Department.

We thank you in advance for Orangetown's support.

If you have any questions, please call me at (845) 499-5454.

Very truly yours,



Jon Ginsburg

Layout/ Security Plan
 PLUS Polish Festival
 June 4-5, 2022

STAGE

Pavilion
 with
 20
 bathrooms

FOOD
 VENDOR

FOOD
 VENDOR

VENDOR

VENDOR

VENDOR

VENDOR

VENDOR

VENDOR

VENDOR

BEER GARDEN w/picnic tables

Entrance/
1 security

BAR

Entrance/
1 security

Pavilion
 With 12
 bathrooms

Round tables &
 chairs inside

1
 security

Entrance/
1 security

BEER GARDEN
 w/picnic tables

Entrance/
1 security

Entrance/
1 security

VENDOR

VENDOR

FOOD VENDORS

Soccer Field - AMUSEMENTS

FOOD
 VENDOR

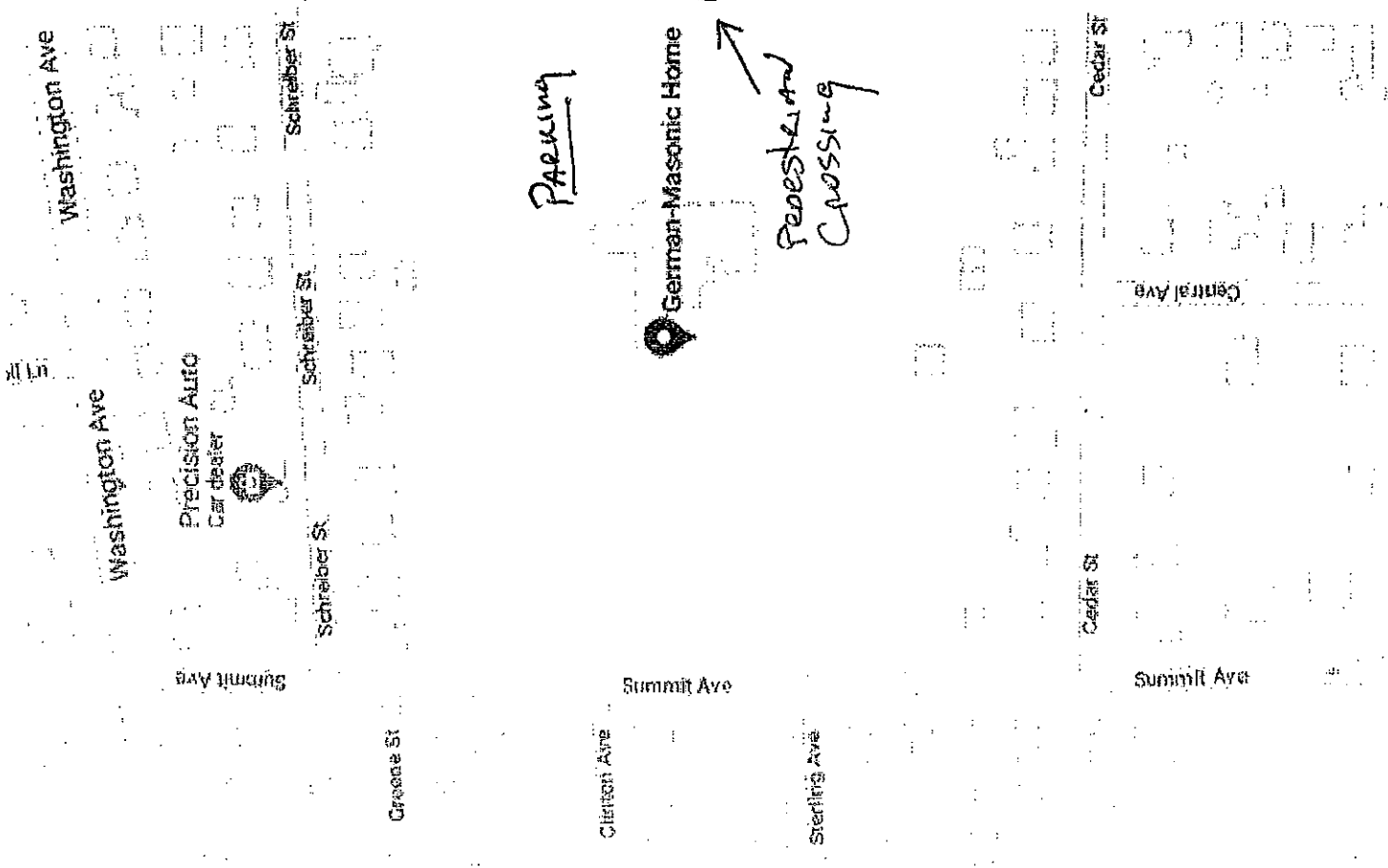
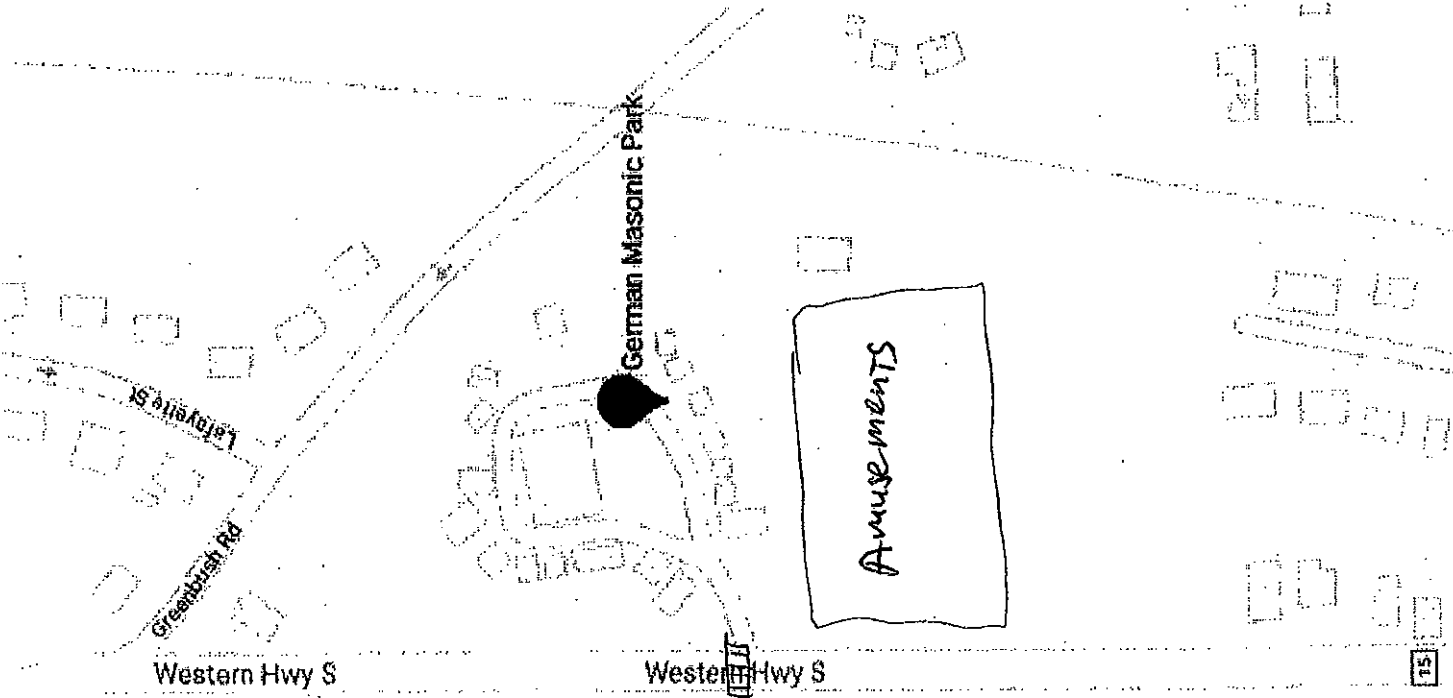
FOOD
 VENDOR

FRONT
 ENTRANCE

PARKING
 4 STAFF
 MEMBERS TO
 DIRECT
 PARKING &
 TRAFFIC AT ALL
 TIME

PLEASE NOTE:
 Security Agents at front
 entrance and each entrance
 to beer garden at ALL
 TIMES and 2 to do patrols
 around venue

21-SP-035





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/20/22

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

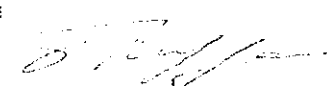
PRODUCER Specialty Insurance, LTD. P.O. Box 16901 West Haven, CT 06516	CONTACT NAME: Thomas Plouffe PHONE (A/C, No, Ext): 203-931-7095 FAX (A/C, No): 203-931-0682 E-MAIL ADDRESS: Certificates@specialtyinsuranceltd.com													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Great American Insurance Company</td> <td>16691</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Great American Insurance Company	16691	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:
INSURER(S) AFFORDING COVERAGE	NAIC #													
INSURER A: Great American Insurance Company	16691													
INSURER B:														
INSURER C:														
INSURER D:														
INSURER E:														
INSURER F:														
INSURED Plus Media Group Corp PO Box 474 Pomona, NY 10970														

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	GAS100244	6/4/22	6/5/22	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Liquor Liability		GAL100017	6/4/22	6/5/22	1,000,000 Per Occurrence 2,000,000 General Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Town of Orangetown is added as an additional insured but only with respects to the operations of the named insured during the policy period.

CERTIFICATE HOLDER Town of Orangetown 26 Orangeburg Rd Orangeburg, NY 10962	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS

PERMIT # 22-SP-020

RECEIVED

APR 28 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

EVENT NAME: JFCS Wheels for Meals: Ride to Fight Hunger

APPLICANT NAME: Jewish Family and Children's Services of Northern New Jersey (JFCS)

ADDRESS: 1485 Teaneck Road, Teaneck, NJ

PHONE #: 201-837-9090 x 212 CELL # N/A FAX # 201-837-9393

CHECK ONE: PARADE _____ RACE/RUN/WALK _____ OTHER Bike Ride

The above event will be held on June 12, 2022 from 6:00AM to 1:00PM RAIN DATE: N/A

Location of event: Spectra Labs

Sponsored by: N/A Telephone #: _____

Address: 8 King Road, Rockleigh, NJ 07647

Estimated # of persons participating in event: 250 vehicles N/A

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:

Michele Wellikoff - 1485 Teaneck Road, Teaneck, NJ 07666 - 201-837-9090 x250

Signature of Applicant: Michele Wellikoff Date: 4/28/22

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 4/28/22

Certificate of Insurance - Received On: 4/28/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit ^{use} N - Received On: 4/28/22

Rockland County Highway Dept. Permit: N - Received On: 5/4/22

NYS DOT Permit: Y / N - Received On: pending our approval

Route/Map/Parking Plan: N - Received On: 4/28/22

RFS #: BARRICADES: CONES: TRASH BARRELS: Y / OTHER:

APPROVED: [Signature] 25.2.22 DATE: _____
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y / N - Application Required: _____ Fee Paid - Amount/Check # _____

Port-o-Sans: Y / N: _____ Other: _____

APPROVED: [Signature] DATE: 5/9/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y / N: Police Items: _____

APPROVED: [Signature] #205 DATE: 05/11/2022
Chief of Police

** Please return to the Highway Department to be placed on the Town Board Workshop **

Workshop Agenda Date: 5/24/22 Approved On: _____ TBR #: _____

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

Orangetown Representative:
R.C. Soil and Water Conservation Dist.-Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee

RECEIVED

APR 28 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT



**HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN**
119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-Mail -- highwaydept@orangetown.com

Affiliations:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

ROAD USE PERMIT APPLICATION
Section 139 Highway Law

NAME Stacey Frenkel DATE _____

COMPANY Jewish Family and Children's Services of Northern New Jersey (JFCS)

ADDRESS 1485 Teaneck Road, Teaneck, NJ 07666

TELEPHONE (201) 837-9090 x212; cell: (201) 317-1851

(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO USE:

Mainly Oak Tree Road. A small number of riders will us Fifth Avenue, Van Wyck Road, Erie Street West, & S. Greenbush Road. (Coordinating with State, County and Parks Department for other locations within Orangetown)

(Address number and name of road)

(Intersecting streets and/or description of exact location)

REASON FOR USE Bike ride (not a race)

DATE OF USE June 12, 2022 (Sunday) RAIN DATE N/A

TIME ROAD WILL BE USED 6:30am - 11:00am

WILL ROAD BE OPEN TO LOCAL TRAFFIC? Yes

WILL ROAD BE OPEN TO EMERGENCY VEHICLES? Yes

PLEASE PROVIDE A DETAILED MAP AND DESCRIPTION OF DETOUR IF TRAVEL WILL BE RESTRICTED.

PRELIMINARY APPROVAL *[Signature]* 5.2.22 DATE 5.6.22

JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

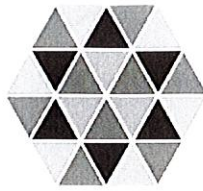
This permit application will be forwarded to the Rockland County Superintendent of Highways, County of Rockland, 23 New Hempstead Road, New City, NY, 10956. You will receive written confirmation from that office.

8-13-02bjd

HAMLETS: PEARL RIVER · BLAUVELT · ORANGETOWN · TAPPAN · SPARKILL · PALISADES · UPPER GRANDVIEW



CLEAN STREETS = CLEAN STREAMS



JFCS

JEWISH FAMILY & CHILDREN'S SERVICES
OF NORTHERN NEW JERSEY

Empowering People. Transforming Lives.



RECEIVED

APR 28 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

April 20, 2022

Orangetown Town Board
26 Orangeburg Rd
Orangeburg, NY 10962

To the Orangetown Town Board:

Jewish Family & Children's Services of Northern New Jersey (JFCS) is hosting the 12th Annual Wheels-for-Meals: Ride to Fight Hunger on Sunday, June 12. This bike ride event (not a race) commences in Rockleigh, NJ, and will travel through select areas of the town.

To control local traffic and allow our riders to ride safely, we respectfully request police presence at the following intersections:

- State Hwy 340 and Oaktree Road, between 6:30 am-11:00 am,
- Oaktree Road and the Rail Trail, between 7:30 am - 11:00 am

No further assistance is required from the Highway Department or Park Department.

Please find the accompanying paperwork and route map information with this letter.

Should you have any questions, please contact Stacey Frenkel at StaceyF@jfcsnnj.org or 201-837-9090 x 212.

Thank you.

Michele Wellikoff, LCSW
Chief Development Officer



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/27/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Fairmont Ins. Brokers, Ltd. 1600 60th Street Brooklyn NY 11204	CONTACT NAME: Krissy Mark PHONE (A/C, No, Ext): (718) 232-3300 FAX (A/C, No): (718) 256-9062 E-MAIL ADDRESS: kmark@fairmontins.com
	INSURER(S) AFFORDING COVERAGE INSURER A: Zurich American Ins Co of Ill INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Jewish Family and Children's Services of Northern New Jersey 8 King Road Rockleigh NJ 07647	NAIC #

COVERAGES **CERTIFICATE NUMBER:** CL2242722899 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

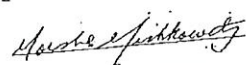
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			FLM1083773-00	06/12/2022	06/13/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 Blanket A/I by written \$ Included COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			SXS1182416-00	06/12/2022	06/13/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ PER STATUTE OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

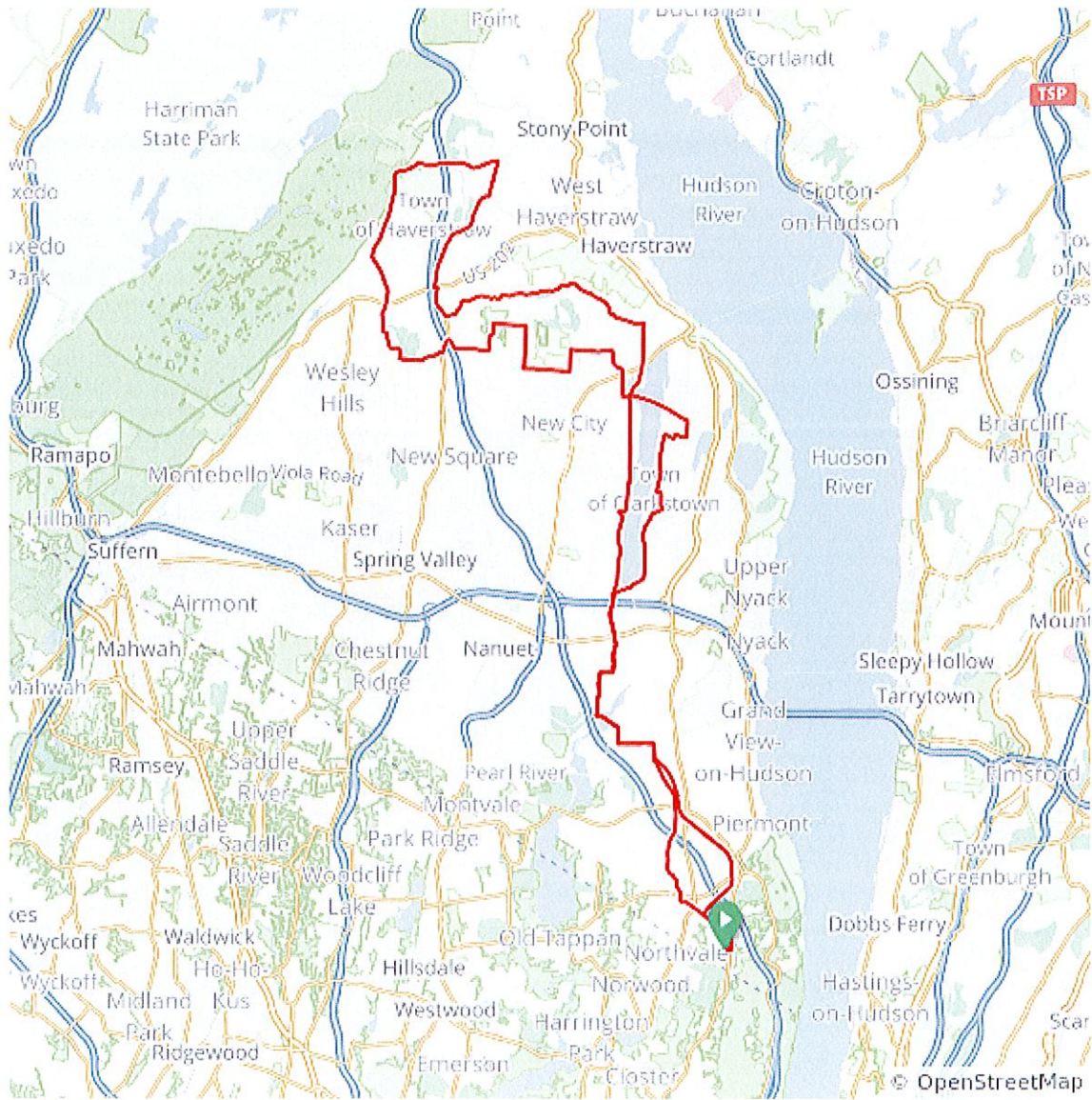
Certificate holder is included as additional insured as required by written contract/agreement with respects to the Bike Rallies at 8 King Road, Rockleigh, NJ (Start and Finish) on 6/12/22

RECEIVED

APR 28 2022

CERTIFICATE HOLDER TOWN OF ORANGE TOWN HIGHWAY DEPARTMENT Town of Orangetown 26 Orangeburg Road Orangeburg NY 10962	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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RECEIVED

APR 28 2022

TOWN OF ORANGE TOWN
HIGHWAY DEPARTMENT

50-Mile Route
Start of route
Turn left onto Piermont Road, CR 501
Continue straight onto NY-340
Turn left onto Oak Tree Road
Turn slight right onto Main Street, CR 15
Keep left onto Greenbush Road
Turn right onto Western Highway, CR 15
Continue straight onto Western Highway, CR 15
Turn left onto W Nyack Rd
Turn right onto Strawtown Road, CR 23
Continue straight onto Strawtown Road, CR 23
Turn right onto Strawtown Road, CR 23
Continue straight onto Ridge Road
Turn left onto S Mountain Rd, Old Route 304
Keep right onto South Mountain Road
Turn slight right onto State Highway 45
Turn sharp left onto US 202
Keep right onto Thiells-Mount Ivy Road
Continue onto Thiells-Mount Ivy Road, CR 47
Turn right onto Letchworth Village Road, CR 94
Turn left onto Hammond Road
Turn sharp left onto Willow Grove Road, CR 98
Turn left onto Call Hollow Rd
Turn left onto Camp Hill Rd
Turn left onto Pomona Road, CR 86
Turn left onto State Highway 45
Keep right onto Concklin Rd
Turn slight right onto Concklin Road
Turn left onto Buena Vista Road
Turn slight right onto Saw Mill Road
Turn right onto North Little Tor Road, CR 33
Turn left onto Phillips Hill Road
Turn left onto North Main Street
Turn right onto Haverstraw Road
Turn right onto Goebel Road
Turn left onto Congers Road
Continue straight onto Congers Road
Turn right onto Kings Highway
Turn right onto Parkside Drive
Turn right onto The Rise
Turn left onto Waters Edge
Turn left onto Andover Road
Turn right onto Deer Track Lane
Turn right onto Old Mill Road
Turn left onto Strawtown Road, CR 23
Keep left onto Strawtown Road

CAUTION - One-Lane Tunnel

Turn left onto 5th Avenue

Turn right onto Van Wyck Road

Turn left onto Erie Street West

Turn right onto Western Highway South, CR 15

Turn left onto Joseph B. Clarke Rail-Trail

Keep left onto Joseph B. Clarke Rail-Trail

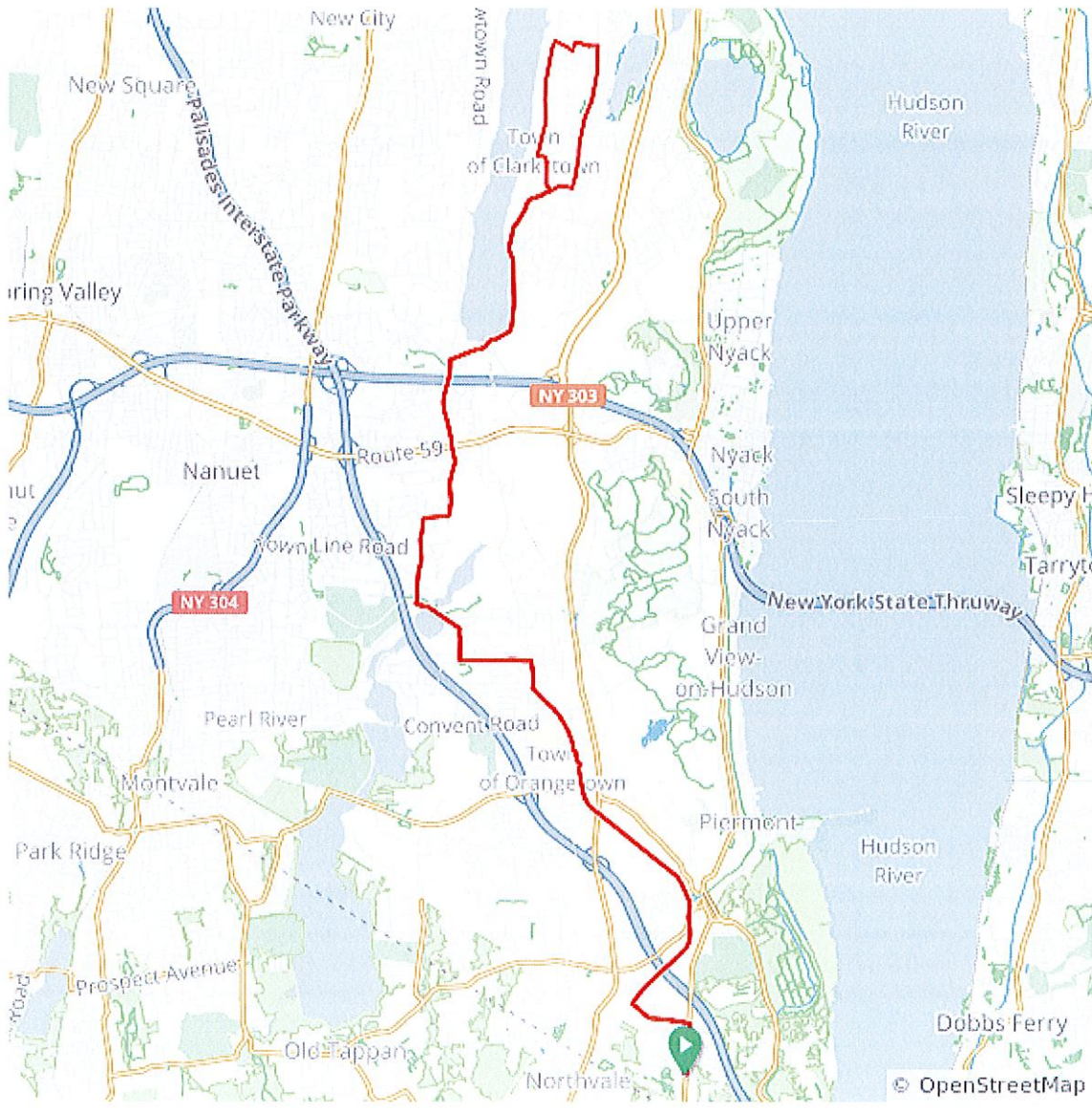
Continue onto Joseph B. Clarke Rail-Trail

Turn left onto Oak Tree Road

Turn right onto State Highway 340, NY 340

Continue onto Piermont Rd

End of route



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APR 28 2022

TOWN OF ORANGE COUNTY
HIGHWAY DEPARTMENT

25-Mile Route
Start of route
Turn left onto Piermont Road, CR 501
Continue straight onto NY-340
Turn right onto Joseph B. Clarke Rail-Trail
Turn right onto Western Highway South, CR 15
Turn left onto W Nyack Rd
Turn right onto Strawtown Road, CR 23
Turn right onto Old Mill Road
Turn left onto Kings Highway, CR 13
Turn left onto Parkside Drive
Turn right onto The Rise
Turn left onto Waters Edge
Turn left onto Andover Road
Turn right onto Deer Track Lane
Turn right onto Old Mill Road
Turn left onto Strawtown Road, CR 23
Turn left onto 5th Avenue
Turn right onto Van Wyck Road
Turn left onto Erie Street West
Turn right onto Western Highway South, CR 15
Turn left onto Joseph B. Clarke Rail-Trail
Turn left onto Oak Tree Road
Turn right onto State Highway 340, NY 340
Continue onto Piermont Rd
End of route



10-Mile Route
Start of route
Turn left onto Piermont Road
Continue straight onto NY-340
Turn left onto Oak Tree Rd
Turn right onto Joseph B. Clarke Rail-Trail
Make a U-turn at Western Hwy S
Continue on Joseph B. Clarke Rail-Trail
Turn left onto Oak Tree Rd
Turn right onto NY-340
Continue onto Piermont Rd
End of route

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TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

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MAY - 4 2022

ROCKLAND COUNTY HIGHWAY DEPARTMENT

APPLICATION FOR PERMIT TO USE/CLOSE A COUNTY ROAD

UNDER SECTION 104 OF THE HIGHWAY LAW

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

THIS IS A REQUEST FOR USE / CLOSE A COUNTY ROAD (check that apply)

Name of Event: Wheels for Meals: The Ride to Fight Hunger

Date (s): June 12, 2022 Time (s): 6:30am - 1:00pm No. of Participants: 250

Type of Event (check all that apply):

Filming Parade or Procession Assemblage Festival Other Bike Ride (not a race)

<u>Location</u> (Specify Highways by Street Name and/or Route Number)	<u>Municipality</u> (Towns, Villages)
Main Street (CR 25)	Orangetown: Blauvelt, Orangeburg, Pearl River, Tappan
Kings Highway (CR13), N Little Tor Rd (CR33), Phillips Hill Rd, N Main St (CR29), Mountain Rd (Old Route 904), Western Hwy S/N (CR15), Stravtown Rd (CR23), Ridge Road, North Main Street, Haverstraw Road (Old Route 904), Congers Rd	Clarkstown: Congers, New City, Valley Cottage, West Nyack
Pomona Rd (CR 86), Willow Grove Rd (CR98), Theills-Mount Ivy Rd (CR47), Letchworth Village Rd (CR94), Hammond Rd, Call Hollow Rd	Haverstraw: Pomona, Theiells
Please see Route Maps for Additional Information	

Applicant Information:

Jewish Family & Children's Services of Northern New Jersey

Applicant (individual, organization, group)

Stacey Frenkel

Authorized Representative (if different from Applicant)

1485 Teaneck Road

Mailing Address

201-837-9090 x212

Telephone Number (including area code)

Teaneck, NJ 07666

City, State, Zip Code

201-317-1851

Cell Phone Number (including area code)

staceyf@jfcnnj.org

Email Address

Email Address (if different from Applicant)

ROCKLAND COUNTY HIGHWAY DEPARTMENT

**APPLICATION FOR PERMIT TO USE/CLOSE A COUNTY ROAD
UNDER SECTION 104 OF THE HIGHWAY LAW**

The following supporting information shall be submitted at the time of application:

1. **Event Map, Event Brochure, or/and Event Application Form** (Whichever available/applicable)
2. **Operation and Safety Plan** (the applicant assumes all responsibility for the set-up, conduct and break-down of the event)
 - **Required Traffic Control Devices** (e.g. temporary signs, cones, barricades, pavement markings, etc.) and **Event Personnel** (e.g. police officers, volunteers) for Event
We will coordinate with the police departments in the appropriate towns and hamlets/villages to ensure safety of riders at appropriate locations.

 - **Detours** (provide map of detour, show detour sign/police locations, etc.)
None

 - **Pre-Event Public Notification** (describe type of notification (e.g. mailings, brochure, press release) being provided to the public)
Local newspapers and email notifications; lawn signs distributed to participants

 - **Coordination** (describe coordination with local police/municipalities/emergency services/other entities)
Englewood Hospital providing on-site ambulance.
Each hamlet/village police department is notified to ensure police presence at appropriate intersections.

 - **Emergency Services** (describe how emergency services will be provided during the event for event participants and spectators)
Each participant is provided with a wristband with a direct number to Englewood Hospital ambulance which will be at our site in Rockleigh, NJ and available for the duration of the event.

 - **Spectator Control** (indicate any special measures are being taken to control spectators)
Not applicable

 - **Event Support Vehicles** (describe any vehicles used in the event)
Not applicable

ROCKLAND COUNTY HIGHWAY DEPARTMENT

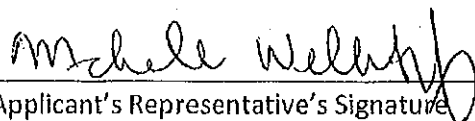
APPLICATION FOR PERMIT TO USE/CLOSE A COUNTY ROAD
UNDER SECTION 104 OF THE HIGHWAY LAW

- 3. Insurance Certificates (must be in Applicant's name)
- 4. Application Fee (Please make check payable to Rockland County Commissioner of Finance)
 - Full Day - \$500.00 (See attached Tax ID for non-profit entity)
 - Half Day - \$250.00 No. of Days _____ Total Amount \$ _____

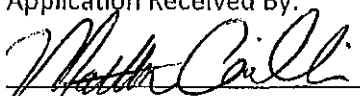
The following information shall be submitted prior to the event date (except filming permit application):

- 1. Municipal Approvals (The applicant shall provide proof of approval from each municipality – Town, Village – through which the event passes indicating that the Municipality has no objection to the event taking place. This proof of approvals may be in the form of a letter, permit, resolution, email, or other.)


Acknowledgement: On behalf of the Applicant, I hereby request a road use/close permit, and do acknowledge and agree to the responsibilities of applicant and obligations set forth in this permit and warrant compliance therewith. The attached documents are also made a part hereof and attached hereto.


Applicant's Representative's Signature

4/28/22
Date

Application Received By:

RCHD Representative's Signature

05/03/2022
Date

Application Approved By:

RCHD Superintendent of Highways

5/3/22
Date

The Rockland County Highway Department reserves the right to have the applicant immediately removed from the roadway and traffic restored at any time deemed necessary by the Rockland County Highway Department and/or the local law enforcement agency at such time the said permit will become null and void. Failure to abide may result in trespassing and civil penalties.

TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS

PERMIT # 22-SP-022



EVENT NAME: Rockland Solar Sunrise Soccer Pre-event

APPLICANT NAME: JACKIE DOYLE

ADDRESS: 74 Highway Ave, Nanuet, NY 10934

PHONE #: 917-676-3205 CELL # SMMC FAX # _____

CHECK ONE: PARADE _____ RACE/RUN/WALK SK _____ OTHER _____

The above event will be held on June 11th from 5:00am to 7:00am RAIN DATE: None

Location of event: Gm. 160 Old Orangeburg Rd, Orangeburg, New York 10962

Sponsored by: _____ Telephone #: _____

Address: _____

Estimated # of persons participating in event: _____ vehicles _____

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:

Signature of Applicant: [Signature] Date: 4/18/2022

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 5/5/22

Certificate of Insurance - Received On: 5/6/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: Y/N Received On: X

Rockland County Highway Dept. Permit: Y/N Received On: X

NYS DOT Permit: Y/N Received On: X

Route/Map/Parking Plan: Y/N Received On: 5/5/22

RFS #: 53474 BARRICADES: Y/N CONES: Y/N TRASH BARRELS: Y/N OTHER: X

APPROVED: [Signature] 5-10-22 DATE: 5-10-22
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y/N Application Required: _____ Fee Paid - Amount/Check # ✓

Port-o-Sans: Y/N Other: _____

APPROVED: [Signature] DATE: 5/12/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y/N Police Items: _____

APPROVED: [Signature] #205 DATE: 05/16/2022
Chief of Police

** Please return to the Highway Department to be placed on the Town Board Workshop **

Workshop Agenda Date: 5/24/22 Approved On: _____ TBR #: _____

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MAY 05 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT



MAY 05 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

Jackie Doyle
Rockland Solace Committee
Solace House
jackiejdoyle@gmail.com

By Email 4/20/2022

Town Council
26 W. Orangeburg Road
Orangeburg, NY 10962

Re: Approval request for Solace Sunrise Walk – **June 11th, 2022**

Dear Town Council:

I am writing on behalf of the Rockland Committee of Solace House to obtain approval to host our 5K suicide awareness walk on behalf of Solace House. Solace House is a suicide prevention center which provides confidential and therapeutic, free services to those who are experiencing suicidal thoughts, depression, and anxiety, bereavement by suicide and for those who engage in self-harming behaviors. The major foundation stone of this prevention center is a phenomenon known as the Solace Sunrise Walk. This 5-kilometer walk begins while it is still dark and is the start of a symbolic journey that reflects the path that many people travel on a personal level - going from darkness into light with the help and support of Solace House.

SK Solace Walk Details:

1. The walk will commence at 5:00 am at the GAA grounds located at 160 Old Orangeburg Road, Orangeburg, New York, 10962, on Saturday, June 11th, 2022. From the GAA grounds we will walk around the back through the South Orangetown Little League to exit onto Old Orangeburg Road, from there to OMM fields, located at 175 Old Orangeburg Road, we will walk three laps of OMM path and then return to the GAA facility following the same route we came entering the South Orangetown Little League, 200 Old Orangeburg Road, Orangeburg, New York 10962. Please find the precise route attached.
2. Prior online registration and same day registration will be available.
3. We will provide water and bagels post-walk to participants which will be donated from local merchants.

Permissions:

1. We have permission from Mike Healey and Anne Nally, GAA to lend us the space to host the walk on Saturday, June 11th, 2022 We have permission from Kerry Beckman of OMM to lend us the space to host the walk on Saturday, June 11th, 2022.
2. We have permission from Thomas Cameron, South Orangetown Little League to lend us the space to walk through the grounds on Saturday, June 11th, 2022.
3. We reached out to Capitan Michael Shannon from the Orangetown Police Department he agreed to provide police presence on the day.
4. We have completed our Town of Orangetown Special Use Permit.

Various Department Requests

Starting at 4:30 pm we will need police detail.

We will need barricade cones from the highway department. We will not closed the road.

Please let us know if there is anything else we need to provide and the next steps necessary to make sure this walk is compliant with the town's requirements.

Thank you for your consideration for this worthy cause.

Best regards,

/s/Jackie Doyle

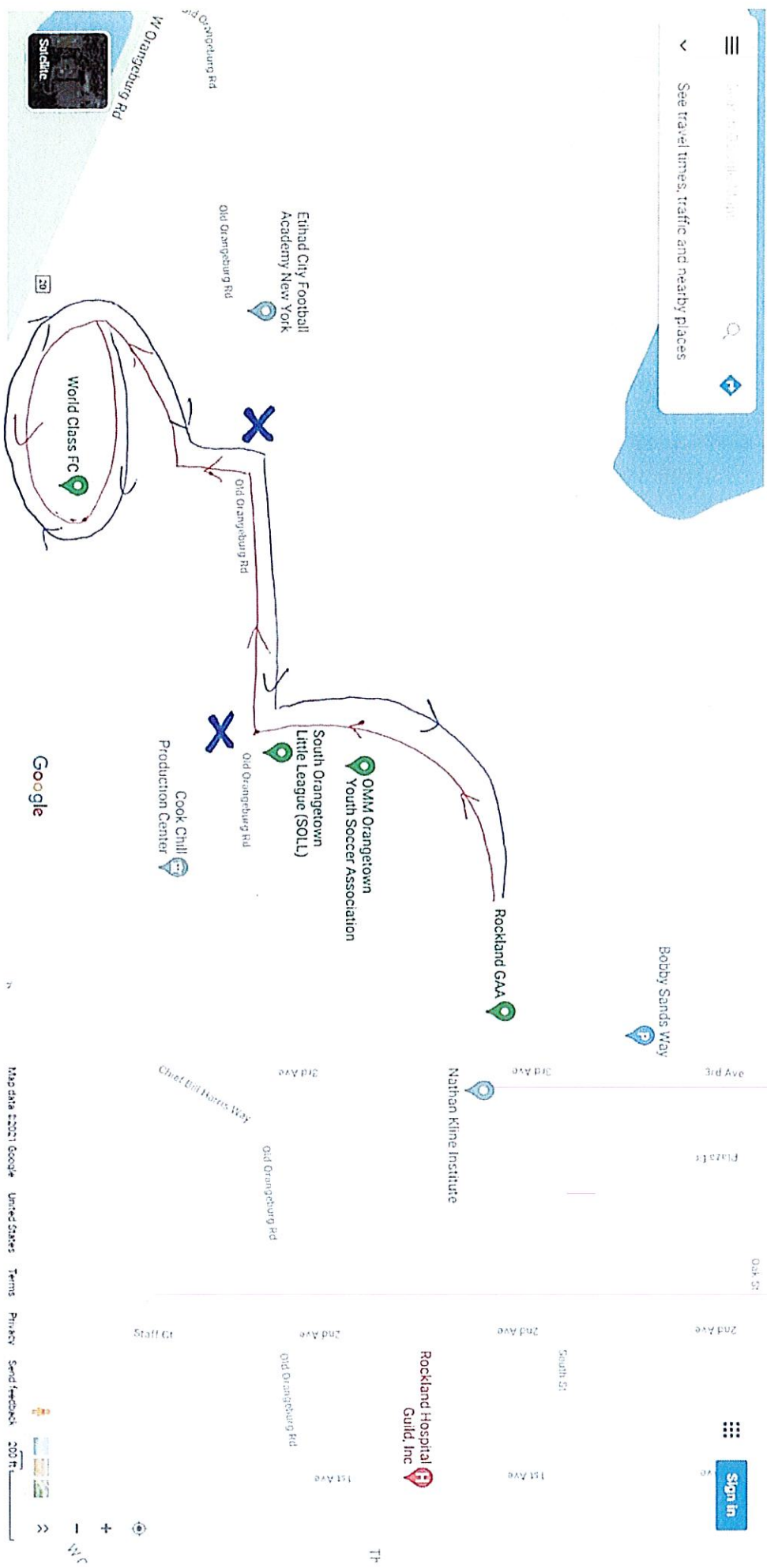
Rockland Solace Committee- Secretary/Volunteer

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

MAY 05 2022

RECEIVED

Home Facilities Directions | Rock x Google Maps x +
google.com/maps/@41.045172,-73.9771287,17z





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/05/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER eSportsInsurance 3100 Five Forks Trickum Rd Lilburn Georgia 30047	RECEIVED MAY 06 2022	CONTACT NAME: Terry Green	
		PHONE (A/C, No, Ext): 800-550-5029	FAX (A/C, No): 678-205-8041
		E-MAIL ADDRESS: desirae@esportsinsurance.com	
		PRODUCER CUSTOMER ID:	
		INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED Solace House Inc. 1040 Jackson Ave Long Island City, NY 11101 A Member of the Sports, Leisure & Entertainment RPG		INSURER A: Nationwide Mutual Insurance Company	23787
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** W02180226 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X		6BRPG0000007787200	06/11/2022 12:01 AM EDT	06/12/2022 12:01 AM	EACH OCCURRENCE	\$1,000,000
							DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$1,000,000
							MED EXP (Any one person)	\$5,000
							PERSONAL & ADV INJURY	\$1,000,000
							GENERAL AGGREGATE	\$5,000,000
							PRODUCTS - COM/OP AGG	\$1,000,000
							PROFESSIONAL LIABILITY	
							LEGAL LIAB TO PARTICIPANTS	\$1,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NOT PROVIDED WHILE IN HAWAII <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION						EACH OCCURRENCE	
							AGGREGATE	
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	
							E.L. DISEASE - EA EMPLOYEE	
							E.L. DISEASE - POLICY LIMIT	
A	MEDICAL PAYMENTS FOR PARTICIPANTS			6BRPG0000007787200	06/11/2022 12:01 AM EDT	06/12/2022 12:01 AM	PRIMARY MEDICAL	
							EXCESS MEDICAL	\$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Legal Liability to Participants (LLP) limit is a per occurrence limit.

Event Name: Rockland Solace Sunrise Walk Type of Event: Walk Distance:5K
Event Date (including ancillary events and set-up/tear-down): 6/11/2022 to 6/11/2022 Number of Participants: 300 Event Location: Rockland Gaa , 160 Old Orangeburg Road , Orangeburg

The certificate holder is added as an additional insured, but only for liability caused, in whole or in part, by the acts or omissions of the named insured.

CERTIFICATE HOLDER Town of Orangetown 26 Orangeburg Road Orangeburg, NY 10962 (Owner/Lessor of Premises)	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Scott Permel</i>
---	---

Coverage is only extended to U.S. events and activities.
** NOTICE TO TEXAS INSUREDS: The Insurer for the purchasing group may not be subject to all the insurance laws and regulations of the State of Texas

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – DESIGNATED
PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)
Town of Orangetown 26 Orangeburg Road Orangeburg, NY 10962
Named Insured: Solace House Inc.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 5/19/2022
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 5/24/2022 consists of 3 warrants for a total of \$1,937,291.06.

The first warrant had 68 vouchers for \$421,418 and had the following items of interest.

1. Crown, Castle Fiber (p3) - \$6,470 for connectivity.
2. De Lage Landen (p2) - \$15,908 for golf cart lease.
3. JP Morgan Equipment Finance (p3) - \$53,828 for Energy performance contract.
4. NYPA (p6) - \$21,790 for streetlight project.
5. Piermont Senior Citizen Club (p8) - \$9,861 for trip reimbursements.

The second warrant had 7 vouchers for \$7,000 and was for Memorial Day Services.

The third warrant had 211 vouchers for \$1,508,872 and had the following items of interest.

6. Capaso & Sons (p16) - \$80,017 for recycling.
7. CSEA Employee Benefit Fund (p20) - \$32,605 for dental insurance.
8. Global Montello (p29) - \$44,879 for fuel.
9. Goosetown Enterprises (p30) - \$17,311 for Police equipment leases.
10. Hudson Valley Engineering (p34) - \$25,410 for N. Middletown project.
11. Johnson Controls (p38) - \$7,386 for HVAC servicing.
12. Kuehne Chemical Co. (p39) - \$7,425 for sewer chemicals.
13. Laberge Engineering & Consulting (p40) - \$6,555 for consulting services.
14. Lothrop Associates (p42) - \$16,660 for new town hall design.
15. NYS Department of Civil Service (p46) - \$879,090 for healthcare benefits.

16. Sealcoat USA (p60) - \$49,792 for Highway paving.
17. SOCSO (p61) - \$8,360 for rental fees.
18. Sport-Tech Acrylics (p62) - \$11,125 for crack repair and resurfacing.
19. Swarco America (p65) - \$9,090 for Highway road markings.
20. Tilcon New York (p67) - \$6,587 for Highway materials.
21. US Specialty Coatings (p70) - \$9,091 for Parks landscaping.
22. Verde Electric (p71) - \$151,700 traffic signal replacements (bonded).
23. WW Grainger (p73) - \$5,436 for supplies.
24. Zarin & Steinmetz (p74) - \$7,276 for outside counsel.

Please feel free to contact me with any questions or comments.

Jeffrey W. Bencik, CFA

845-359-5100 x2204

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	051122	\$ 421,418.51
	051222	\$ 7,000.00
	052422	\$ 1,508,872.55
		\$ 1,937,291.06

The above listed claims are approved and ordered paid from the appropriations indicated.

APPROVAL FOR PAYMENT

AUDITING BOARD

Councilman Gerald Bottari

Councilman Paul Valentine

Councilman Thomas Diviny

Councilman Brian Donohue

Supervisor Teresa M. Kenny