

**NY OFFICE**

74 Lafayette Avenue, Suite 501
Suffern, NY 10901

845.357.4411 Tel
845.357.1896 Fax

NJ OFFICE

22 Paris Avenue, Suite 105
Rockleigh, NJ 07647

201.750.3527 Tel

June 1, 2022

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

Attn: Supervisor Kenny and Town Board Members

Re: Gatto Lane Zone Change and Traffic Study (tax lot 68.20-1-1)
Narrative Response - Town Board Submission based on May 24, 2022 comments
BBE #20231

Dear Supervisor Kenny and Town Board Members:

Attached is the following information for the Gatto Lane Site Plan, which has been updated as per Town Board and public comments at the May 24, 2022 Town Board meeting:

- Concept Plan, prepared by Brooker Engineering, last revised 05/28/2022
- Narrative response to Rockland County GML comments, prepared by Brooker Engineering, PLLC, dated 06/01/2022
- Narrative response to Public Comments, prepared by Brooker Engineering, PLLC, dated 06/01/2022
- Updated EAF Part 1, dated 06/01/2022

The following are the key changes to the Concept Site Plan for this submission:

- The unit count has been reduced from 40 units to 38 units. The bulk table has been adjusted accordingly.
- Schematic utilities have been added.

Please note that as per the last submission that was discussed at the Town Board meeting, the current plan has eliminated the variance for front yard. The only requested variance is for floor area ratio. Additionally, passive recreation features are depicted on the site plan.

Very truly yours,

BROOKER ENGINEERING, P.L.L.C.

Kenneth DeGennaro, P.E.

P:\BBE\20\20231 Gatto Ln Site Plan\2022-06-01 supervisor.docx