

ZONING BOARD OF APPEALS

Town of Orangetown  
20 Greenbush Road  
Orangeburg, New York 10962  
(914) 359-8410 (ex. 4331)

Date: June 6, 2022

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway
- Fire Prevention (Performance Standards)

- Rockland County Drainage ✓
- Rockland County Health ✓
- Rockland County Planning ✓
- Rockland County Highway ✓

DEC  
Army corp

Review of Plans: Tappan Fire District, 135 Washington Street, Tappan, NY

Section 77.11 Block 3 Lot 4 CS zone

This matter is scheduled for:

Chapter 43, CS District, Group GG, Column 8 (Front Yard: 100' required, 45' proposed), (Side Yard: 100' required, 12' proposed), 10 (Total Side Yard: 200' required, 79' proposed) and 11 (Rear Yard: 100' required, 5' proposed) for a new firehouse.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: [darbolino@orangetown.com](mailto:darbolino@orangetown.com) or
- Fax to the Town of Orangetown ZBA @845 359 8526

**Zoning Board Meeting Date: July 6, 2022**

- Comments attached
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, July 6, 2022**. **Kindly forward your completed review to this office by July 6, 2022.**

Reviewing Agency \_\_\_\_\_

Name \_\_\_\_\_ date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: May 13, 2022

**2022 LAND USE BOARD APPLICATION**

*Please check all that apply:*

<input checked="" type="checkbox"/> <b>Planning Board</b>	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>		<input checked="" type="checkbox"/> <b>Historical Board</b>
<input type="checkbox"/> Subdivision		<input checked="" type="checkbox"/> <b>Architectural Board</b>
<input type="checkbox"/> Number of Lots		<input type="checkbox"/> Consultation
<input checked="" type="checkbox"/> Site Plan		<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Conditional Use		<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> Special Permit		<input checked="" type="checkbox"/> Final
<input checked="" type="checkbox"/> Variance		<input type="checkbox"/> Interpretation
<input type="checkbox"/> Performance Standards Review		
<input type="checkbox"/> Use Variance		
<input type="checkbox"/> Other (specify): _____		

**PERMIT#:** \_\_\_\_\_

**ASSIGNED** \_\_\_\_\_

**INSPECTOR:** \_\_\_\_\_

Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

**Project Name:** Tappan Fire District

**Street Address:** 135 Washington Street, Tappan, NY 10983

**Tax Map Designation:**

Section: 77.11 Block: 3 Lot(s): 4  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the south side of Washington Street, approximately  
150 feet west of the intersection of Washington Street/Washington Lane, in the  
 Town of ORANGETOWN in the hamlet/village of Tappan

facility  
**Acreage of Parcel** 0.5 **Zoning District** CS  
**School District** South Orangetown Central School District No. 1 **Postal District** Tappan  
**Ambulance District** South Orangetown **Fire District** Tappan  
**Water District** Tappan **Sewer District** Orangetown Sewer District

**Project Description:** *(If additional space required, please attach a narrative summary.)*

The Applicant is seeking HABR approval to replace the existing one-story building with a new firehouse facility.

the firehouse, and curbing. This action requires variances. See the attached narrative for more details.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 6/2/22 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

**Applicant:** Tappan Fire District - Thomas Quinn Phone # 845-821-5358

**Address:** P.O. Box 525 Tappan, NY 10983  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Volunteer Fire Association of Tappan, Inc. - Bruce Leonard, President Phone # 845-590-4684

**Address:** P.O. Box 24, Tappan, NY 10983  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Sendlewski Architects, PC. Phone # 631-727-5352

**Address:** 215 Roanoke Avenue, Riverhead, NY 11901  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** Kornfeld, Rew, Newman & Simeone - Jerome Jefferson Phone # (845) 357-2660

**Address:** 139 Lafayette Ave, Suffern, NY 10901  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** Jeff Sendlewski  
Sendlewski Architects, PC Phone # 845-275-8859

**Address:** 215 Roanoke Ave Riverhead NY 11901  
Street Name & Number (Post Office) City State Zip Code

## GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:

*(Check all that apply)*

**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

State or County Road  
 Long Path  
 Municipal Boundary

State or County Park  
 County Stream  
 County Facility

List name(s) of facility checked above:

County Route 8 (Washington Street), County Route 15 (Main Street), Sparkill Creek

### Referral Agencies:

RC Highway Department  
 RC Drainage Agency  
 NYS Dept. of Transportation  
 NYS Thruway Authority  
 Adjacent Municipality  
 Other \_\_\_\_\_

RC Division of Environmental Resources  
 RC Dept. of Health  
 NYS Dept. of Environmental Conservation  
 Palisades Interstate Park Commission

# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )

### If subdivision: NA

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

### If site plan:

- 1) Existing square footage 1,297 sq. ft.
- 2) Total square footage 5,256 sq. ft.
- 3) Number of dwelling units 0

If special permit, list special permit use and what the property will be used for.

NA

### Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area Yes - 320 sq. ft. located in Sparkill Creek

Are there streams on the site? If yes, please provide the names. Sparkill Creek

Are there wetlands on the site? If yes, please provide the names and type:

No

HABR

### Project History:

Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

The applicant is seeking HABR approval to replace the existing one-story building with a new firehouse facility.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project. Tax Lot 77.11-3-3

\_\_\_\_\_  
\_\_\_\_\_



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

*E Mailed  
J Atzl  
3/16/22*

**Jane Slavin, RA  
Director**

**(845) 359-8410**

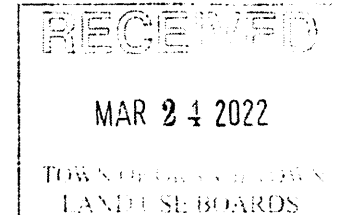
**Fax: (845) 359-8526**

**Date:** March 16, 2022

**To:** Planning Board

**From:** Rick Oliver  
Deputy Building Inspector

**Subject:** **Tappan Fire District**  
Prepreliminary/Preliminary/Final  
Site Plan and SEQRA Review  
135 Washington St, Tappan, NY  
77.11-3-4; CS Zoning District



Submission reviewed: Site Plan Approval Drawings dated January 12, 2022 by Atzl, Nasher, & Zigler PC

- 1.) Chapter 43, Zoning Board approval required as per Bulk Table 3.12  
Column 1: CS District, Column 2: Group GG, Column 3: Fire Station, Column 8:  
Front Yd 100' minimum w/ 45' proposed, Column 9: Side Yd 100' minimum w/  
12' proposed, Column 10: Total Side Yd 200' minimum w/ 79' proposed, Column  
11: Rear Yd 100' minimum w/ 5' proposed.
- 2.) Chapter 2, Section 2-4(A) landscaping and lighting requires ACABOR approval.
- 3.) Chapter 12, Section 12-4(A) façade requires Historic Board approval.
- 4.) Chapter 21A, Section 21A-4(A) requires Planning Board approval.
- 5.) Most of site and partial building located in FEMA DFIRM (Federal Emergency  
Management Agency Digital Flood Insurance Rate Map) 500-year flood plain.  
Partial site located in 100-year flood plain. Requires DEC approval
- 6.) Provide elevations at lot corners
- 7.) Partial building in drainage easement. Obtain approval from persons/entity that  
use easement
- 8.) Provide directions arrows depicting drainage flow over property.
- 9.) Short EAF requires approval by DEME and third-party Engineer

10.) Parking should be calculated at 1 space per 200 sf of gross floor area and calculations should be listed on site plan.

11.) Site plan indicates all roof drains shall be piped to basin. Indicate roof drain discharge locations on site plan.

12.)

RAO  
3.17.22



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

4785

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**Referral to the Planning Board**

Date: February 17, 2022 Section: 77.11 Block: 3 Lot: 4

Applicant: Volunteer Fire Association

Address: 135 Washington St, Tappan, NY

RE: Application Made at: same

§ 21A-4

Site development plan approval required.  
[Amended 9-4-2018 by L.L. No. 11-2018]

A.

No building permit or certificate of occupancy shall be issued, other than for a single- or two-family residence and structures accessory thereto, except for a building or use that is in conformity with a site development plan approved by the Planning Board.

B.

Approval of a site plan by the Planning Board is required for the development or redevelopment of any property or structure for a new use, the expansion or relocation of any existing use, or a change of use. A change of use of a building, structure or lot is interpreted for purposes of this code as:

(1)

A change that results in a difference in the numerical listing or the use column (Uses Permitted by Right, Uses by Special Permit, Conditional Uses, General Accessory Uses) for all uses as set forth in Chapter 43, § 3.11, Table of General Use Regulations.

(2)

A change in the off-street parking requirements for a use as specified in Chapter 43, § 3.11, Table of General Use Regulations.


Comments: New Fire House


Will also require zoning Board Approval and Historic Board approval

Dear Volunteer Fire Assoc :

Please be advised that the Building Permit Application, which you submitted on January 14, 2022, has been referred to the Orangetown Planning Board. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the Planning Board, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,

  
7-17-22  
Richard Oliver  
Deputy Building Inspector

  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
8-13-20-CLE

2/18/22  
Date  
Liz Decent  
Cheryl Coopersmith

BLDC-604-22

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

**APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: CS GML OFFICIAL USE ONLY ACREAGE: 11.45  
 Inspector: M.W. Date App Received: 2-14-22 Received By: J.K.R.  
 Permit No. BLDC-604-22 Date Issued: \_\_\_\_\_  
 CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Permit Fee: 22,352.<sup>00</sup> Ck# 1024 Paid By Tappan Fire District  
 GIS Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Paid By \_\_\_\_\_  
 Stream Maintenance Fee Ck# \_\_\_\_\_ Paid By \_\_\_\_\_  
 Additional Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Date Paid \_\_\_\_\_ Pai  
 1<sup>st</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Pai  
 2<sup>nd</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Pai

owes  
\$66,411  
plus tip

owes  
66,411.-

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this ap  
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must

Property Location: 135 Washington Street, TAPPAN, NY 10957  
 Section: 77.11 Block: 3 Lot: 4  
 Property Owner: Volunteer Fire Association of TAPPAN, Inc.  
 Mailing Address: Howard @tappanfire.com PO Box 24, TAPPAN, NY 10957  
 Email: howard@tappanfire.com Phone #: 845-540-4684  
 Lessee (Business Name): Tappan Fire District  
 Mailing Address: PO Box 525, 300 Western Hwy, TAPPAN, NY 10957  
 Email: tappan@tappanfire.com Phone #: 845-521-5758  
 Type of Business / Use: Fire Dept - Emergency Service  
 Contact Person: Thomas J. Quinn Relation to Project: Commissioner  
 Email: tquinn@tappanfire.com Phone#: 845-521-5335  
 Architect/Engineer: Smallwood Architects PC NYS Lic # C17163  
 Address: 215 Reservoir Ave, Riverhead, NY 11901 Phone#: 631-727-5352  
 Builder/General Contractor: TBD RC Lic # \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone#: \_\_\_\_\_  
 Plumber: TBD RC Lic # \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone#: \_\_\_\_\_  
 Electrician: TBD RC Lic # \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone#: \_\_\_\_\_  
 Heat/Cooling: TBD RC Lic#: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Existing use of structure or land: One-Story Masonry Building  
 Proposed Project Description: Construction of one-story facility incl. administrative, mail (2) three operator bays / associated auxiliary areas / fire department office.

Proposed Square Footage: 9,400 Estimated Construction Value (\$): 4,912,000

**BUILDING DEPARTMENT COMPLETES BELOW**

PLANS REVIEWED: \_\_\_\_\_

PERMIT REFERRED / DENIED FOR: \_\_\_\_\_

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

HISTORIC



**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

**APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED**

ZONING BULK REQUIREMENTS			
Zone: <u>CS</u>	Group: <u>CG</u>	Use: <u>Fire Station</u>	
	Required	Existing	Proposed
Floor area ratio	None	.16	.20
Lot area	None	17,706 sq ft (NET)	17,706 sq ft (NET)
Lot width	None	170 ft.	170 ft.
Street frontage	50 ft.	150 ft.	150 ft.
Front yard setback	100 ft.	50.2 ft.	44 ft. #
Side yard setback	100 ft.	29.3 ft.	14 ft. #
Total side yard setback	200 ft.	112.5 ft.	84 ft. #
Rear yard setback	100 ft.	42.1 ft.	5 ft. #
Maximum building height	None	15 ft.	32 ft.

Number of stories: 2 Construction Type: Fire Station Occupancy Class: Fire Station

Zoning Chart Information Completed by: Atal, Naber & Zisler, P.C.

- Sewage: (circle one) (Town) County Private
- How many kitchens on the property? 1
- Are there any renters, tenants, lessees or boarders at this property? (YES) / NO
- Are there any other building permits on this property? (YES) / NO
- Is the property in a flood plain? (YES) / NO

**AFFIDAVIT**

State of New York  
 County of Rockland SS:  
 Town / Village of Town of Orangeburg

I, Thomas J. Quinn (Town Fire District) being duly sworn, deposes and says that he/she is the (circle one) owner (lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

[Signature] Signature and Mailing Address

Del. Arbello  
 Not. Public State of New York  
 No. 210  
 Qu. Rockland County  
 Com. on Exp. Jan. 12, 2026

PO Box 525  
3000 Luster Hwy  
TAPPAN NY 10983

SWORN to before me this 14th day of February, 2022

Witness: [Signature]  
 (If not witnessed by Building Department personnel, Notary signature is required.) \_\_\_\_\_, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	
_____	
_____	
_____	
Signature: _____	Date: _____
Director, OBZPAE	

**PB #22-22: Tappan Fire District Site Plan    Permit #BLGD-604-22**  
**Preliminary Site Plan**  
**Approval Subject to**  
**Conditions**

**Town of Orangetown Planning Board Decision**  
**May 11, 2022**  
**Page 1 of 15**

**TO:            Atzl, Nasher & Zigler**  
**234 Main Street, New City, New York**  
**FROM:        Orangetown Planning Board**

**RE:            Tappan Fire District Site Plan:** The application of Thomas Quinn-Tappan Fire District, applicant, for Volunteer Fire Association of Tappan, Inc., owner, for Prepreliminary/ Preliminary/ Final Site Plan Review at a site known as "Tappan Fire District Site Plan", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 135 Washington Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.11, Block 3, Lot 4 in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, May 11, 2022 meeting**, at which time the Board made the following determinations;

Robert Ortman, Ryan Nasher, Jeff Sendlewski and Jerome Jefferson appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated April 27, 2022.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Rick Oliver, Building Inspector, dated March 16, 2022.
3. Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated May 9, 2022
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated April 26, 2022.
5. Interdepartmental memorandum from the Parks and Recreation Department, Town of Orangetown; signed by Aric Gorton, Superintendent, dated April 26, 2022.
6. A letter from Brooker Engineering, signed by Kenneth DeGennaro, dated May 9, 2022.
7. Letters from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated April 29, 2022 and Michael Kezner, dated April 12, 2022.

TOWN CLERK'S OFFICE  
2022 JUN -1 P 12:33  
TOWN OF ORANGETOWN

**PB #22-22: Tappan Fire District Site Plan Permit ##BLGD-604-22  
Preliminary Site Plan  
Approval Subject to  
Conditions**

**Town of Orangetown Planning Board Decision  
May 11, 2022  
Page 2 of 15**

8. Letter and Notice from Rockland County Department of Health, signed by Elizabeth Mello, PE, dated April 7, 2022.
9. Letter from Rockland County Highway Department, signed by Dyan Rajasingham, Engineer III, dated May 3, 2022.
10. Letter from the Rockland County Drainage Agency, signed by Vincent Altieri, Executive Director, dated April 14, 2022.
11. Letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated April 22, 2022.
12. Email from Orange & Rockland Utilities, from Alfred Gaddi, PE, dated March 31, 2022.
13. Notices from the Town of Orangetown Zoning Board of Appeals signed by Patricia Castelli, Acting Chair, dated April 6, 2022.
14. Letter from the New York State Parks, Recreation and Historic Preservation, dated January 11, 2022, signed by Sara McIvor, Historic Preservation Technical Specialist, with an attachment to Ramya Ramanathan, from Mihael Kilmer, New York State Department of Environmental Conservation, dated December 21, 2021.
15. Project Narrative from Atzl, Nasher & Zigler, dated March 28, 2022, last revised May 4, 2022.
16. Notice from Suez signed by Bill Prehoda, dated April 11, 2022.
17. A Short Environmental Assessment Form (SEAF) signed by Ramya Ramanathan, AICP.
18. The following plans were submitted:
  - Site Plans prepared by Atzl, Nasher & Zigler, dated January 12, 2022, last revised March 28, 2022.
  - Architectural Plans prepared by Sendleski Architects, dated December 22, 2021

The Board reviewed the information and plans and open the meeting up to the Public.

A motion was made to open the Public Hearing portion of the meeting by Andrew Andrews and second by Michael Mandel, Vice Chairman and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel, Vice Chairman, aye; Stephen Sweeney, aye; Kevin Farry, aye; Michael McCrory, absent; Lisa DeFeciani, (alternate member), aye and Andrew Andrews, aye.

**Public Comment:**

Tom Shae, 584 Route 304, Sparkill, raised concerns regarding flooding and runoff from the creek.

Vanessa Lapin, 659 Western Highway, Blauvelt, supports the fire department and asked for all documents to be posted on the website and preservation of lots and flooding.

Joseph Hauser, 3 Hauser Terrace, Tappan, supports the proposed project.

TOWN CLERK'S OFFICE

2022 JUN - 1 P 12:33

TOWN OF ORANGETOWN

**PB #22-22: Tappan Fire District Site Plan      Permit ##BLGD-604-22**  
**Preliminary Site Plan**  
**Approval Subject to**  
**Conditions**

**Town of Orangetown Planning Board Decision**  
**May 11, 2022**  
**Page 3 of 15**

There being no one else to be heard from the Public, a motion was made to Andrew Andrews and seconded by Michael Mandel, Vice Chairman and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Stephen Sweeney, aye; Kevin Farry, aye; Michael McCrory, absent; Lisa DeFeciani, (alternate member), aye and Andrew Andrews, aye.

**SEQRA**

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Michael Mandel, Vice Chairman and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel, Vice Chairman, aye; Stephen Sweeney, aye; Kevin Farry, aye; Michael McCrory, absent; Lisa DeFeciani, (alternate member), aye and Andrew Andrews, aye; the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, namely Atzl, Nasher & Zigler and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of

TOWN CLERK'S OFFICE

2022 JUN -1 P 12:33

TOWN OF ORANGETOWN

**PB #22-22: Tappan Fire District Site Plan    Permit ##BLGD-604-22**  
**Preliminary Site Plan**  
**Approval Subject to**  
**Conditions**

**Town of Orangetown Planning Board Decision**  
**May 11, 2022**  
**Page 4 of 15**

Environmental Management and Engineering, and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Planning, Rockland County Department of Highways, Rockland County Department of Health and having reviewed a proposed Site Plan, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

TOWN OF ORANGETOWN  
2022 JUN - 1 P 12: 33  
TOWN CLERK'S OFFICE

**PB #22-22: Tappan Fire District Site Plan      Permit ##BLGD-604-22**  
**Preliminary Site Plan**  
**Approval Subject to**  
**Conditions**

**Town of Orangetown Planning Board Decision**  
**May 11, 2022**  
**Page 5 of 15**

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

**DECISION: In view of the foregoing and the testimony before the Board, the application was Granted a Preliminary Site Plan Approval Subject to the following conditions:**

1. The applicant shall contact the Town of Orangetown Building's Department prior to any work on the project site. In addition, the following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."
2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. The Building Inspector reviewed the submission and offered the following comments:  
Chapter 43, Bulk Tale 3.12 requires a variance from the Town of Orangetown Zoning Board of Appeals for Front Yard, Side Yard, Total Side Yard and Rear Yard.
4. Chapter 2, Section 2-4(A) landscaping and lighting requires review and approval from the Town of Orangetown Architecture and Community Appearance Board of Review.
5. Chapter 21A, Section 21A-4(A) requires review and approval from the Town of Orangetown Planning Board.
6. Most of the site and partial building location in FEMA DFIRM (Federal Emergency Management Agency Digital Flood Insurance Rate map) Wetland Area. Requires approval from the DEC.

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7. Provide elevations at lot corners.
8. Partial building in drainage easement. Obtain approval from persons/entity that uses easement.
9. Provide direction arrows depicting drainage flow over property.
10. The Short Environmental Assessment Form requires approval by DEME and third-party Engineer.
11. Indicate handicap accessibility on proposed walk.
12. The applicant's engineer shall prepare a written explanation as to why no stormwater measures are being proposed. It shall include a detailed breakdown (preferably in table form) of all existing pervious and impervious surfaces and all proposed pervious and impervious surfaces.
13. DEME strongly suggests that signage be added to the parking area(s) that are within the 100-year flood zone indicating that this area(s) is subject to flooding and parking is at "your own risk."
14. All pervious and impervious areas shall be clearly defined and described (e.g. lawn, asphalt, concrete, etc.) on the drawing.
15. The symbols used for the various impervious and pervious surfaces proposed shall be added to the legend of each drawing.
16. The proposed edge of pavement shall be clearly defined on the drawings. Also, the location of all proposed curbing shall be clearly defined on the drawings.
17. The plan proposes to use the existing sanitary building connection. In order for the Town of Orangetown Sewer Department to consider allowing the use of the existing connection, the connection shall be tv'ed by the applicant/ applicant's contractor and witnessed by the Orangetown Sewer Inspector. A determination will then be made by the Orangetown Sewer Inspector. If it is determined that the existing building connection cannot be used, a new 6-inch lateral shall be installed for building. **A note shall be added to the plan stating that the existing sanitary building connection shall be tv'ed by the applicant and witnessed by the Town of Orangetown Sewer Inspector. The Town Sewer Inspector will decide if the existing sanitary lateral can be used for proposed building.**

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**18. A note shall be added to the plan stating that the Town of Orangetown Sewer Inspector shall be notified at least 48 hours in advance of any and all construction on or near existing and proposed sanitary sewer facilities.**

19. The top and invert elevations for the existing sanitary clean outs shall be given on the plans.

20. The metes and bounds for all proposed easements shall be given on the plans.

21. The proposed easements shall be submitted to DEME and the Town of Orangetown Town Attorney's Office for review and approval.

22. The ownership of all existing drainage easements along the Sparkill Creek shall be given on the plan.

23. The existing rip rap along the south eastern side of the site shall be labeled as existing.

24. The location of all proposed soil erosion and sediment control (SESC) features shall be shown on the SESC plan. Also, inlet protection shall be added to the catch basin along Washington Street, at the northwest corner of the property. A detail for same shall be added to the plans.

25. The Soil erosion and sediment control symbols shall conform to NYSDEC standards.

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

- Show fire lane/zone striping and signage.
- An Ariel Fire Apparatus access road is required for buildings over 30'. Access road minimum width is 26', label Ariel Access road on the plan. 2020 NYS IFC D105.1
- A hydrant must be within 400' of all portions of the building measured along an approved access route. The west side of the proposed building appears to extend greater than 400' from the existing hydrant. A private hydrant or an automatic sprinkler system may be required. 2020 NYS IFC 507.5.1.
- Buildings over 30' in height are required to have at last 2 fire apparatus access roads. Provide 2<sup>nd</sup> access road or exception. 2020 NYS IFC D194.1

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**Continuation of Condition #26...**

Construction Plans shall include the following information:

- Installation of a NFPA 13 compliant sprinkler system
- Installation of a fire alarm system to the NFA 72 standard

**27. The Town of Orangetown Office of Parks and Recreation reviewed the plan and offered the following comments:**

The location proposed for the new Tappan Fire Department building has been used unofficially for many years for parking and pedestrian access to Tappan Memorial Park. A 1.9-acre passive park located on SBL 77.11/3/62.

Per the discussion with the members of the Tappan Fire Department, the new construction will eliminate the opportunity for public parking on parcel 77.11/3/4. It is the recommendation of the Town of Orangetown Parks and Recreation Department that efforts be made to maintain a pedestrian access along the northeast side of this parcel directly adjacent to the Sparkill Creek. In addition, please consider the establishment of a minimum of five (5) parking spaces along the Sparkill Creek stone wall located on parcel 77.11/3/3.

**28. Drainage Review- Brooker Engineering**

The application is not increasing impervious area and stormwater runoff and is maintaining the existing drainage patterns; there are no potential significant adverse impacts with respect to drainage that require mitigation. Brooker Engineering therefore recommends that the Tappan Fire District Site Plan be approved for drainage subject to the following comments:

This is the first drainage review report for this project. The proposed action consists removal of an existing structure and parking area and the construction of a new 65' x 80' firehouse structure. The proposed building and parking are located over existing impervious surfaces; no increases in stormwater runoff will occur as a result of the proposed action. The Sparkill Creek is located on the property; the 100-year floodplain is elevation 43.3 NAVD and the 500- year floodplain is elevation 44.0 NAVD. The finished floor elevation of the new building is 46.0 NAVD.

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**Continuation of Condition #28...**

**Project Comments:**

1. Show the amount of existing and proposed impervious surfaces and quantify the reduction in impervious area on the Site Plan.
2. Show the FEMA floodway on the site plan. Any disturbances in the floodway require a hydraulic analysis that demonstrates no increase in 100-year base flood elevations.
3. Reference the FIRM Panel number on the Site Plan.
4. Show more detailed grading for the sidewalk along the southern property line. Show steps from the rear door locations if necessary. Coordinate the proposed elevations in this area with the existing elevations of the concrete curb, which is noted to remain.
5. Provide the elevation of the generator pad.
6. Show roof leaders and discharge points for the all the roof leaders.
7. Show the door on the east elevation on the Site Plan.
8. Add a map note "A Floodplain Development Permit is required from the Local Floodplain Administrator."
9. Provide an elevation certificate for the proposed construction.

**29. The Rockland County Department of Planning had the following comments that are to be made part of the conditions:**

1. Permitting development that does not comply with the applicable bulk standards can set undesirable land use precedent and result in the over utilization of individual sites. Significant variances are required from four of the five bulk standards that apply for the firehouse use. The front yard is deficient by 55 percent. The side yard and total side yard are only 12 and 40 percent compliant with the bulk standards, respectively. The rear yard is only five percent compliant with the minimum standard. The ability of the existing infrastructure to accommodate oversized structures is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Planning Board must consider the cumulative and regional impacts of permitting such development.
2. A review must be completed by the County of Rockland Highway Department, any concerns addressed, and all required permits obtained.
3. It must be stated whether a traffic light will be installed on Washington Street for the firehouse. If so, it must be installed in coordination with the Rockland County Highway Department.

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**Continuation of Condition #29...**

4. A review must be completed by the County of Rockland Drainage Agency, and all required permits obtained.
5. As per their letter of April 7, 2022, application is to be made to the Rockland County Department of Health for review of the stormwater management system to ensure compliance with the County Mosquito Code.
6. If there is any encroachment into the Federal wetlands, a review must be completed by the U.S. Army Corps of Engineers and all required permits obtained.
7. The engineer of record shall certify to the floodplain administrator for the Town that the proposed construction is in compliance with the floodplain regulations of the Town and the Federal Emergency Management Agency.
8. Prior to the start of construction of grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (Nov. 2016) of the NYS Standards for Urban Erosion and Sediment Control.
9. There shall be no net increase in the peak rate of discharge from the site at all design points.
10. Water is a scarce resource in Rockland County, thus proper planning and phasing of this project are critical to supplying the current and future residents of Villages, Towns, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed PE and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the RCDOH.
11. For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the RCDOH
12. As proposed, the lot is 66 % deficient in providing the required amount of parking spaces for the firehouse. The fire department is likely to hold training events and activities that are open to the public, both within the building and in the parking lot. It is likely that the 13 spaces provided will not be able to support activities. Insufficient parking can impede the safe and efficient flow of traffic and create unsafe access conditions, multiple movements to and from the roadway, and result in the need for parking within the County right of way. Under no circumstances will vehicles be permitted to park within the County right of way. If the on-site parking proves to be inadequate, the applicant shall pursue an off-site parking arrangement with an adjacent use. In the event that this is required, a written agreement with the adjacent property owner must be provided to the Town.

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13. The Planning Board must determine whether the proposed snow storage areas are sufficient for the site. This is especially important since only approximately a third of the required parking spaces are being provided.
14. The lighting plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line. As proposed, the lumens are as high as 21.8 in the southeast corner of the site.
15. The applicant must provide evergreen landscaping or fencing along the rear of the property since the building will only be located five feet from the property line. This will help shield the structure from the adjacent parkland.
16. All proposed signage must be shown on the site plan and conform to the Town Requirements found in Column 5 of the Table of General Uses for the CS zoning district. Since the site is located in the Tappan Historic Area, any monument signs must conform to the requirements of the R-15 district standards, and cannot exceed 20SF. If any variances are required for signage, Rockland County Planning requests the opportunity to review as required by NYS General Municipal Law, Section 239-m(3)(a)(v).
17. The Designated Street Line (DSL) must be indicated on the site plan. The front yard and front setback measurements shall be to the DSL. The appropriate lot area deductions must also be indicated.
18. An area to the east of the structure is reserved for a 95-gallon refuse container. It must be stated whether this is sufficient for the proposed use, or if additional refuse containers/dumpster are required.
19. The Rockland County Department of Planning requests the opportunity to review the variances that are needed to implement the proposed site plan.
20. The cover sheet and notice of Lead Agency form from the Town states the site is located at 135 Washington Avenue. This must be corrected to Washington Street. If the public hearing notice was issued with the wrong address, it must be revised and reissued.

**30. Based on the information provided the Rockland County Health Department (RCDOH) offered the following comment.**

**1. Application is to be made to the RCDOH for review of the stormwater management system for compliance with County Mosquito Code.**

**31. The Rockland County Department of Highway reviewed the information and offered the following:**

- The applicant shall demonstrate that the proposed stormwater drainage system in the property is adequately designed to produce no net increase in the peak rate of discharge from the site at all design points.
- The applicant must secure all required work permits from the Rockland County Highway Department if the proposed action is approved by the Town.

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**32. Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and no future correspondence is requested for this site.**

**33. Rockland County Drainage Agency (RCDA) has reviewed the information submitted and available maps and determined that the site is within the jurisdiction of RCDA. Please have the applicant submit an application to the RCDA directly. The RCDA will provide project specific comments upon receipt and review of the permit application submission. Copies of the permit application package and Chapter 846 are being mailed to the property owner**

**All future development proposals for this site will require a review and a written determination from the RCDA as to whether a permit is required. The RCDA recommends that the Municipal department ensure the site has no outstanding violations and the applicant has secured a Stream Control Act Permit from Rockland County. Stream Control Act is not requested for the current proposal. However, please be advised that, any future improvements at this site will require a permit or a determination otherwise from RCDA, prior to granting development permits.**

**34. Orange and Rockland Utilities reviewed the submitted information and found that the proposed work may be in conflict with the existing gas stub. Based on O&R maps, an O&R gas stub to an inactive service. O&R New Business Department must be contacted for all disconnects and installations. All code 753 rules must be followed.**

**35. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and/or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.**

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

- Town of Orangetown Zoning Board of Appeals**
- Rockland County Department of Highways**
- Rockland County Department of Planning**
- Rockland County Health Department**
- Rockland County Sewer District No. 1**
- Rockland County Drainage Agency**

**37. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.**

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

**39. TREE PROTECTION:** The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
  - One (1) foot radius from trunk per inch DBH
  - Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
    - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
    - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

**40. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.**

**41. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.**

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

**43. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicants' engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicants engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).**

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

**45. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications**

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

**Override:**

**The Planning Board made a motion of Override Condition #13 of the letter from Rockland County Department of Planning, dated April 14, 2022, for the following reason:**

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**Override continued....**

“13. Access and parking for the Tappan Memorial Park is provided through this lot. The construction of the fire house, it must be stated whether the access and parking will still be available to the public. Will sufficient parking be available for both the firehouse and the parking use once construction is complete? If the lot will no longer serve as parking and access for the park, an alternate location must be designated for such. These issues must be rectified before the firehouse use can be approved.”

The Planning Board held that Rockland County Planning condition #13 shall be overridden due to the following: There is currently no easement or agreement relating to this property and the Town of Orangetown that authorizes public parking on this property. The fact that the owner has apparently not pursued trespass in the past for cars parked on the property does not provide a legal basis for the Planning Board to enforce a condition relating to the instant site plan application that would require the applicant to provide public parking in the future on its private property. Also, the applicant has sufficiently demonstrated that there is not sufficient space to provide public parking on the property. It is noted that there is an easement on the property for pedestrian access to the park and that pedestrian access to the park will continue to be available.

A motion to override condition #13 of the April 14, 2022 letter was made by Andrew Andrews and second by Kevin Farry and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel, Vice Chairman, aye; Stephen Sweeney, aye; Kevin Farry, aye; Michael McCrory, absent; Lisa DeFeciani, (alternate member), aye and Andrew Andrews, aye.

The foregoing Resolution was made and moved by Stephen Sweeney and second by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel, Vice Chairman, aye; Stephen Sweeney, opposed; Kevin Farry, aye; Michael McCrory, absent; Lisa DeFeciani, (alternate member), aye and Andrew Andrews, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: May 11, 2022**  
**Town of Orangetown Planning Board**  
attachment



TOWN CLERK'S OFFICE  
2022 JUN -1 12 34  
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**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**PB #22-22: Tappan Fire District Site Plan – Preliminary Approval Subject to  
Conditions- Critical Environmental Area**

**Town of Orangetown Planning Board Decision  
May 11, 2022**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: Tappan Fire District Site Plan –Preliminary Approval  
Subject to Conditions-**

SEQR STATUS: Type I \_\_\_\_\_ Unlisted XXXXXX  
CONDITIONED NEGATIVE DECLARATION: Yes \_\_\_\_\_ No XXXXXX

**DESCRIPTION OF ACTION: Site Plan Review**

**LOCATION:** The site is located at 135 Washington Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.11, Block 3, Lot 4 in the CS zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

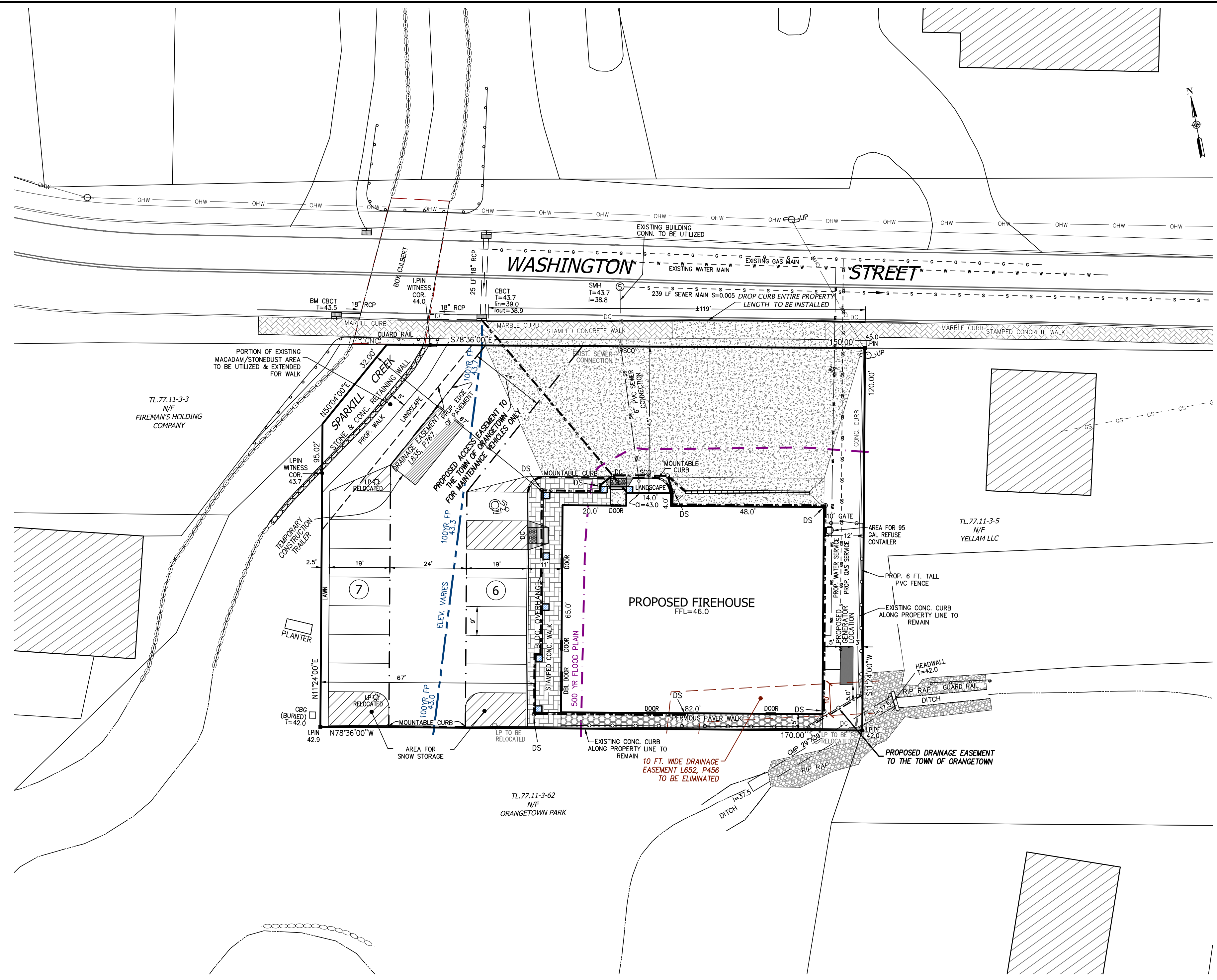
For Further Information contact:

Office of Building, Zoning and Planning

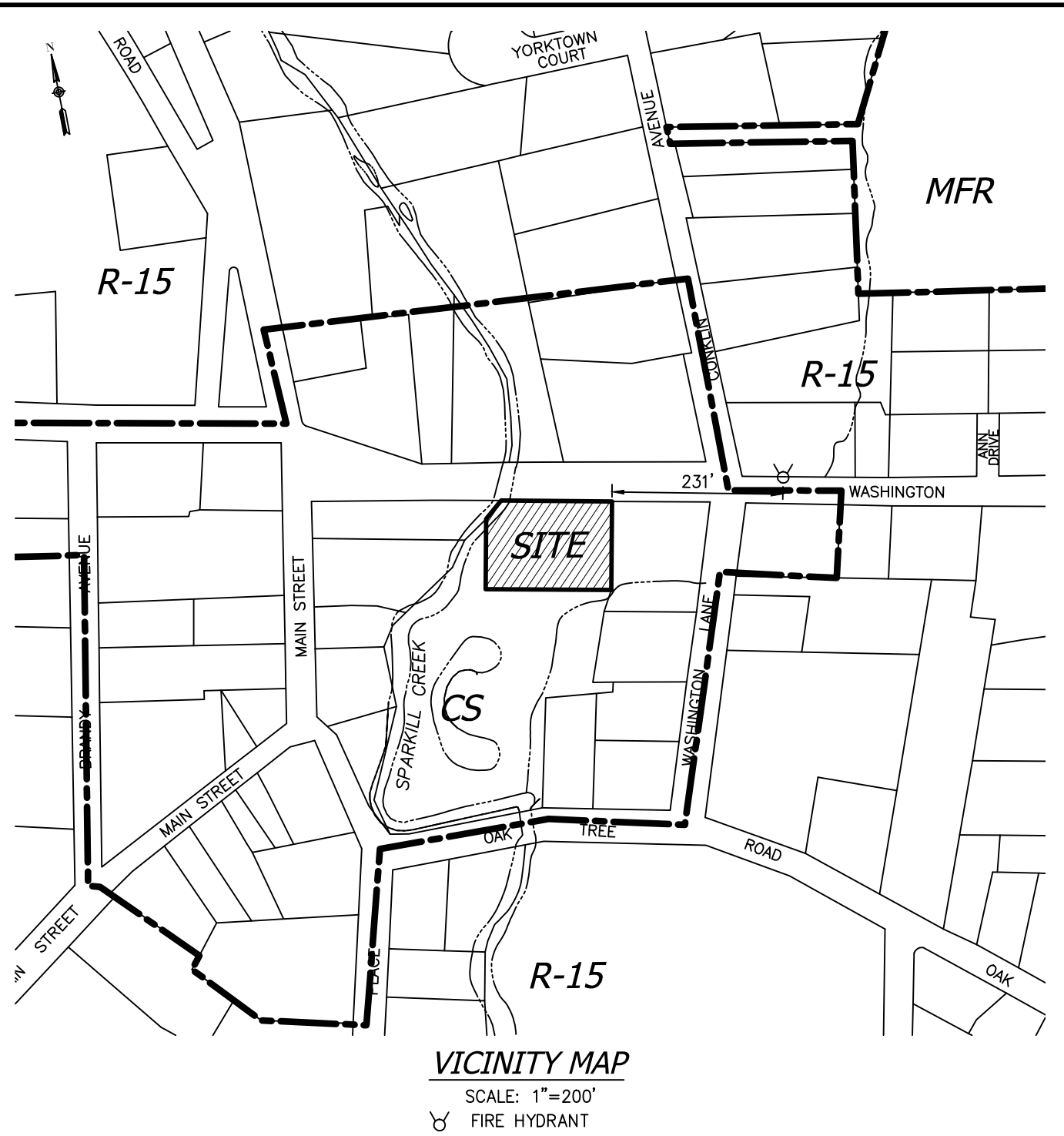
Administration and Enforcement; Town of Orangetown; 20 Greenbush Road  
Orangeburg, NY 10962; Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant  
- Involved Agencies

TOWN CLERK'S OFFICE  
MAY 11 2022 12:34 PM  
TOWN OF ORANGETOWN



- NOTES:**
1. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  2. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
  3. LOT DRAINAGE ON THIS PLAN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
  4. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  5. NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
  6. DATUM: NAVD 1988-BENCHMARK CATCHBASIN WASHINGTON STREET ELEV.=43.5
  7. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
  8. DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A HAY BALE FILTER (SEE DETAIL).
  9. ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
  10. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING). SAID PINS SHOWN THUS:
  11. THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
  12. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
  13. TEMPORARY SEDIMENT ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR THE CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
  14. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFURNISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCH WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
  15. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
  16. AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
  17. PERMANENT VEGETATION COVER SPECIFICATIONS:  
LAWN AREA - PER 1,000 S.F.  
15 LBS. 10-6-4 50% SLOW RELEASE FERTILIZER  
70 LBS. GRANULATE LIMESTONE  
4 LBS. SEED MIXTURE  
40% KENTUCKY BLUE  
40% RED FESCUE  
20% PERENNIAL RYEGRASS
  18. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 LAM OF THE GENERAL MUNICIPAL LAW.
  19. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
  20. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE DEPT. SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
  21. TREE PROTECTION:  
A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS, WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:  
A) NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.  
B) THERE WILL BE NO EXCAVATION OR STOCKING OF EARTH UNDERNEATH THE TREES.  
C) TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.  
D) TREES TO BE SAVED WILL BE FENCED AT THE OUTER DRIP LINE.  
E) NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.  
F) IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS, OR THROUGH THE USE OF RETAINING WALLS.  
G) IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS.
  22. ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE TWO REGULATIONS.
  23. A DRAINAGE PERMIT IS REQUIRED FROM THE ROCKLAND COUNTY DRAINAGE AGENCY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  24. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A FLOOD ELEVATION CERTIFICATE IS TO BE SUBMITTED TO THE TOWN OF ORANGETOWN BUILDING DEPT.



**LOT AREA CALCULATION:**

GROSS AREA	- 50% OF AREA WITHIN 100 FLOODPLAIN = NET AREA
20,150 SQ.FT.	- (4,888±2) SQ.FT. = 2,444 SQ.FT. = 17,706 SQ.FT.

**BULK REQUIREMENTS**

ZONE CS, GROUP GG	REQUIRED / PERMITTED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	NONE	0.08	0.43
MINIMUM LOT AREA (SQ.FT.)	NONE	17,706 SQ.FT. (NET)	17,706 SQ.FT. (NET)
MINIMUM LOT WIDTH	NONE	170 FT.	170 FT.
MINIMUM STREET FRONTAGE	50 FT.	150 FT.	150 FT.
FRONT YARD	100 FT.	50.8 FT.	45 FT. *
SIDE YARD	100 FT.	28.3 FT.	12 FT. *
TOTAL SIDE YARD	200 FT.	121.8 FT.	79 FT. *
REAR YARD	100 FT.	42.1 FT.	5 FT. *
MAXIMUM BUILDING HEIGHT	NONE	15 FT.	32 FT.

\*-DENOTES VARIANCE REQUIRED

**PARKING REQUIREMENTS:**

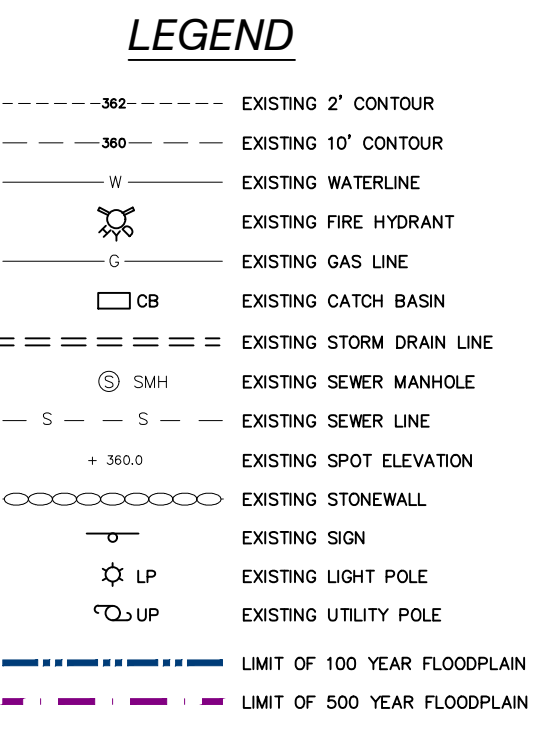
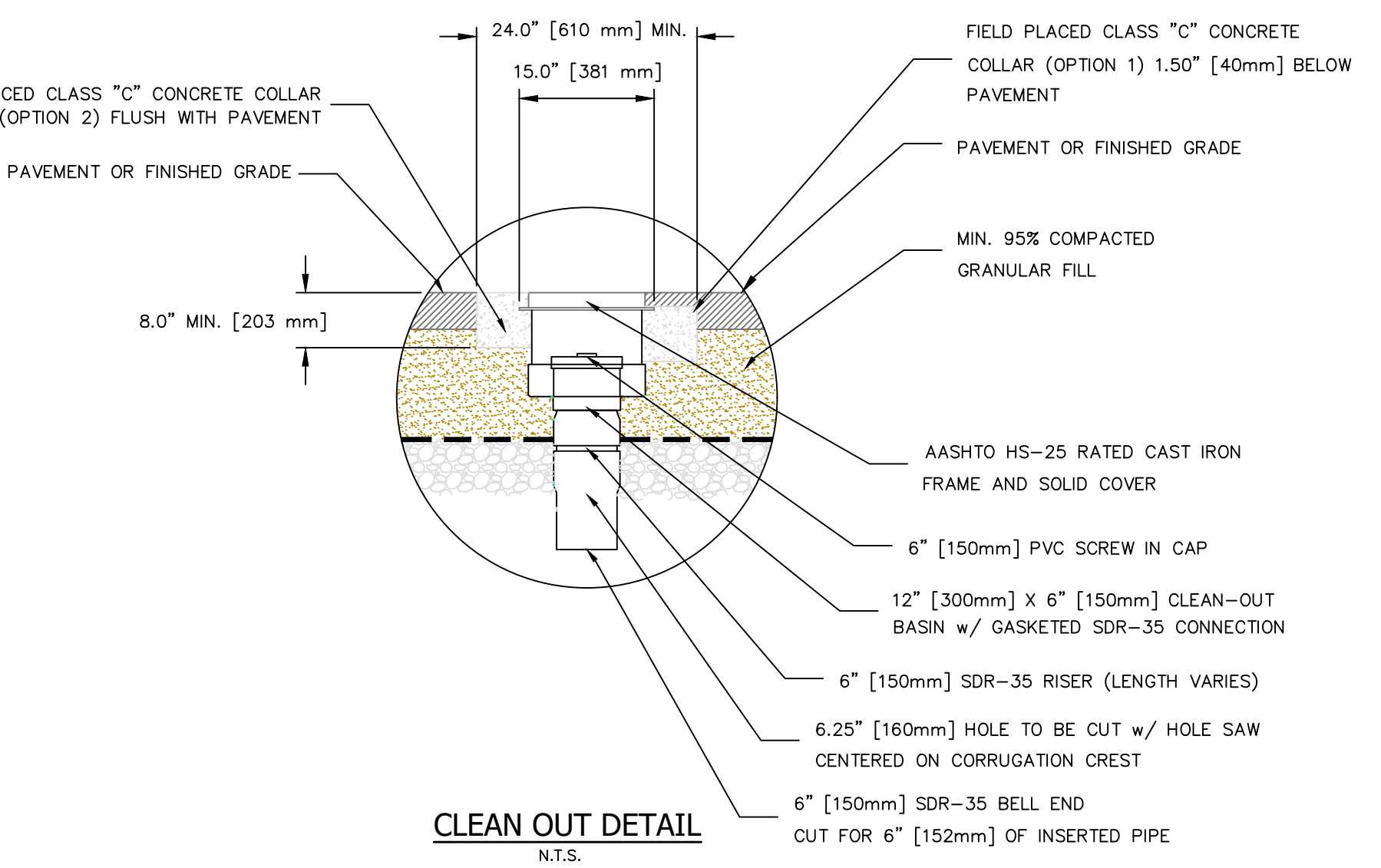
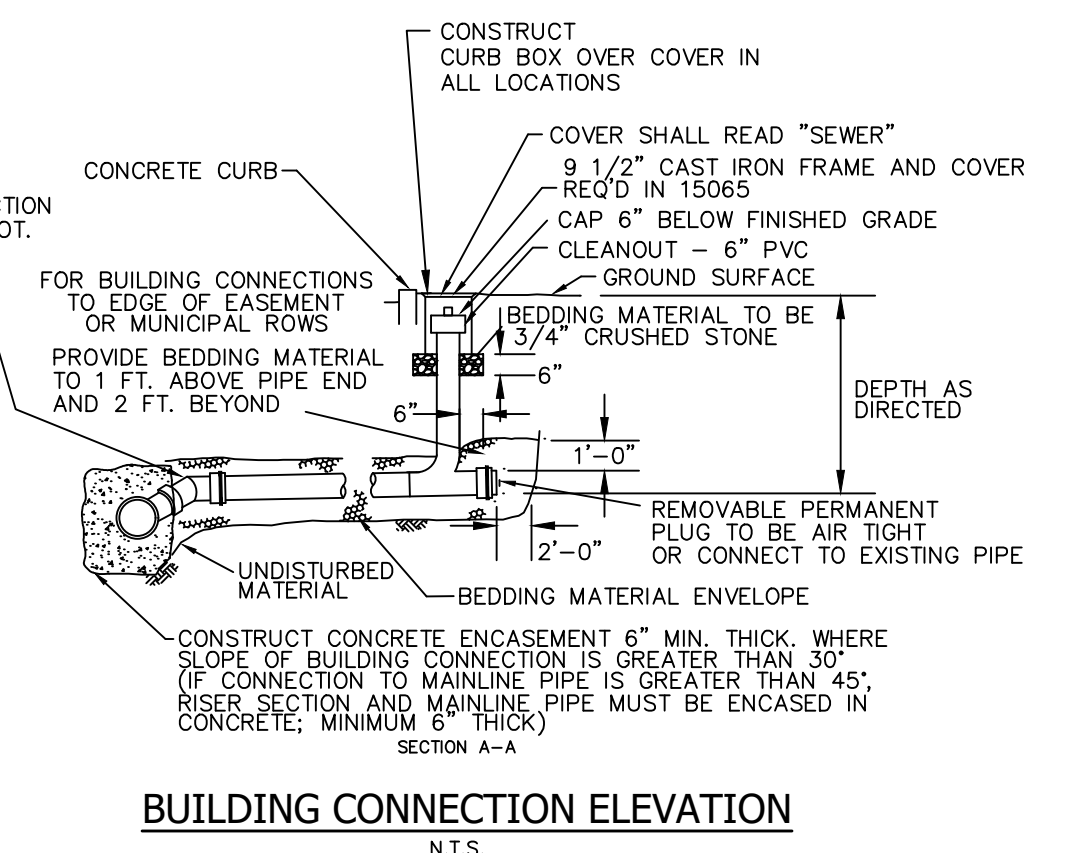
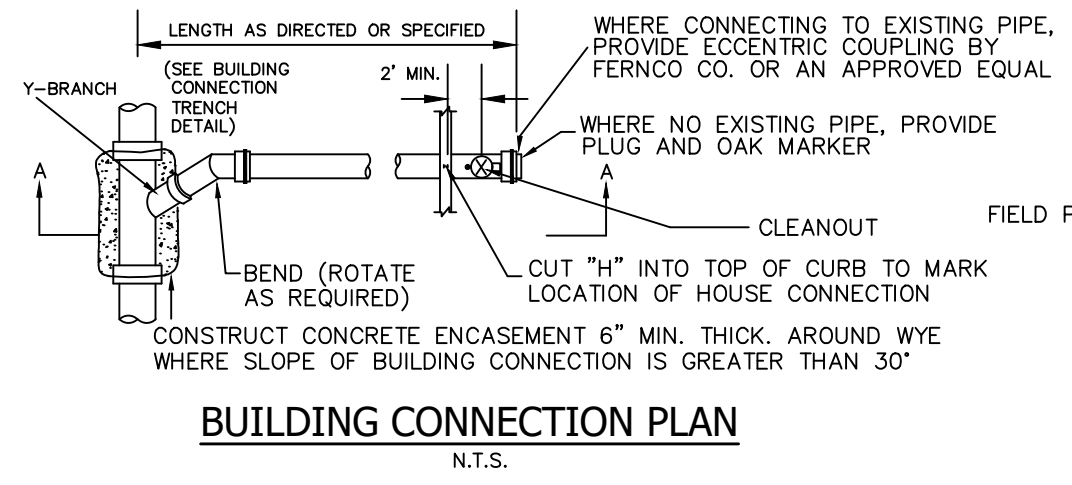
1 SPACE PER 200 SQ.FT. OF GROSS FLOOR AREA
7,477 SQ.FT. ÷ 1 SPACE/200 SQ.FT. = 37.4 OR 38 SPACES REQUIRED
13 SPACES PROVIDED*

**EXISTING COVERAGE TABLE:**

EXISTING BUILDING:	1,297 SQ. FT.
EXISTING WALL:	76 SQ. FT.
CONCRETE:	283 SQ. FT.
GRAVEL:	4,090 SQ. FT.
MACADAM PAVEMENT:	12,630 SQ. FT.
TOTAL COVERAGE:	18,378 SQ. FT. OR 0.422 ACS.

**PROPOSED COVERAGE TABLE:**

PROPOSED BUILDING:	5,256 SQ. FT.
EXISTING WALL:	76 SQ. FT.
CONC. WALK, RAMP, PILLAR:	1,039 SQ. FT.
TRUCK APRON:	2,299 SQ. FT.
MACADAM PAVEMENT:	9,640 SQ. FT.
TOTAL COVERAGE:	18,310 SQ. FT. OR 0.420 ACS.



**OWNER & APPLICANT:**  
TAPPAN FIRE DISTRICT  
P.O. BOX 525  
TAPPAN, NY 10983

**TAX MAP REFERENCE:**  
TOWN OF ORANGETOWN  
SECTION 77.11, BLOCK 3, LOTS 4

**SITE ADDRESS:**  
135 WASHINGTON STREET  
TAPPAN, NY 10983

**AREA:**  
20,150 SQ.FT. OR 0.4626 ACS (GROSS)

- DISTRICTS:**
- SCHOOL DISTRICT - SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT NO. 1
  - FIRE DISTRICT - TAPPAN
  - WATER DISTRICT - TAPPAN
  - SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
  - LIGHTING DISTRICT - TOWN OF ORANGETOWN

**DRAWING LIST:**

DRAWING No.	TITLE
DRAWING 1	- SITE PLAN
DRAWING 2	- EXISTING CONDITION
DRAWING 3	- GRADING PLAN
DRAWING 4	- EROSION & SEDIMENT CONTROL PLAN
DRAWING 5	- LANDSCAPE & LIGHTING PLAN

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NY'S EDUCATION LAW SECTION 7209-2)

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."  
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."  
"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 89066

JOHN R. ATZL, P.E.  
N.Y.S. P.E. LIC. NO. 80228

2	3-28-22	PER OBZPAE COMMENTS 3-16-22
1	2-28-22	PER ARCHITECT
REVISION	DATE	DESCRIPTION

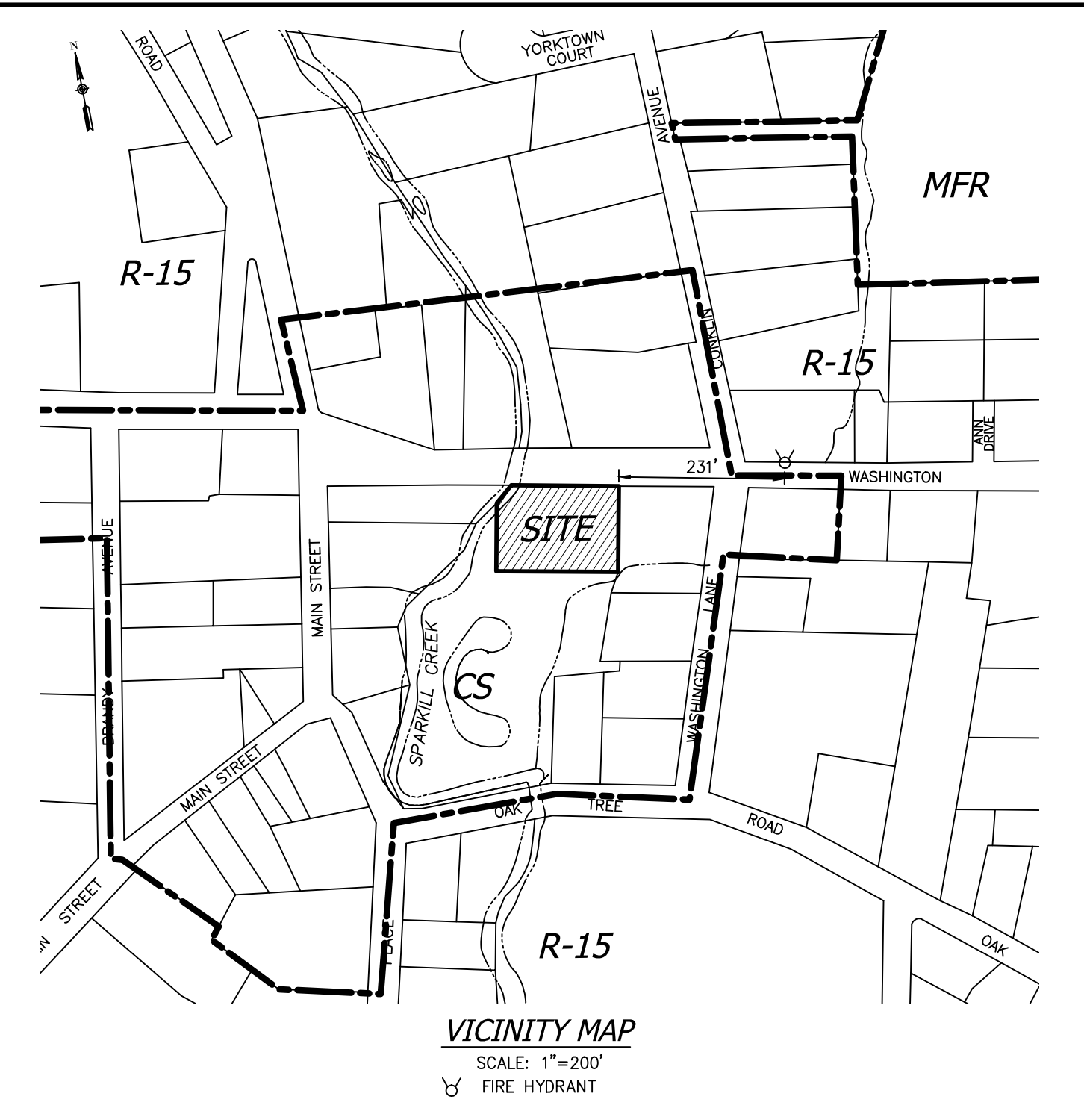
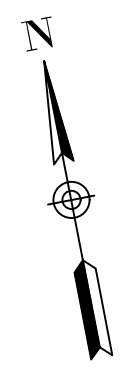
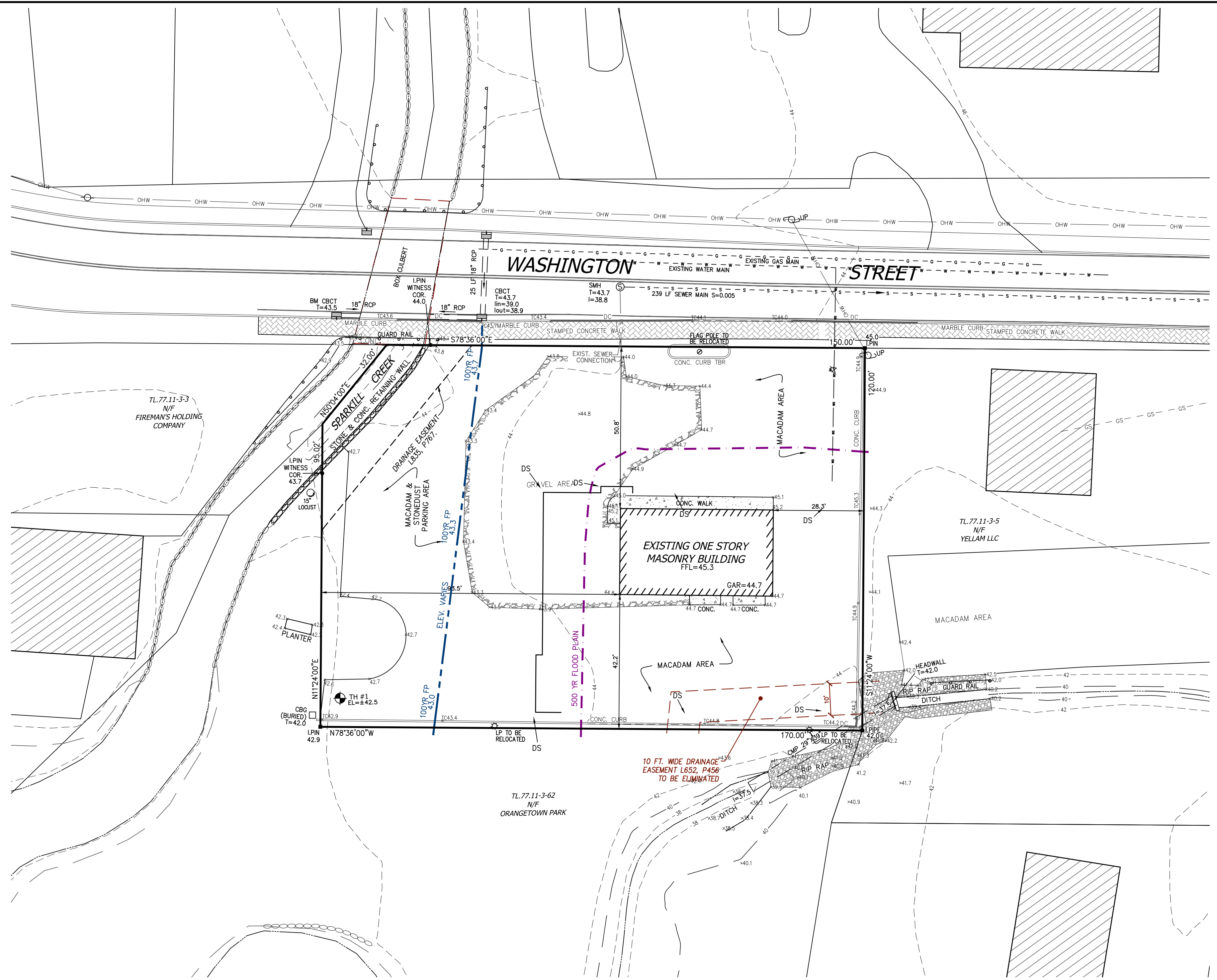
**ATZL, NASHER & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
232 North Main Street  
New City, New York 10956  
Tel: (845) 634-4694  
Fax: (845) 634-5543  
E-mail: info@anzny.com  
Web: www.ANZNY.com

**TAPPAN FIRE DISTRICT**

**TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK**

**SITE PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: JANUARY 12, 2022	SCALE: 1 IN. = 20 FT.
PROJECT NO: 4785	DRAWING NO: 1



**VICINITY MAP**  
SCALE: 1"=200'  
FIRE HYDRANT

**BULK REQUIREMENTS**

ZONE CS, GROUP GG	REQUIRED / PERMITTED	EXISTING
MAXIMUM FLOOR AREA RATIO	NONE	0.16
MINIMUM LOT AREA (SQ.FT.)	NONE	17,706 SQ.FT. (NET)
MINIMUM LOT WIDTH	NONE	170 FT.
MINIMUM STREET FRONTAGE	50 FT.	150 FT.
FRONT YARD	100 FT.	50.8 FT.
SIDE YARD	100 FT.	28.3 FT.
TOTAL SIDE YARD	200 FT.	121.8 FT.
REAR YARD	100 FT.	42.1 FT.
MAXIMUM BUILDING HEIGHT	NONE	15 FT.

**EXISTING COVERAGE TABLE:**

EXISTING BUILDING:	1,297 SQ. FT.
EXISTING WALL:	76 SQ. FT.
CONCRETE:	283 SQ. FT.
GRAVEL:	4,090 SQ. FT.
MACADAM PAVEMENT:	12,630 SQ. FT.
TOTAL COVERAGE:	18,378 SQ. FT. OR 0.422 ACS.

**PROPOSED COVERAGE TABLE:**

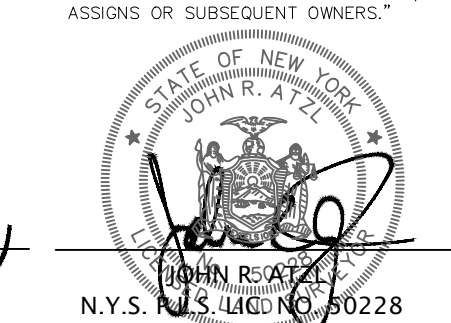
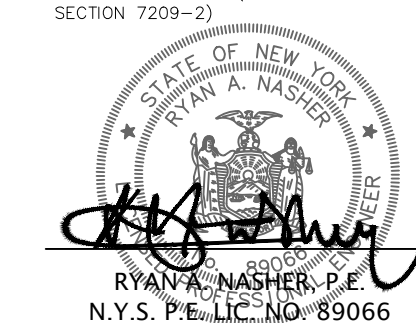
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EXISTING WALL:	76 SQ. FT.
CONC. WALK, RAMP, PILLAR:	1,039 SQ. FT.
TRUCK APRON:	2,299 SQ. FT.
MACADAM PAVEMENT:	9,640 SQ. FT.
TOTAL COVERAGE:	18,310 SQ. FT. OR 0.420 ACS.

**LEGEND**

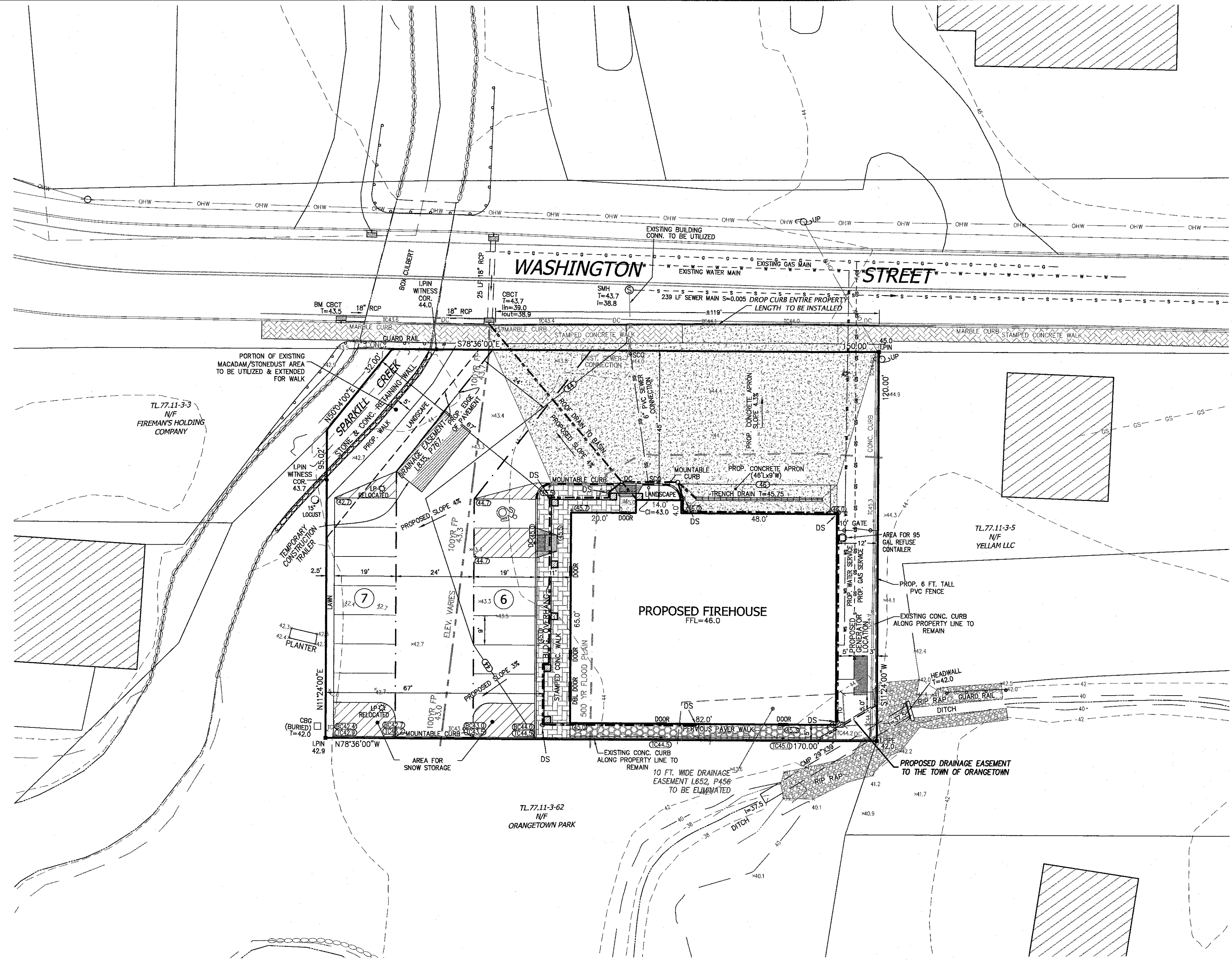
- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- G --- EXISTING GAS LINE
- S --- EXISTING SEWER LINE
- S --- EXISTING STONEWALL
- S --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE
- --- LIMIT OF 100 YEAR FLOODPLAIN
- --- LIMIT OF 500 YEAR FLOODPLAIN

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ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

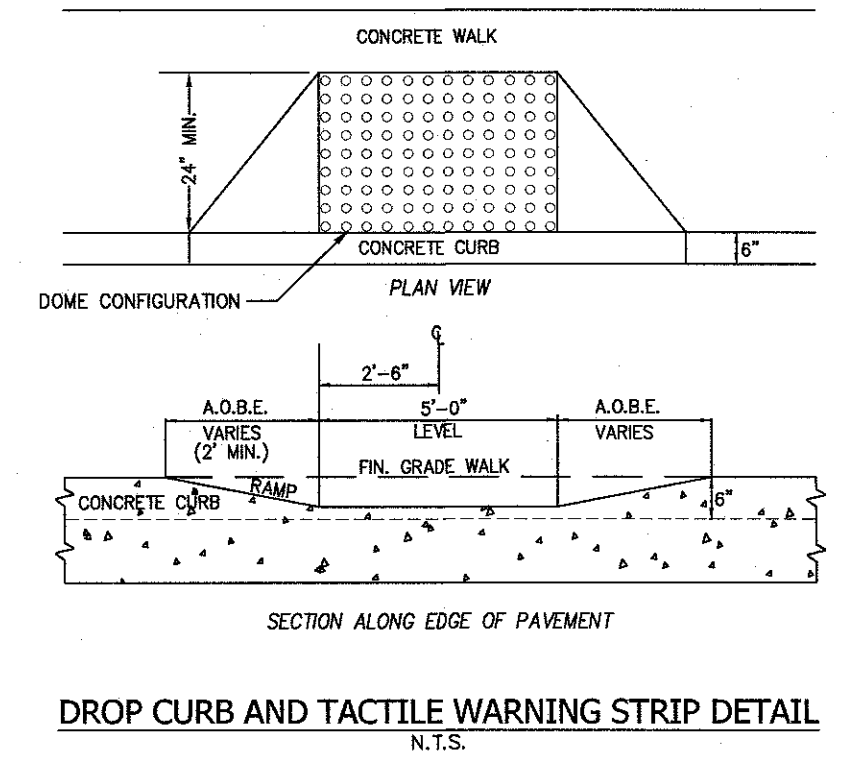
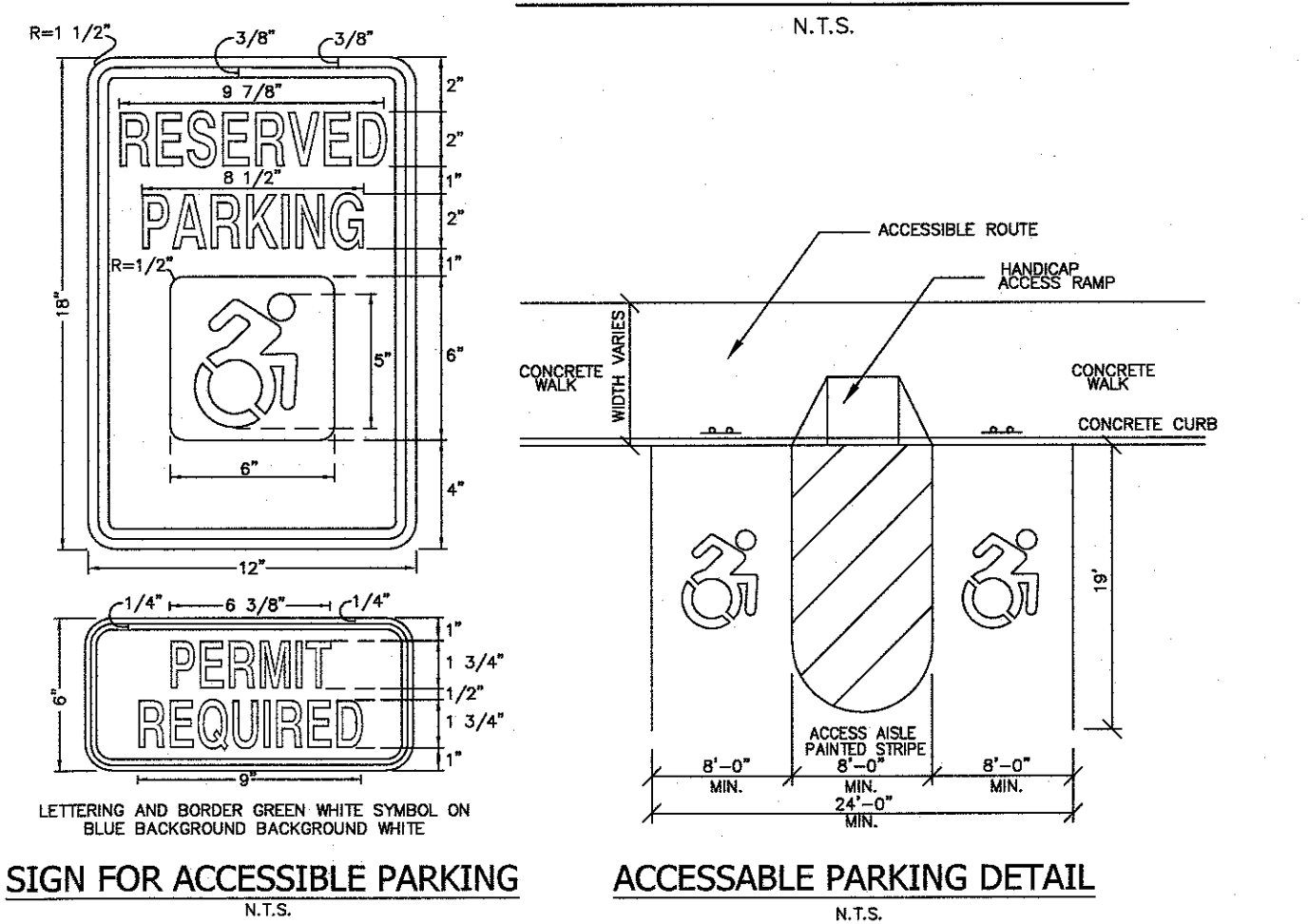
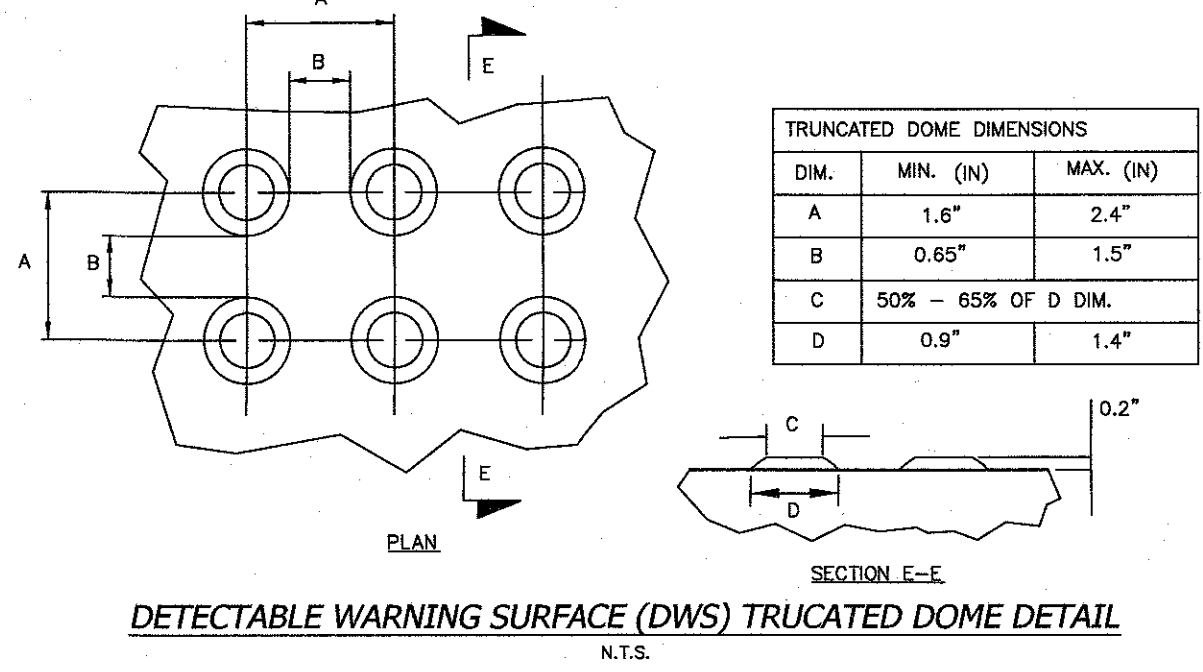
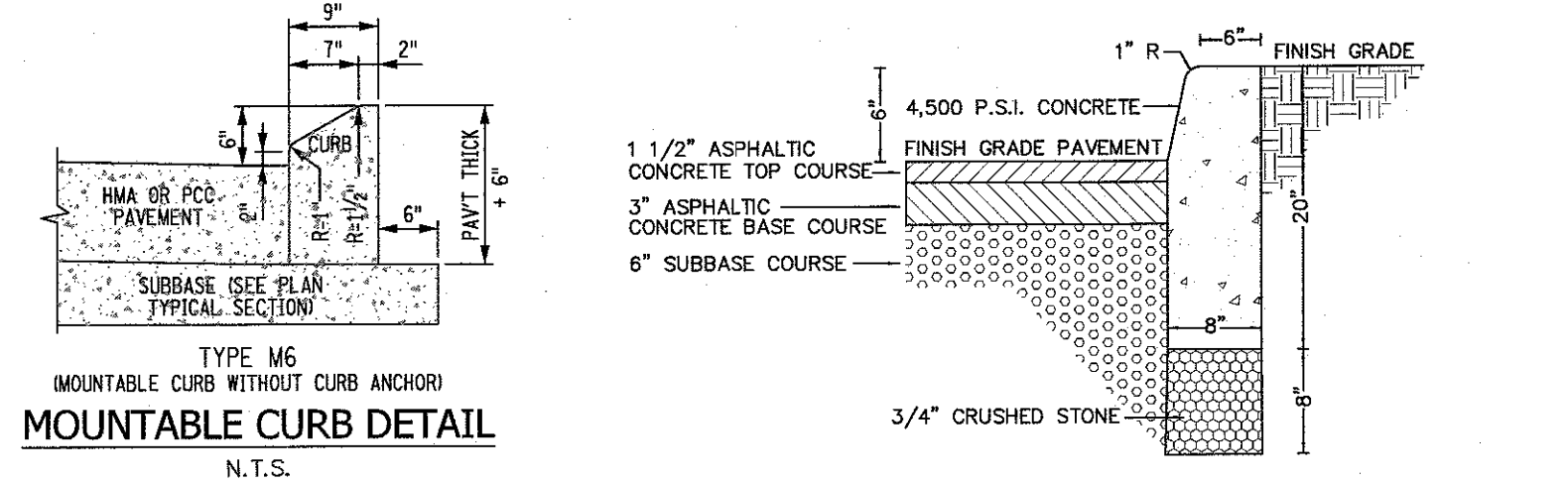
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2	3-28-22	PER OBZPAE COMMENTS 3-16-22
1	2-28-22	PER ARCHITECT
REVISION	DATE	DESCRIPTION
<b>ATZL, NASHER &amp; ZIGLER P.C.</b> ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT: <b>TAPPAN FIRE DISTRICT</b>		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE: <b>EXISTING CONDITION</b>		
DRAWN BY: LF	CHECKED BY: JRA	
DATE: JANUARY 12, 2022	SCALE: 1 IN. = 20 FT.	
PROJECT NO: 4785	DRAWING NO: 2	

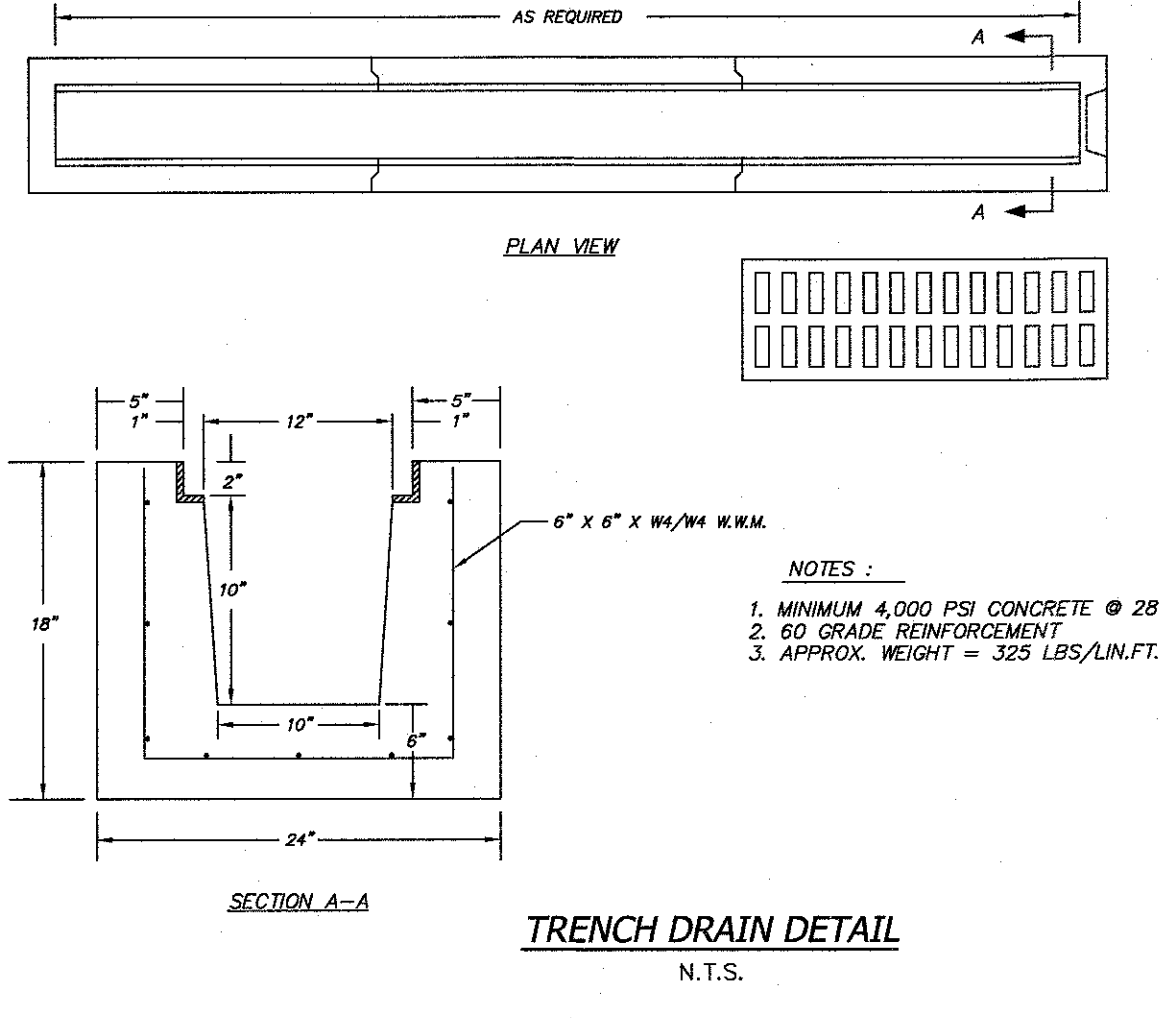
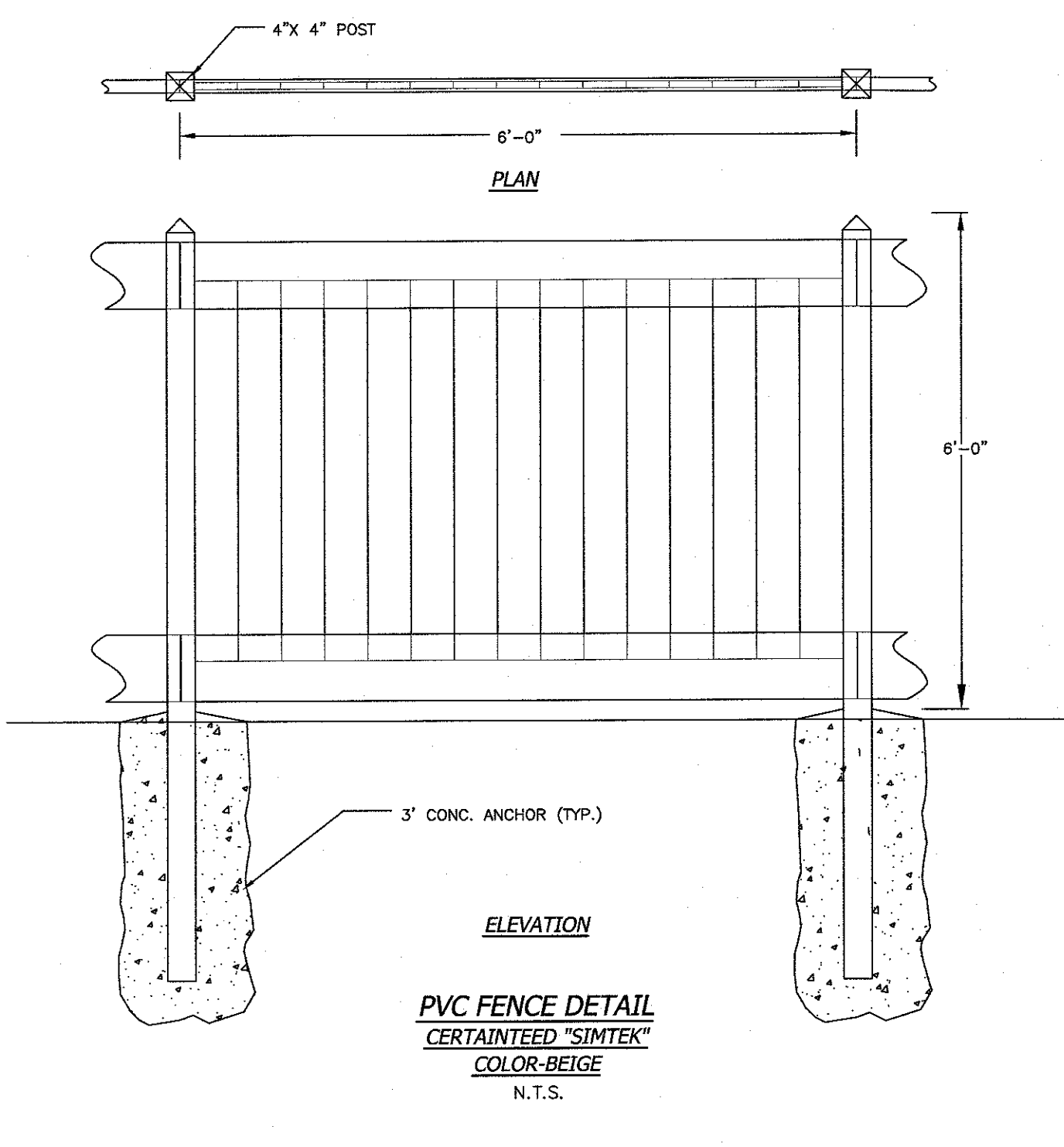
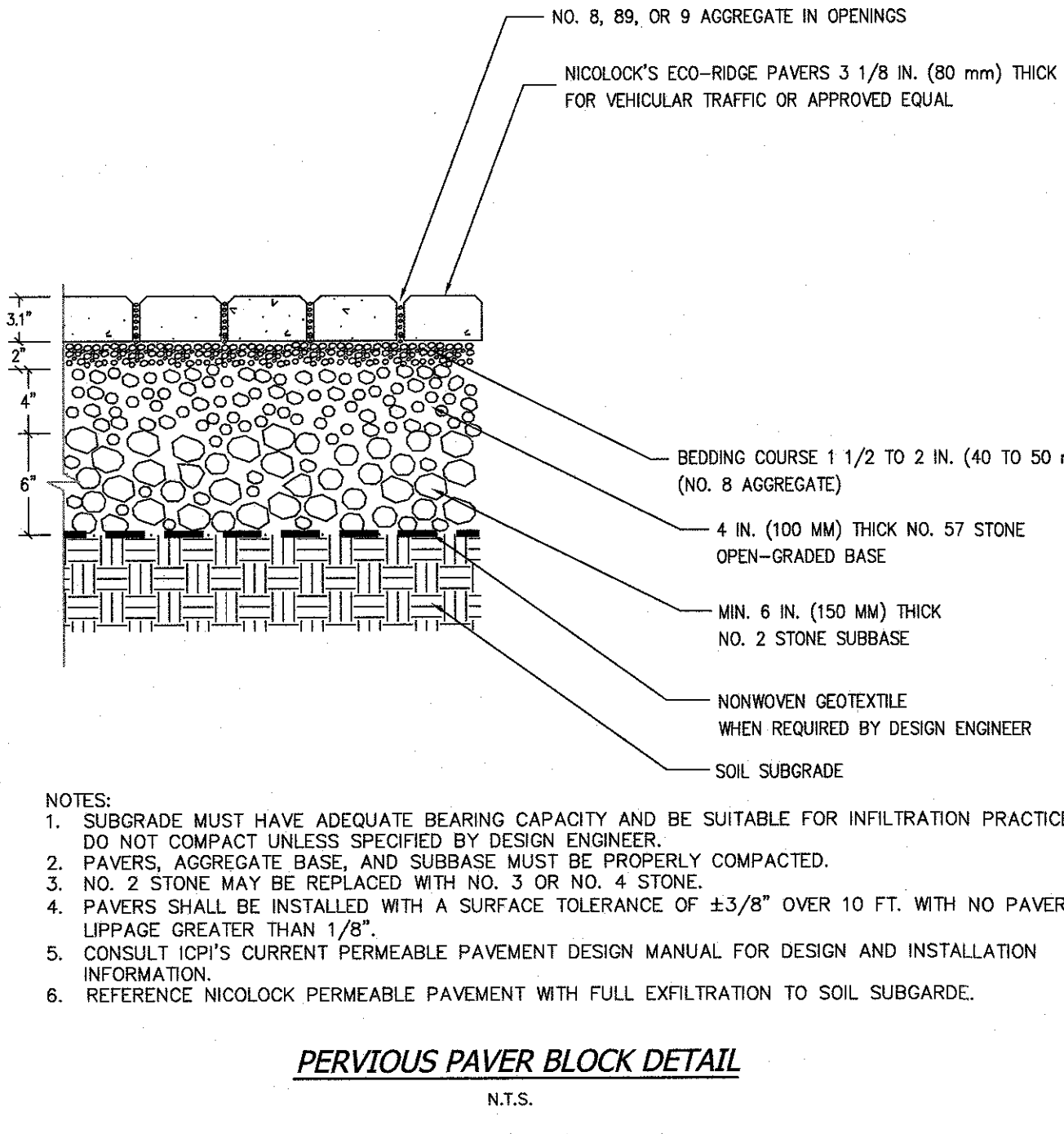


- DETECTABLE WARNING NOTES:**
- DETECTABLE WARNING SURFACES (DWS) SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS ON PEDESTRIAN ACCESS ROUTES:
    - CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.
    - PEDESTRIAN REFUGE ISLANDS (WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6')
    - PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.
  - DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OF UNCONTROLLED DRIVEWAYS.
  - WITH THE EXCEPTION OF THE DETECTABLE WARNING SURFACE TRUNCATED DOME DETAILS ON SHEETS 2 OF 12, DETECTABLE WARNING DOMES ARE NOT DEPICTED TO SCALE ON THESE SHEETS.
  - DETECTABLE WARNING SURFACES SHALL EXTEND 24" MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL ACROSS THE FULL WIDTH OF CURB RAMP OR FLUSH SURFACE, EXCLUDING ANY FLARED SIDES.
  - SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION, IF REQUIRED, THE BORDER SHALL NOT EXCEED 2", WHERE THE BACK OF THE CURB EDGE IS TOoled TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL BE MEASURED FROM THE INSIDE EDGER OF THE CURB RADIUS. BORDERS CANNOT BE INCLUDED AS PART OF THE 24" MINIMUM DIMENSION DESCRIBED IN NOTE 33.
  - WHERE CURB IS NOT USED, THE EDGE OF PAVEMENT SHALL BE SUBSTITUTED FOR BACK OF CURB FOR PLACEMENT OF DETECTABLE WARNINGS.
  - ON SLOPES OF 5% OR GREATER, THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK ON THE RAMP RUN. WHERE DOMES ARE ARRANGED RADICALLY, THEY MAY DIFFER IN DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON SHEET 2 OF 12. DOME ALIGNMENT THAT IS PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK IS NOT REQUIRED ON SLOPES OF LESS THAN 5%.
  - THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.



**COARSE AGGREGATE / STONE SIZE AND SPECIFICATION**

- #1A Crushed Gravel (NYS DOT 703.02): Fine stone, primarily 1/8" to 5/16" in size. Often used in asphalt mixes. Also works well for a gravel walkway or very fine driveway topping
- #1ST's Crushed Gravel: 5/16" to 1/2"
- #1 Crushed Gravel (NYS DOT 703.02): Clean, crushed stone, 5/16" to 9/16" in size. Great for driveway topping and drainage applications
- #2 Crushed (NYS DOT 703.02): 9/16" to 1 1/8" size stone. Used for driveway, septic systems and drainage
- #3 Crushed: Washed gravel, primarily 1 1/8" to 2" in size
- Item #3A (NYS DOT 304.14): Bankrun gravel screened over a 2" screen. Used as a subbase for roads and driveway. Will not compact as well as crusher run
- AASHTO #5: #1A & #1ST mix
- AASHTO #57: #1 & #2 mix



**LEGEND**

---	EXISTING 2' CONTOUR	---	PROPOSED 2' CONTOUR
---	EXISTING 10' CONTOUR	---	PROPOSED 10' CONTOUR
---	EXISTING WATERLINE	---	PROPOSED WATER SERVICE
---	EXISTING FIRE HYDRANT	---	PROPOSED FIRE HYDRANT
---	EXISTING GAS LINE	---	PROPOSED GAS SERVICE
---	EXISTING CATCH BASIN	---	PROPOSED CATCH BASIN
---	EXISTING STORM DRAIN LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING SEWER MANHOLE	---	PROPOSED SEWER CLEANOUT
---	EXISTING SEWER LINE	---	PROPOSED SEWER HOUSE CONNECTION
---	EXISTING STONEWALL	---	PROPOSED SPOT ELEVATION
---	EXISTING SIGN	---	PROPOSED SPOT ELEVATION
---	EXISTING LIGHT POLE	---	PROPOSED SILT FENCE
---	EXISTING UTILITY POLE	---	LIMIT OF 100 YEAR FLOODPLAIN
---		---	LIMIT OF 500 YEAR FLOODPLAIN
---		---	PROPOSED ROOF DOWNSPOUT
---		---	PROPOSED ROOF DOWNSPOUT
---		---	PROPOSED ROOF DRAIN

2 3-28-22 PER OBZPAE COMMENTS 3-16-22

1 2-28-22 PER ARCHITECT

REVISION	DATE	DESCRIPTION

**ATZL, NASHER & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS

232 North Main Street  
New City, New York 10956  
Tel: (845) 634-4694  
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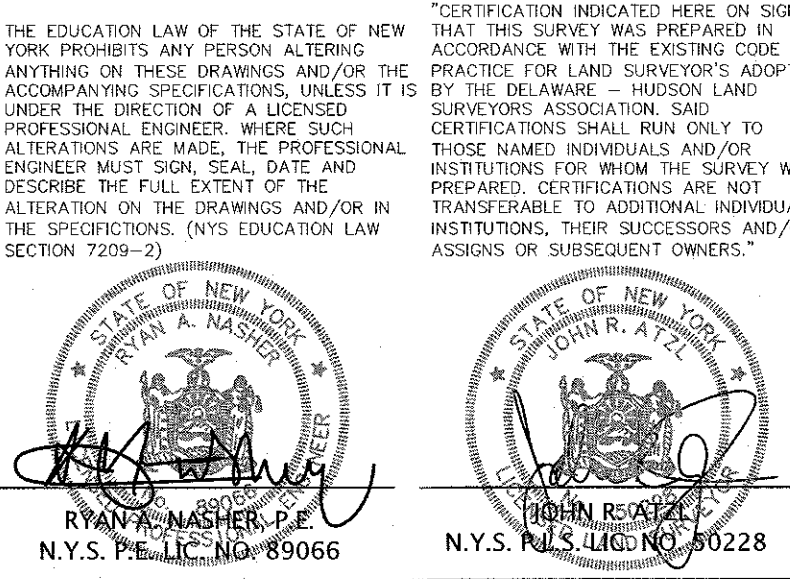
**TAPPAN FIRE DISTRICT**

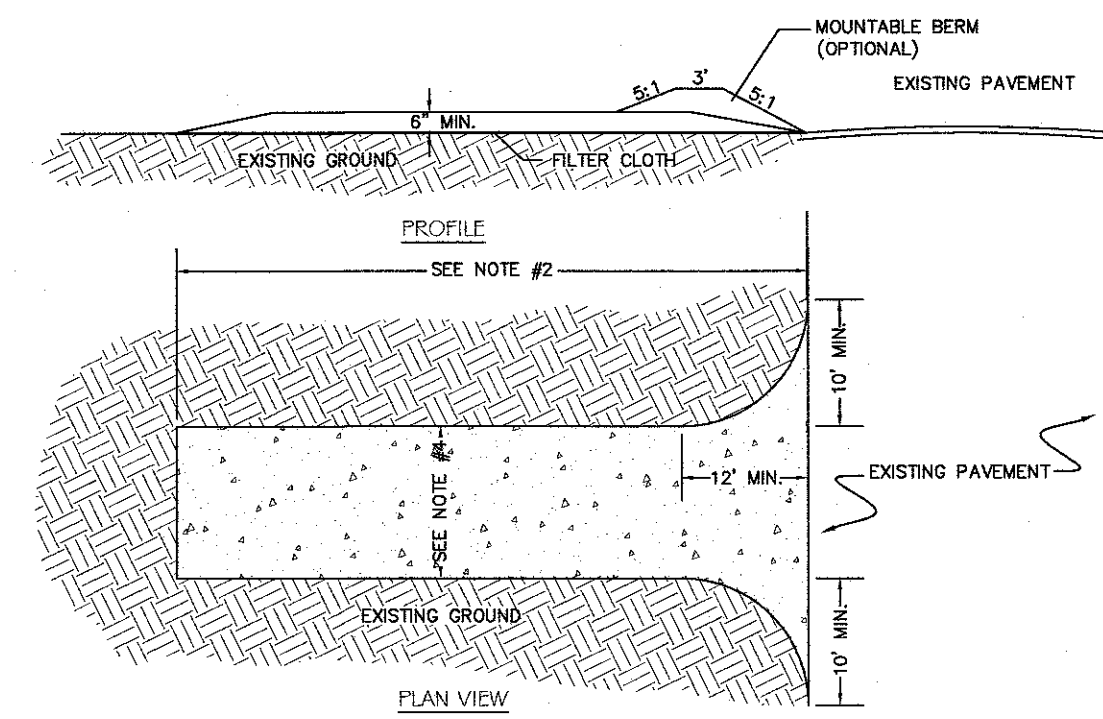
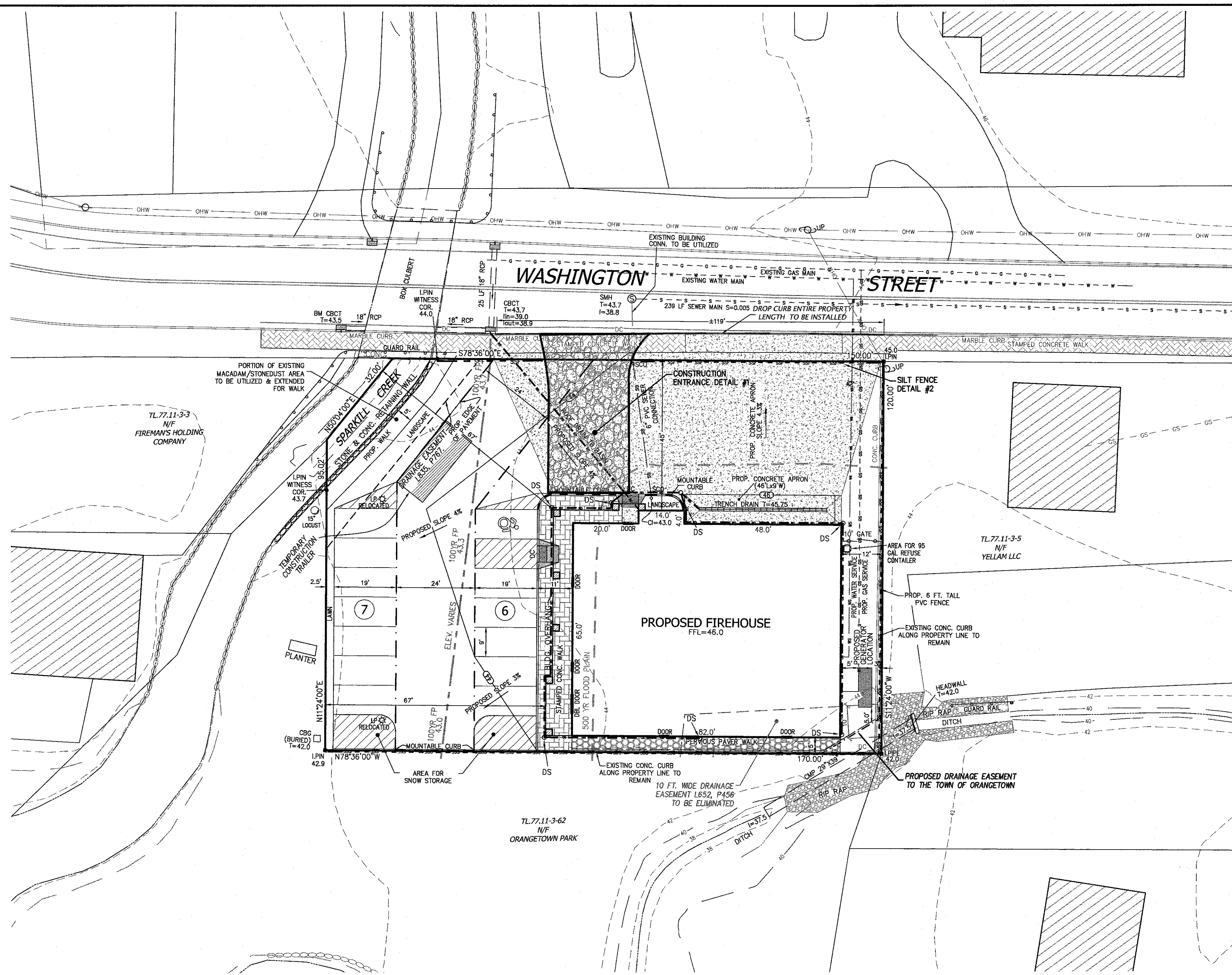
**TOWN OF ORANGETOWN**  
ROCKLAND COUNTY, NEW YORK

**GRADING PLAN**

DRAWN BY: LF  
DATE: JANUARY 12, 2022  
PROJECT NO: 4785

CHECKED BY: JRA  
SCALE: 1 IN. = 20 FT.  
DRAWING NO: 3





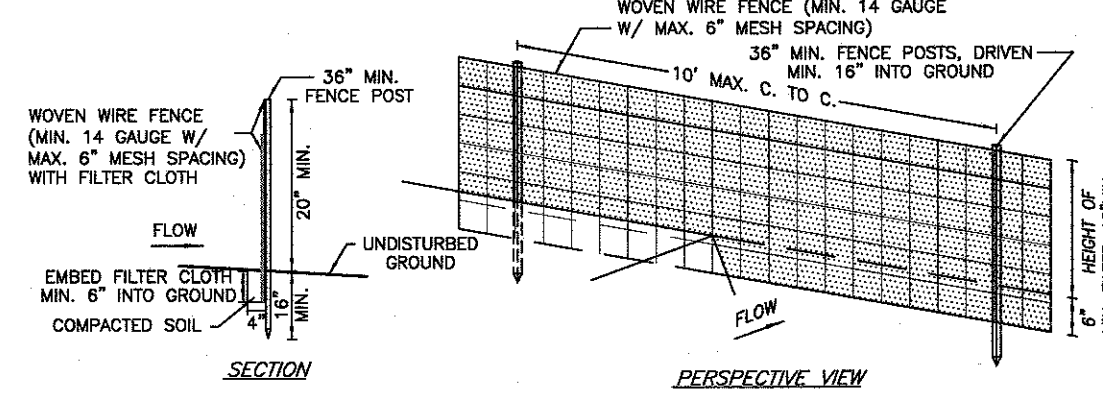
**SPECIFICATIONS FOR CONSTRUCTION ENTRANCE**

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 8 IN.
4. WIDTH - 12 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR. 24 FT. IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**CONSTRUCTION ENTRANCE DETAIL #1**  
N.T.S.

**CONSTRUCTION NOTES FOR REINFORCED SILT FENCE**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRA1 100K, STABILINKA 1140K, OR APPROVED EQUIVALENT.
4. PRE-FABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



**REINFORCED SILT FENCE DETAIL #2**  
N.T.S.

**LEGEND**

--- 2' ---	EXISTING 2' CONTOUR	--- 2' ---	PROPOSED 2' CONTOUR
--- 10' ---	EXISTING 10' CONTOUR	--- 10' ---	PROPOSED 10' CONTOUR
---	EXISTING WATERLINE	---	PROPOSED WATER SERVICE
---	EXISTING FIRE HYDRANT	---	PROPOSED WATER VALVE
---	EXISTING GAS LINE	---	PROPOSED FIRE HYDRANT
---	EXISTING CATCH BASIN	---	PROPOSED GAS SERVICE
---	EXISTING STORM DRAIN LINE	---	PROPOSED GAS VALVE
---	EXISTING SEWER MANHOLE	---	PROPOSED CATCH BASIN
---	EXISTING SEWER LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING SPOT ELEVATION	---	PROPOSED SEWER CLEANOUT
---	EXISTING STONEWALL	---	PROPOSED SEWER HOUSE CONNECTION
---	EXISTING LIGHT	---	PROPOSED SPOT ELEVATION
---	EXISTING LIGHT POLE	---	PROPOSED SILT FENCE
---	EXISTING UTILITY POLE	---	LIMIT OF 100 YEAR FLOODPLAIN
---		---	LIMIT OF 500 YEAR FLOODPLAIN
---		---	PROPOSED ROOF DOWNSPOUT
---		---	PROPOSED ROOF DRAIN

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

"ONLY COPIES FROM THE ORIGINAL TRACKING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

RYAN A. NASHER, P.E.  
N.Y.S. P.L.S. LIC. NO. 89066

DAVID A. ZIGLER, P.E.  
N.Y.S. P.L.S. LIC. NO. 80228

2	3-28-22	PER OBZPAE COMMENTS 3-16-22
1	2-28-22	PER ARCHITECT
REVISION	DATE	DESCRIPTION

**ATZL, NASHER & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS

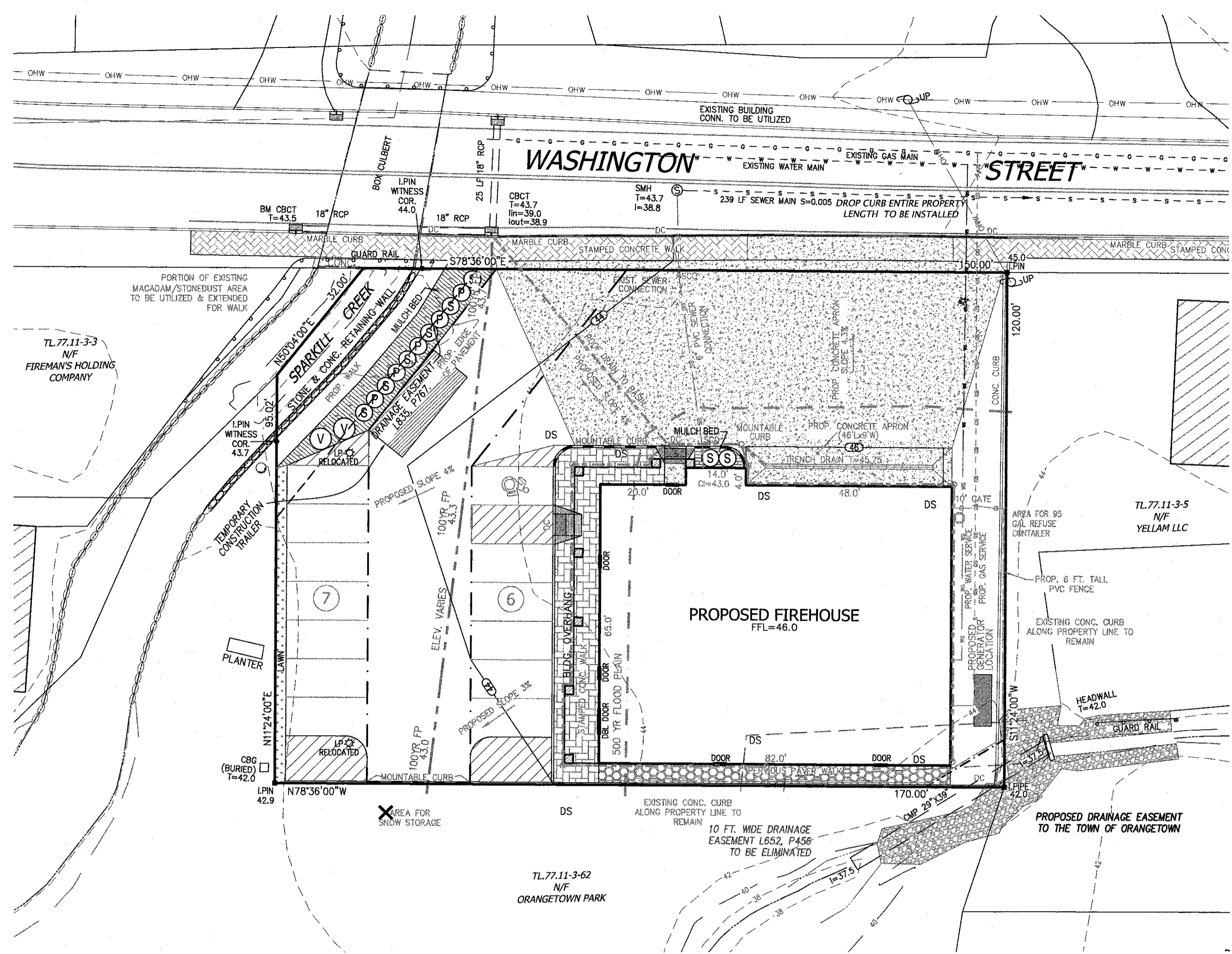
232 North Main Street  
New City, New York 10956  
Tel: (845) 634-4694  
Fax: (845) 634-5543  
E-mail: info@anzny.com  
Web: www.ANZNY.com

PROJECT:  
**TAPPAN FIRE DISTRICT**

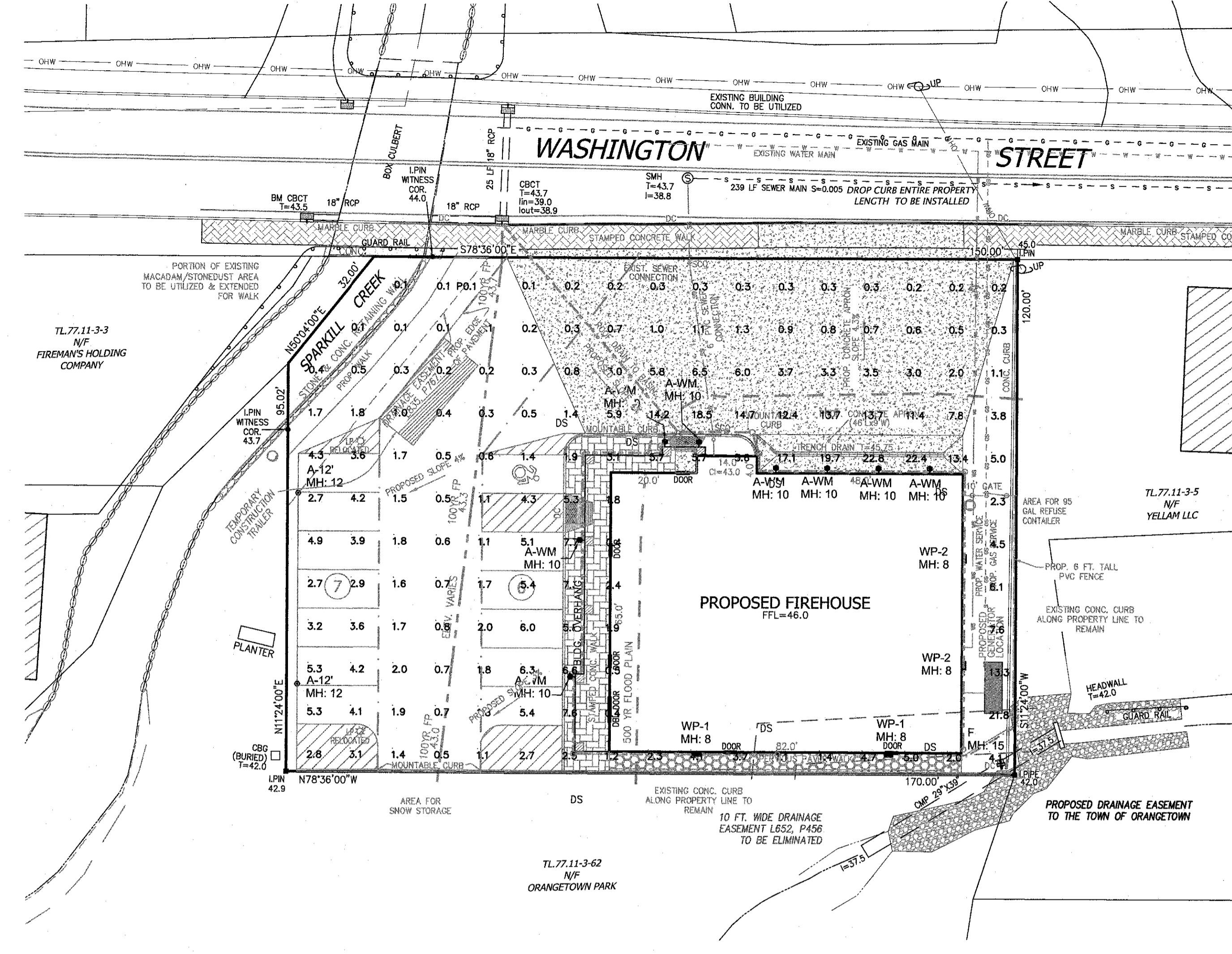
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

TITLE:  
**EROSION SEDIMENT & CONTROL PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: JANUARY 12, 2022	SCALE: 1 IN. = 20 FT.
PROJECT NO:	DRAWING NO:
<b>4785</b>	<b>4</b>



**LANDSCAPING PLAN**  
SCALE: 1" = 20'



**LIGHTING PLAN**  
SCALE: 1" = 20'

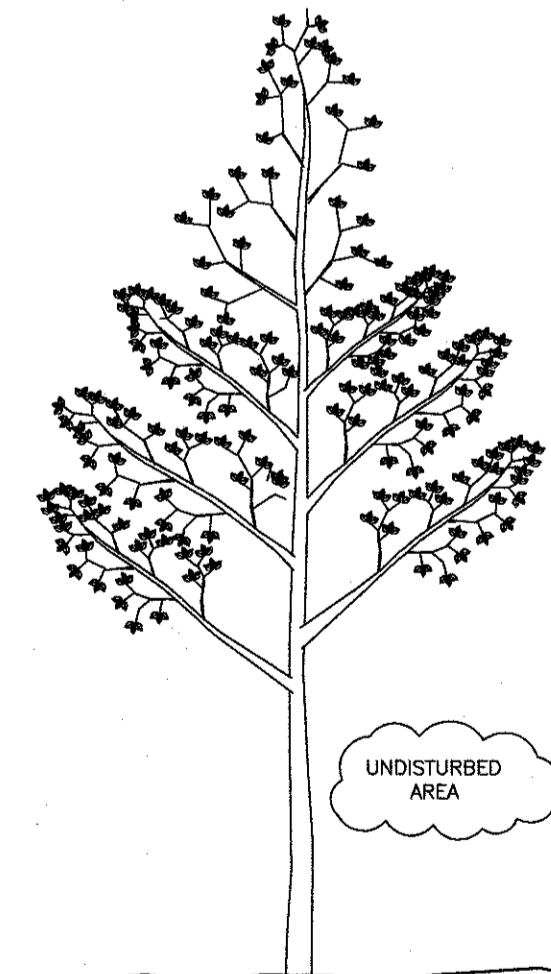
Symbol	Qty	Label	Arrangement	LLF	Description
○	2	A-12	SINGLE	0.950	VISIONAIRE SRL-1 T4 4RLC 5 3K VOLT SINGLE @ 12' MTG. HT (N)
○	8	A-WM	SINGLE	0.950	VISIONAIRE SRL-1 T4 4RLC 5 3K VOLT WM @ 10' MTG. HT VAI15-WM ARM
○	2	WP-2	SINGLE	0.950	VISIONAIRE PGRS-1 T3 16LC 7 3K VOLT WM @ 8' MTG. HT.
○	2	WP-1	SINGLE	0.950	VISIONAIRE PGRS-1 T2 16LC 3 3K VOLT WM @ 8' MTG. HT.
○	1	F	SINGLE	0.950	VISIONAIRE BSX-3-2-FM-32LC-3-3K-VOLT SINGLE @ 15' MTG. HT.

**PLANTING NOTES**

- All plants shall be nursery grown and plants and workmanship shall conform to the American Association of Nurserymen Standards and shall be subject to the approval of the Landscape Architect before and after planting.
- All planting shall be placed under the direction of the Landscape Architect. Give 48 hours notice before planting.
- Guarantee all plants and workmanship for a period of two planting seasons (One full year).
- Place 4" of topsoil on all lawn areas and 12" top soil in all planting beds.
- Plant pits shall be 36" wider for trees (minimum of two times root ball diameter) and 24" wider for shrubs and 6" deeper than the root ball. Set plants at same level as originally grown on base of undisturbed soil. Remove all existing soil from plant pit and backfill with a mixture of one part peat humus, one part dehydrated cow manure, and four parts topsoil. Fertilize all plants with 2 to 3 oz. per foot of shrub height and 2 to 3 lbs. per inch of tree trunk of 5-10-5 fertilizer. For evergreen planting, add 1 lb. per 100 square feet of plant bed each of ammonium sulfate and superphosphate.
- Stake all trees with two cedar stakes; cover twisted 10 gage galvanized wire with rubber hose and fasten around tree at 5 foot height minimum. Wrap trunk with kraft paper to first branch. Remove wires and stakes after the one year.
- Mulch all plants and planted areas with a 4" depth of shredded pine, oak bark.
- Fertilize areas before seeding or sodding with 15 lbs. per 1000 square feet of 10-20-10 fertilizer or approved equivalent. Repeat after 8 weeks.
- Lawn areas shall be seeded at 5 lbs. per 1000 square feet with the following seed mix: 40% Jamestown Chewings Fescue, 40% Baron Kentucky Bluegrass, and 20% Yorktown Perennial Rye. Mulch newly seeded lawn at 90 lbs. per 1000 square feet with hay or straw mulch.
- The contractor is responsible to plant the total quantities of all plants shown on the planting plan. The quantities of planting shown graphically on the plan shall govern.
- Existing trees shown on this plan are to remain undisturbed. All existing trees shown to remain are to be protected with a 4 foot high orange snow fence placed at the drip line of the branches or at 6 feet minimum from the tree trunk.

**PLANT LIST**

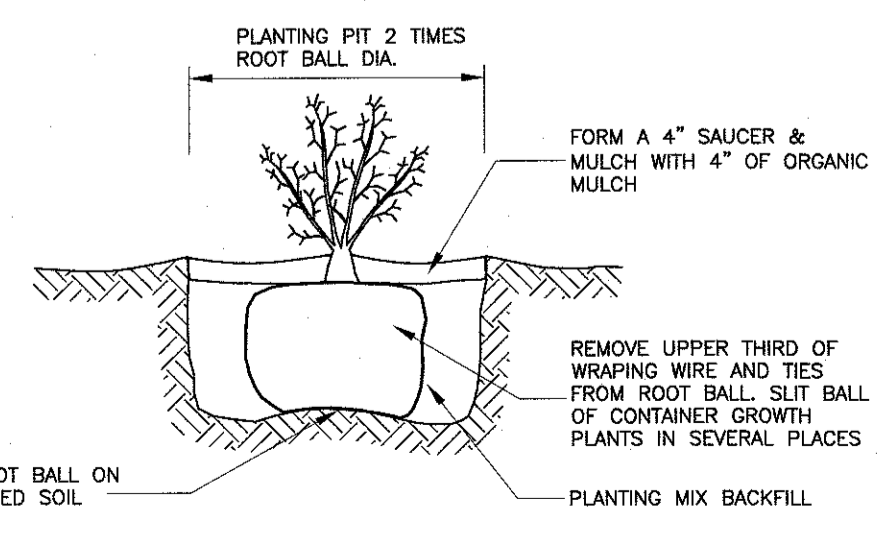
No. & PLANT NAME SYMBOL	QUANTITY	SIZE & REMARKS
1. P Prunus Laurocerasus 'Otto Luyken' Cherry Laurel	5	18"-24" Spread B&B Plant 4' o.c.
2. S Spirea x barbata Anthony Waterer Spirea	8	18"-24" ht. #3 cont. Plant 4' o.c.
3. V Viburnum Dentatum Fragrant Viburnum	2	3-4 ht. B&B Plant 6' o.c.



A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:

- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
- THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
- TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.
- TREES TO BE SAVED ARE TO BE PROTECTED WITH A 4 FOOT HIGH ORANGE SNOW FENCE PLACED AT THE DRIP LINE OR AT 80% CRITICAL ROOT MASS WHICHEVER IS GREATER.
- NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.
- IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS OR THROUGH THE USE OF RETAINING WALLS PLACED AT THE DRIP LINE OR AT 80% CRITICAL ROOT MASS WHICHEVER IS GREATER.
- IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS AT THE DRIP LINE OR AT 80% CRITICAL ROOT MASS WHICHEVER IS GREATER.

**TREE PROTECTION DETAIL**  
N.T.S.



**SHRUB PLANTING DETAIL**  
N.T.S.

**LEGEND**

---	EXISTING 2' CONTOUR	---	PROPOSED 2' CONTOUR
---	EXISTING 10' CONTOUR	---	PROPOSED 10' CONTOUR
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---	EXISTING STONEWALL	---	PROPOSED SEWER CONNECTION
---	EXISTING SIGN	---	PROPOSED SPOT ELEVATION
---	EXISTING LIGHT POLE	---	PROPOSED SILT FENCE
---	EXISTING UTILITY POLE	---	LIMIT OF 100 YEAR FLOODPLAIN
---	TREE TO BE REMOVED	---	LIMIT OF 500 YEAR FLOODPLAIN
		---	PROPOSED ROOF DOWNSPOUT
		---	PROPOSED ROOF DRAIN

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**TAPPAN FIRE DISTRICT**

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

TITLE:  
**LANDSCAPE & LIGHTING PLAN**

DRAWN BY: LF CHECKED BY: JRA  
DATE: JANUARY 12, 2022 SCALE: 1 IN. = 20 FT.  
PROJECT NO: DRAWING NO:  
**4785 5**