

ZONING BOARD OF APPEALS

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

Date: August 11, 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 ✓

Review of Plans: St. Dominic’s Family Services Subdivision & Site Plan, 500 Western Highway, Blauvelt, NY

Section 74.06 Block 3 Lot 1 (proposed Lots 1.11 & 1.12) R-40 zone

This matter is scheduled for:

Chapter 43, R-40 District, Section 3.12, Group H, Columns 4 (Floor Area Ratio: .15 permitted, .44 proposed), 9 (Side Yard: 100’ required, 71.1’ proposed) 10 (Total “Side Yard: 200’ required, 154.1’ proposed) and 11 (Rear Yard: 100’ required, 16.2’ proposed) for proposed lot 1.11 and from Columns 4 (Floor Area ratio: .15 required, .29 proposed) 8 (Front Yard: 100’ required, 3.1’ existing and proposed to building #7); 9 (Side Yard: 100’ required, 12.7’ proposed), 10 (Total Side Yard: 200’ required, 49.9’ proposed) 11 (Rear Yard” 100’ required, 5.7’ proposed) and 12 (Building Height: .78 permitted, 30’ existing) for proposed lot 1.12 for a subdivision and site plan at St. Dominic Family Services located at 500 Western Highway, Blauvelt, New York and identified on the Orangetown Tax Map as Section 74.06, Block 1, Lot 1 in the R-40 zoning district.

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 or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: September 21, 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, September 21, 2022**. **Kindly forward your completed review to this office by September 21, 2022.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



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

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: August 9, 2022

To: Debbie Arbolino

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

Subject: **St. Dominic Family Services Subdivision Plan**
500 Western Highway, Blauvelt
Section 74.06, Block 3, Lot 1, R-40 zoning district

Submission Reviewed:

Subdivision Plat as prepared by Colliers Engineering, dated 8-5-2022.

1) Per Chapter 43, Table 3.12 - The following variances are required;

Lot 1.11

- Column 4 a) Max Far required .15 with .44 proposed
11 9 b) Min. side yard required is 100' with 71.1 proposed
10 c) Min. total side yard required is 200' with 154.1' proposed
11 d) Min. rear yard required is 100' with 16.2' proposed

Lot 1.12

- 4 a) Max Far required .15 with .29 proposed
8 b) Min. front yard required is 100' with 3.1' existing and proposed to building #7 (ENC).
9 c) Min. side yard required is 100' with 12.7' proposed
10 d) Min. total side yard required is 200' with 49.9' proposed
11 e) Min. rear yard required is 100' with 5.7' proposed
12 f) Max. building height permitted is .78 feet with 30' existing and proposed to building #7 (ENC).

2) A completed Short Environmental Assessment form shall be submitted.

JS – 8-9-2022

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: 8/5/2022

2022 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____

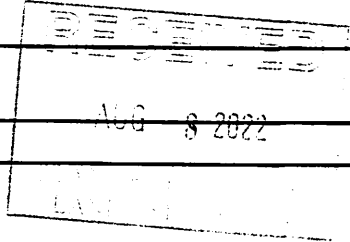
ASSIGNED

INSPECTOR: _____

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

Project Name: St. Dominic's Family Services

Street Address: 500 Western Highway



Tax Map Designation:

Section: 74.06 Block: 3 Lot(s): 1.1

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the west side of Western Highway, approximately 0 feet south of the intersection of Convent Road, in the Town of ORANGETOWN in the hamlet/village of Blauvelt.

Acreage of Parcel <u>±14.96</u>	Zoning District <u>R-40</u>
School District <u>South Orangetown Central</u>	Postal District <u>Blauvelt</u>
Ambulance District <u>Blauvelt</u>	Fire District <u>Blauvelt</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

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

The property includes multiple buildings associated with Sisters of St. Dominic of Blauvelt, New York.

The applicant is proposing to subdivide lot 1.1 into two lots, 1.11 and 1.12.

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

Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If subdivision:

- 1) Is any variance from the subdivision regulations required? Yes
- 2) Is any open space being offered? No If so, what amount? _____
- 3) Is this a standard or average density subdivision? Standard

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

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

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area No

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

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

Yes - Federal Wetland (Manmade Pond in Front yard remaining undisturbed)

Project History:

Has this project ever been reviewed before? Unknown

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.

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

None



EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

ZONING BOARD OF APPEALS TOWN OF ORANGETOWN

NARRATIVE SUMMARY

ST. DOMINIC'S FAMILY SERVICES and THE SISTERS OF ST. DOMINIC OF BLAUVELT

SUBDIVISION AND SITE PLAN 500 Western Highway Tax Lot 74.06-3-1.1

St. Dominic's Family Services (SDFS) provides a range of social and therapeutic care at various sites in the New York metropolitan area. It has been operating under a lease at the above location for over fifty years. The buildings and land on which it operates are owned by the Sisters of St. Dominic of Blauvelt ("Sisters"), a related but independent entity. The Sisters also maintain a motherhouse on the parcel.

SDFS and the Sisters have agreed to subdivide the subject parcel. The Sisters would retain the motherhouse and grounds and SDFS would acquire the remainder. The subdivision will also require the approval of new site plans for each of the newly-created lots.

The 14.97 acre site is in an R-40 zoning district. It is located at the southwestern corner of the intersection of Convent Road and Western Highway. There are single-family residences to the North and West, and the campus of Dominican College to the East and South. The Sisters' motherhouse and a pond take up the southeastern portion of the site. SDFS uses the various buildings in the remainder of the site.

The Sisters of St. Dominic of Blauvelt

The Sisters are a Roman Catholic religious order devoted to teaching and to caring for orphans and other children in need. They have been in Blauvelt for almost 130 years. In that capacity, the Sisters provided many of the same services that were eventually taken over by SDFS. The motherhouse is the administrative headquarters of the order, and serves as a residence for members of the order.

St. Dominic's Family Services

At the subject site, SDFS operates a school for special needs children and provides residential and therapeutic services for developmentally disabled adults.

The school, St. Dominic's School, is a N.Y.S. Education Department-approved day school¹ (school of general instruction) providing education and therapies for approximately 96 children with special needs pursuant to the federal Individuals with Disabilities Education Act and relevant New York State Education Department regulations. The school is dedicated to meeting the academic and social-emotional needs of the children in its care by providing a therapeutic learning environment which will enable them to develop and maximize their full potential. Through the integration of multidisciplinary services and partnerships with families, Saint Dominic's School responds to its student's needs with commitment, understanding, and guidance.

St. Dominic's School is certified by the New York State Education Department to serve students with primary disabilities such as emotionally disturbed (ED), multiple disabilities (MD), other health impairment (OHI) and autism, and speech and language impairment. St. Dominic's School serves children from grades K – 12 in classes with a student/teacher/teaching assistant ratio of 8:1:1.

St. Dominic's School operates from 8:00am to 3:00pm, Monday through Friday. There are approximately 47 faculty and staff members for the school. Funding is provided by New York State and the home school districts of the children being educated.

The site also provides residential services for approximately 38 developmentally disabled adults. These adults reside in one of four group cottages on the site. The cottages are staffed 24/7/365. 10 administrative staff also have offices on the second floors of the cottages.

During the day, these adults receive occupational and other therapies on-site at Farrell Hall. Only residents of the cottages receive therapy at Farrell Hall. Therapy is provided between 8:00am and 3:30pm, Monday through Friday. There are approximately 40 staff at the cottages, who work in three shifts of 13-14 each. The day programs use approximately 10 staff members. 5 additional staff have office space at Farrell Hall. The residences, and the accessory therapy programs, (agency community residences) are licensed by the N.Y.S. Office for People With Developmental Disabilities, a unit of the N.Y.S. Department of Mental Hygiene.²

St. Dominic's School and the cottages with their accessory therapeutic services are supported by approximately 27 administrative, technical, financial, clerical, and property management personnel working on-site at Sammon Hall. Normal operating hours are 8:00am – 5:00pm, Monday through Friday.

¹ A copy of the current NYSED approval is attached as Exhibit 1.

² A copy of the current OPWDD Operating Certificates for the cottages is attached as Exhibit 2.

The site also has a powerhouse, carpenter shop and garage as accessory structures.

Proposed Subdivision

The applicants propose to subdivide the site into two lots of approximately equal size, reflective of the existing uses. Proposed Lot 1.11 will have a lot area of 317,018sf and will contain the existing motherhouse and pond. Proposed Lot 1.12 will have a lot area of 334,719sf and will contain the facilities for SDFS described above. Each lot would have its own parking areas. However, since the site was built and has operated as an integrated campus, easements will have to be granted to continue the existing utility and drainage infrastructure, as well as for connecting walking paths.

Access to the motherhouse will be from Western Highway, while access to SDFS will be from Convent Road. Access points will not be changed.

The locations and sizes of the buildings are as shown on the proposed subdivision plat.

The plat will require a number of variances, as the campus was not built with the intent to subdivide. Some buildings may also pre-date zoning. The variances area also shown on the proposed subdivision plat. They will be discussed in more detail below.

A number of existing parking spaces are located wholly or partly beyond the lot boundaries. 19 existing parking spaces are on the adjoining parcel to the South, but appear to be within an easement for the benefit of the subject lot. 25 existing parking spaces are wholly or mostly within the right of way of Convent Road.

SEQRA and GML status

No construction of any kind is contemplated in connection with this application. It is therefore a Type II action under SEQRA (6 N.Y.C.R.R. § 617.5(c)(9), (10), (16)). Type II actions do not need an EAF. As set forth in the SEQR Handbook, 4th Edition (which provides NYSDEC guidance on SEQR procedures):

Type II actions are those actions, or classes of actions, which have been found categorically to not have significant adverse impacts on the environment, or actions that have been statutorily exempted from SEQR review. They do not require preparation of an EAF, a negative or positive declaration, or an EIS. Any action or class of actions listed as Type II in 617.5 requires no further processing under SEQR. There is no documentation requirement for these actions, although it is recommended that a note be added to the project file indicating that the project was considered under SEQR and met the requirements for a Type II action.^{3,4}

³ SEQR Handbook, 4th ed., Ch. 2, Sec. B.2.

⁴ Although an EAF is not needed for a Type II action, the form was requested by the Planning Board and submitted to it. Again, even though one is not needed for a Type II action, the Planning Board granted a negative declaration for the project.

The site is adjacent to Convent Road and Western Highway, both of which are Rockland County highways. Referral to the Rockland County Planning Department is therefore required pursuant to General Municipal Law § § 239-1 and m.

Variances

One of the purposes of a zoning board of appeals, and of the ability to grant variances, is to provide a "safety valve" where the strict application of a zoning code cannot allow an otherwise appropriate use of property because of the peculiar circumstances applicable to that property. For this reason, any municipality that adopts a zoning code must also establish a board of appeals.⁵

In making a determination to grant an area variance, a board of appeals "shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant."⁶ The board must also consider five questions when engaging in this balancing test. The questions, and the applicant's responses, are set forth below:

(1) "whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance":

The application simply seeks to draw a line on a map. No new buildings or uses are proposed. The facilities have been in place, having the same or similar uses, for many decades. In a sense, this facility is the neighborhood, and helps to define its character.

(2) "whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance":

SDFS wishes to control its own destiny. The proposed subdivision will allow it to seek financing for repairs, improvements and other needs without the need for the Sisters to join in the application.

Since there is no construction proposed or contemplated, and since the buildings and features have existed for many decades (some were built prior to the advent of the initial Zoning Code), it would be impossible to conform to the bulk requirements without demolishing a number of buildings.

(3) "whether the requested area variance is substantial":

Whether a requested variance is "substantial" is more than simple arithmetic. It requires an understanding of the general area and of the existing conditions.⁷

⁵ See, 2 Salkin, *New York Zoning Law and Practice* (3d ed.), §§27:07 – 27:10; *McKinney's Town Law*, Practice Commentary to § 267-a; Town L. § 267.2; *McKinney's Village Law*, Practice Commentary to § 7-712-a; Village L. § 7-712(2).

⁶ Town L. § 267-b.3(b); Village L. § 7-712-b.3(b).

⁷ See, 2 *New York Zoning Law and Practice*, § 29:15.

Again, no changes are proposed for the site. The subdivision merely draws a line and allows for separate ownership of the two new lots. The motherhouse and the school will continue to operate as they have. The mere fact that a lot line will now exist, or that parking spaces will be on one side of the line or the other, will not have an impact on the site or the area.

(4) *"whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district":*

No physical changes are proposed.

(5) *"whether the alleged difficulty was self-created":*

The difficulty results from the fact that all buildings and facilities were built in a manner that did not contemplate future subdivision.


On balance, therefore, the requested variances are beneficial to both the applicant and the community.

Relief requested

Accordingly, the applicant requests the variances as set forth on the plans and in the application.

Dated: August 3, 2022
New City, New York

EMANUEL LAW P.C.


By: _____
Ira M. Emanuel, Esq.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: August 9, 2022

Applicant: St Dominic's Family Services Site Plan

Address: 500 Western Highway

Section: 74.06

Block: 3

Lot: 1.1

Permit# _____

Plans Submitted: Preliminary Final Subdivison Plat dated 5/18/22 revised 8/5/22

RECEIVED

AUG - 9 2022

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Project Name: St.Dominic's Family Services

Date of Submittal to Land Use Board: _____

Date of Board Meeting: TBD

Sincerely,

Debbie Arbolino

Administrative Aide

* MAX BUILDING HEIGHT FOR
LOT 1.11 complies

* MAX. BUILDING HEIGHT FOR LOT
1.12 IS (ENC)

* PLANS MUST BE SIGNED/SEALED
W/ NEW REVISION DATE &
RESUBMITTED (ALL COPIES)

Date/Initial of OBZPAE Review Completed: _____

JS 8/9/22

* SEAP MUST BE SUBMITTED



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

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: July 21, 2022

To: Planning Board

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

Subject: **St. Dominic Family Services Subdivision Plan**
Prepreliminary/ Preliminary/ Final Subdivision Plan
and SEQRA Review
500 Western Highway, Blauvelt
Section 74.06, Block 3, Lot 1, R-40 zoning district

PB #22-40

Submission Reviewed:

Subdivision Plat as prepared by Colliers Engineering, dated 5-18-2022.

- 1) Applicant must submit a subdivision plan with all applicable information as required in Chapter 21 of the Town of Orangetown Code which includes but not limited to the following:
 - a) meets and bounds for proposed property lines
 - b) existing and proposed easements
 - c) utility locations and easements
 - d) a vicinity map in a scale not over 1" = 400'
- 2) The zoning bulk table is incorrect as it indicates that some variances are existing, non-conforming, however they are actually created by the proposed property lines and shall be revised accordingly.
- 3) Per Chapter 43, Table 3.12 - The following variances are required;
 - Lot 1.11
 - a) Max Far required .15 with .44 proposed
 - b) Min. side yard required is 100' with 71.1 proposed
 - c) Min. total side yard required is 200' with 154.1' proposed
 - Lot 1.12
 - a) Max Far required .15 with .29 proposed
 - b) Min. side yard required is 100' with 12.7' proposed
 - c) Min. total side yard required is 200' with 49.9' proposed
 - d) Min. rear yard required is 100' with 5.7' proposed

- 4) The actual height calculations shall be provided indicating which building it is referencing.
- 5) Parking calculations shall be provided and clearly identified on the plan.
- 6) A completed Short Environmental Assessment form shall be submitted.

JS - 7-21-2022

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: St. Dominic's Family Services			
Project Location (describe, and attach a location map): 500 Western Highway, Blauvelt (Town of Orangetown), NY 10913			
Brief Description of Proposed Action: Proposed subdivision of lot 1.1 into two lots, 1.1 and 1.2 which also requires several area variances from the Zoning Board			
Name of Applicant or Sponsor: St. Dominic's Family Services		Telephone: 845-359-3400 ext 220 E-Mail: jcrisci@SDFS.org	
Address: 500 Western Highway			
City/PO: Blauvelt		State: NY	Zip Code: 10913
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Orangetown Planning Board, Zoning Board, Rockland County Health Department, Rockland County Highway Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		±14.89 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±14.96 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Institutional (school, religious facilities)			
<input type="checkbox"/> Parkland			


	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. 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? b. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

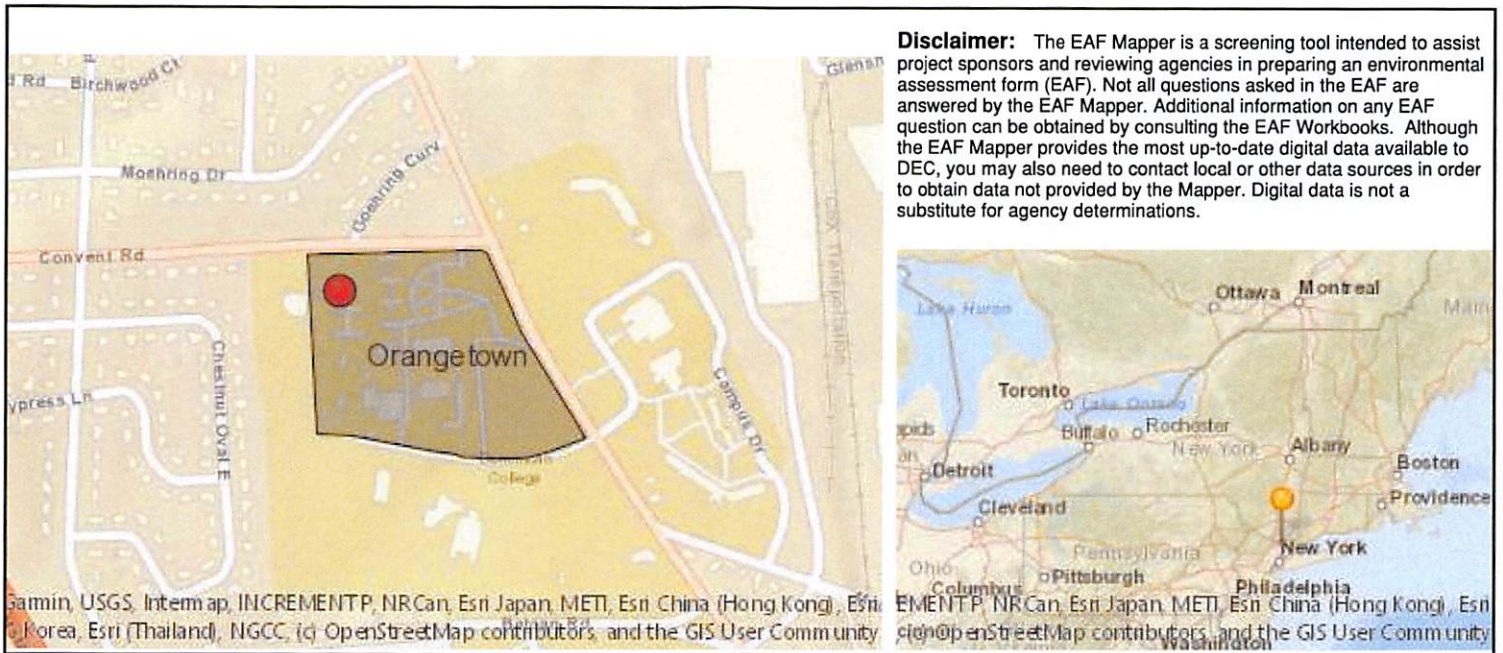
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

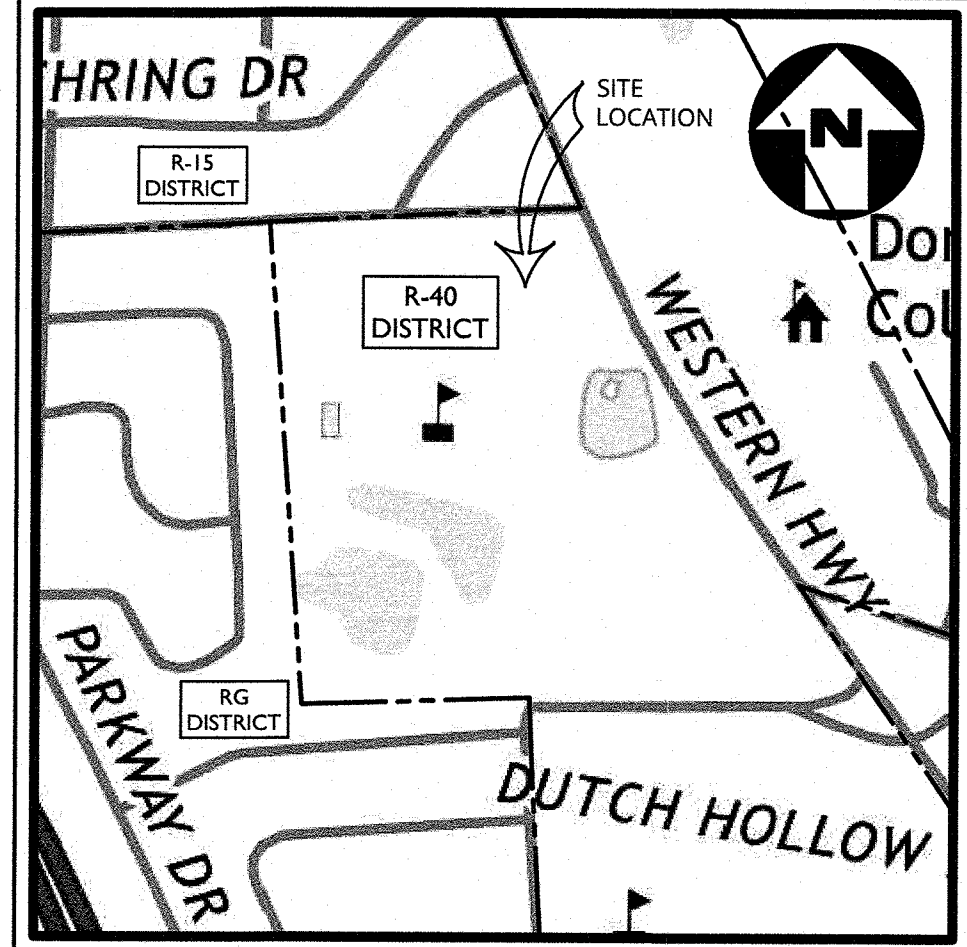
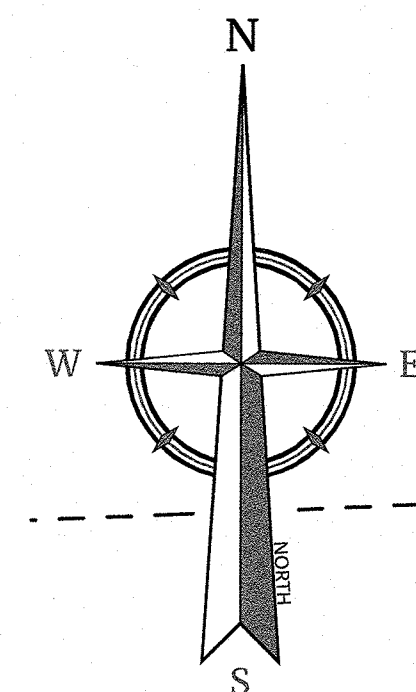
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

According to DECInfo Locator, the nearest hazardous waste remediation sites are Aluf Plastics (former Avery Dennison) on the far side of the railroad (Potential Corrective action needed) and Orangetown Shopping Center, opposite Town Hall (Cleanup Completed).		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Jesse Cokeley</u> Date: <u>August 5, 2022</u>		
Signature: <u></u> Title: <u>Geographic Discipline Leader - Sponsor</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Colliers
Engineering & Design
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Doing Business as **MASER**
811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
Know what's below.
Call before you dig.
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VICINITY MAP
U.S.G.S. QUADRANGLE MAP (NYACK, NY)
SOURCE: U.S.G.S.
1" = 400'

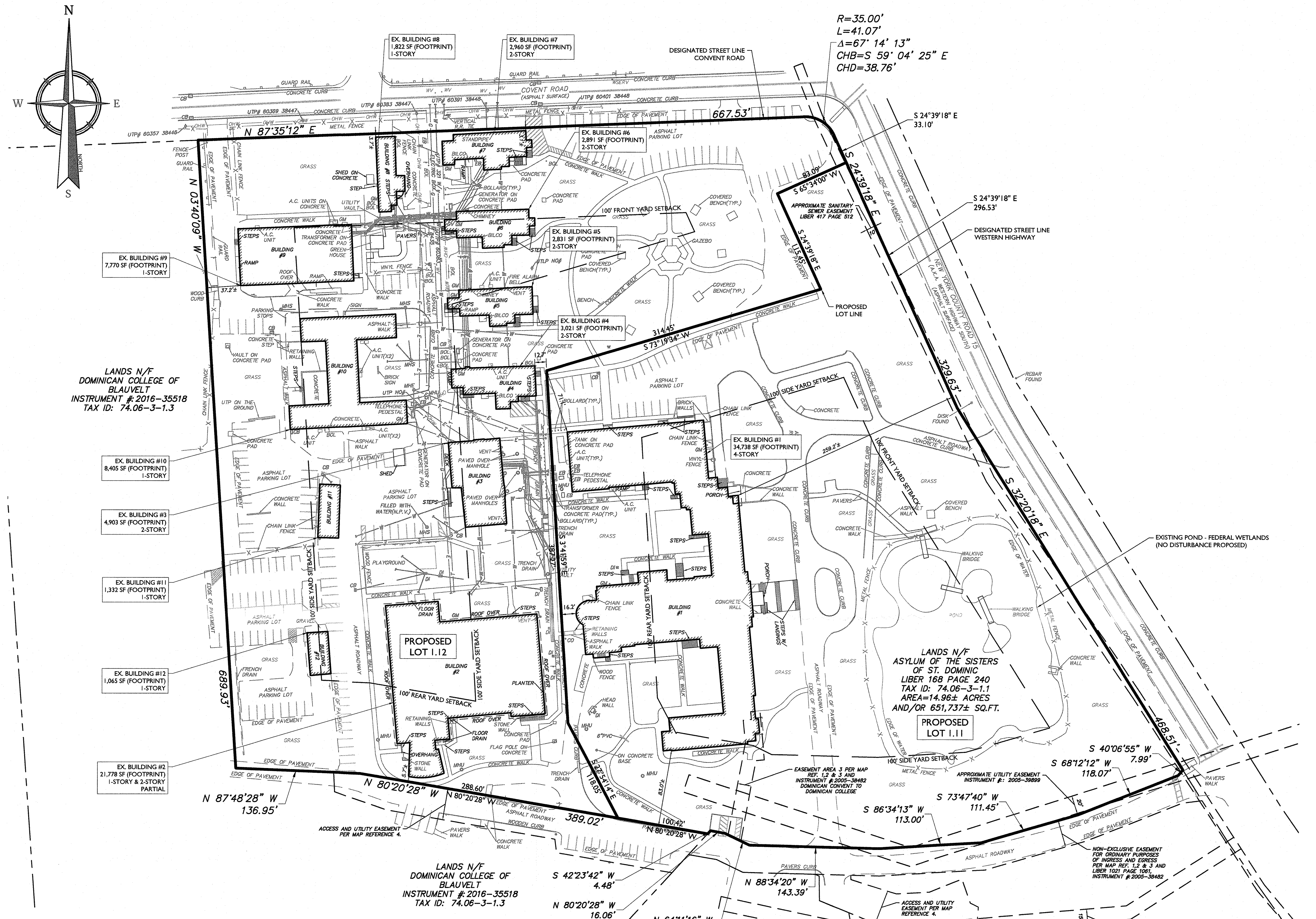


TABLE OF BULK REQUIREMENTS
ZONE: R-40 LOW-DENSITY RESIDENCE DISTRICT (USE GROUP: F)

ITEM	REQUIRED	EXISTING	PROVIDED LOT I.11	COMPLIES
MAXIMUM FLOOR AREA RATIO	0.15	0.36	0.44	NO (V)
MINIMUM LOT AREA	80,000 SF	651,737 SF	317,018 SF	YES
MINIMUM LOT WIDTH	300'	682.1'	650.9'	YES
MINIMUM STREET FRONTAGE	150'	1,506.7'	765'	YES
REQUIRED FRONT YARD	100'	3.1'	259.2'	YES
REQUIRED SIDE YARD	100'	5.7'	71.1'	NO (V)
TOTAL SIDE YARD	200'	5.7'	154.1'	NO (V)
REQUIRED REAR YARD	100'	37.2'	16.2'	NO (V)
MAXIMUM BUILDING HEIGHT*	3' PER 1' DISTANCE FROM LOT LINE	+/- 50'	+/- 50'	NO (ENC)

ENC. EXISTING NON CONFORMITY (V): VARIANCE REQUIRED * REFER TO BUILDING HEIGHT CALCULATION TABLE BELOW

TABLE OF BULK REQUIREMENTS
ZONE: R-40 LOW-DENSITY RESIDENCE DISTRICT (USE GROUP: F)

ITEM	REQUIRED	EXISTING	PROVIDED LOT I.12	COMPLIES
MAXIMUM FLOOR AREA RATIO	0.15	0.36	0.29	NO (V)
MINIMUM LOT AREA	80,000 SF	651,737 SF	334,719 SF	YES
MINIMUM LOT WIDTH	300'	682.1'	682.1'	YES
MINIMUM STREET FRONTAGE	150'	1,506.7'	741.7'	YES
REQUIRED FRONT YARD	100'	3.1'	3.1'	NO (ENC)
REQUIRED SIDE YARD	100'	5.7'	12.7'	NO (V)
TOTAL SIDE YARD	200'	5.7'	49.9'	NO (V)
REQUIRED REAR YARD	100'	37.2'	5.7'	NO (V)
MAXIMUM BUILDING HEIGHT***	3' PER 1' DISTANCE FROM LOT LINE	+/- 50'	+/- 30'	NO (V)

ENC. EXISTING NON CONFORMITY (V): VARIANCE REQUIRED * BUILDING #7 ** BUILDING #4 *** BUILDING #2 **** REFER TO BUILDING HEIGHT CALCULATION TABLE BELOW

BUILDING FLOOR AREA RATIO

BUILDING NO.	BUILDING HEIGHT	NUMBER OF STORIES	FLOOR AREA	TOTAL FLOOR AREA	PROP. LOT I.11 FLOOR AREA	PROP. LOT I.12 FLOOR AREA
1	+/- 50'	4	34,738 SF	138,952 SF	138,952 SF	-
2	+/- 25'	2	21,778 SF	43,556 SF	-	43,556 SF
3	+/- 25'	2	4,903 SF	9,806 SF	-	9,806 SF
4	+/- 30'	2	3,021 SF	6,042 SF	-	6,042 SF
5	+/- 30'	2	2,831 SF	5,662 SF	-	5,662 SF
6	+/- 30'	2	2,891 SF	5,782 SF	-	5,782 SF
7	+/- 30'	2	2,960 SF	5,920 SF	-	5,920 SF
8	+/- 16'	1	1,822 SF	1,822 SF	-	1,822 SF
9	+/- 16'	1	7,770 SF	7,770 SF	-	7,770 SF
10	+/- 16'	1	8,405 SF	8,405 SF	-	8,405 SF
11	+/- 12'	1	1,332 SF	1,332 SF	-	1,332 SF
12	+/- 12'	1	1,065 SF	1,065 SF	-	1,065 SF
			TOTAL FLOOR AREA	138,952 SF	-	97,162 SF
			TOTAL FLOOR AREA RATIO	0.44	-	0.29

BUILDING HEIGHT CALCULATION

BUILDING NO.	MAX. ALLOWABLE BUILDING HEIGHT	EXISTING BUILDING HEIGHT	EXIST. LOT I.1 FRONT YARD	PROP. LOT I.11 FRONT YARD	PROP. LOT I.12 FRONT YARD
1	3' PER 1' DISTANCE FROM LOT LINE	64.8'	+/- 50'	COMPLIES	N/A
7	3' PER 1' DISTANCE FROM LOT LINE	0.78'	+/- 30'	ENC	ENC

- GENERAL NOTES**
- AREA OF PARCEL IS +/- 14.96 ACRES
 - DISTRICT INFORMATION
SCHOOL DISTRICT: SOUTH ORANGETOWN CENTRAL
AMBULANCE DISTRICT: BLAUVELT
WATER DISTRICT: SUJEEZ
POSTAL DISTRICT: BLAUVELT
FIRE DISTRICT: BLAUVELT
SEWER DISTRICT: ORANGETOWN
ZONING DISTRICT: R-40 RESIDENTIAL DISTRICT
 - EXIST. USE (LOT I.1): CHURCH/SCHOOL
PROP. USE (LOT I.11): CHURCH/SCHOOL
PROP. USE (LOT I.12): CHURCH/SCHOOL
 - OWNER: SISTERS OF ST. DOMINIC OF BLAUVELT, NEW YORK
500 WESTERN HIGHWAY
HAMLET OF BLAUVELT, NEW YORK, 10913
 - APPLICANT: ST. DOMINIC'S FAMILY SERVICES
500 WESTERN HIGHWAY
HAMLET OF BLAUVELT, NEW YORK 10913
 - ENGINEER: COLLIER'S ENGINEERING & DESIGN CT, P.C.
SUITE 101
MONTVALE, NEW JERSEY 07645
 - BOUNDARY AND TOPOGRAPHY BASED ON SURVEY PREPARED BY COLLIER'S ENGINEERING & DESIGN, DATED OCTOBER 1, 2021.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239 N OF THE GENERAL MUNICIPAL LAW.
 - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
 - NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

PARKING CALCULATIONS

PROPOSED LOT I.11
REQUIRED:
FOR CHURCHES AND SIMILAR PLACES OF WORSHIP
ONE (1) SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA
138,952 SQ. FT. / 200 SQ. FT. = 694.76 = 695 SPACES REQUIRED
PROVIDED:
38 SPACES PROVIDED (VARIANCE REQUIRED)

PROPOSED LOT I.12
REQUIRED:
SCHOOLS OF GENERAL / RELIGION INSTRUCTION
ONE (1) SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA
97,162 SQ. FT. / 200 SQ. FT. = 485.81 = 486 SPACES REQUIRED
PROVIDED:
148 SPACES PROVIDED* (VARIANCE REQUIRED)

* THE PROVIDED NUMBER OF PARKING SPACES FOR PROPOSED LOT I.12 DOES NOT INCLUDE:
28 EXISTING PARKING SPACES WITHIN THE R.O.W. OF CONVENT ROAD; AND
19 EXISTING PARKING SPACES WHOLLY OR PARTLY WITHIN AN EASEMENT FROM DOMINICAN COLLEGE (N/A DOMINICAN UNIVERSITY) ALONG THE SOUTH LOT LINE.

LANDS N/F DOMINICAN COLLEGE OF BLAUVELT NEW YORK
INSTRUMENT #: 2005-38482
TAX ID: 74.06-3-1.2

LANDS N/F DOMINICAN COLLEGE OF BLAUVELT
INSTRUMENT #: 2016-35518
TAX ID: 74.06-3-1.3

LANDS N/F DOMINICAN COLLEGE OF BLAUVELT
INSTRUMENT #: 2016-35518
TAX ID: 74.06-3-1.3

PRELIMINARY/FINAL SUBDIVISION PLAT
FOR
ST. DOMINIC'S FAMILY SERVICES
SECTION 74.06
BLOCK 3
LOT 1.1
HAMLET OF BLAUVELT
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

Colliers Engineering & Design
MONTVALE
50 Chestnut Ridge Road, Suite 101
Montvale, NJ 07645
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN DATE: 5/18/22 DRAWN BY: JBC CHECKED BY: JBC
PROJECT NUMBER: 20003223A DRAWING NAME: C.SDV
SHEET TITLE: SUBDIVISION PLAT
SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.