

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[a]. Traits.

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

[b]. Applications.

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

[c]. Regulation.

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

[d]. Development Criteria.

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

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

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

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

Article XVIII. Hamlet of South Nyack Supplemental Regulations.

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

§ 18.1. Definitions.

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

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

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

§ 18.12. Terms defined.

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

APARTMENT, HIGH-RISE

An apartment house of six or more stories.

APARTMENT, MID-RISE

An apartment house of two through five stories.

ATTIC

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

BUILDABLE ENVELOPE

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

BUILDING, ALLOWED HEIGHT OF

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

CERTIFICATE OF USE

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

COVERAGE

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

DWELLING, MULTIPLE

A building containing three or more dwelling units.

DWELLING, TWO-FAMILY, TYPE B

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

FRONTAGE, STREET

The lineal footage actually abutting a street.

LOT AREA

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

LOT AREA ADJUSTED

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

OPEN SPACE

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

PARKING SPACE

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

PATIO

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

PORCH

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

PRIVATE EDUCATIONAL CAMPUS

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

ROOMER

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

SCHOOL, PUBLIC

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

STORY, HEIGHT OF

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

SWIMMING POOL —

Any permanent, nonportable pool, installed above or below ground, which contains water to be used for swimming or bathing. As used herein, the word "pool" shall be synonymous with the words "swimming pool."

- A. SWIMMING POOL, PRIVATE — A swimming pool, and its incidental apparatus and equipment, located on a lot as an accessory use to a residence, and maintained by an individual for the sole use of his household and guests, without charge and with no purpose of profit.
- B. SWIMMING POOL, OTHER — A swimming pool regularly used by several families who pay a fee or charge, directly or indirectly; or a pool operated by a private club for its members; or any commercial or community pool; or a pool serving dwelling groups or multiple dwellings.

SWIMMING POOL STRUCTURE

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

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

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

- (1) Only the first floor of the premises shall be used for the sale or arts, crafts and antiques.

- (2) There shall be no substantial change in the external appearance of the premises, and the premises shall be continuously maintained in good condition and repair.
- (3) The outdoor display either on the porch, sidewalk or in the yard of premises used for the sale of arts, crafts and antiques shall be prohibited.
- (4) If a portion of the premises is used as a dwelling, the dwelling units shall have an unobstructed access to the outdoors completely independent from the area of the building used for the sale of arts, crafts and antiques.
- (5) That portion of the premises used for the sale of arts, crafts and antiques shall not be used for cooking or for the sale of food. No vending machines shall be permitted on the premises.
- (6) No loose refuse shall be stored outdoors at any time.
- (7) There shall be no manufacturing, brazing, soldering, welding, storage or use of inflammable liquids or use of open flames on the premises.
- (8) Any overnight occupancy of the area of the premises used for the sale of arts, crafts and antiques, or as a professional office, shall be prohibited.
- (9) No premises shall be used for the sale of arts, crafts and antiques, or as a general or professional office, unless an annual certificate is obtained from the Building Inspector stating compliance with the New York State Uniform Fire Prevention and Building Code and the Zoning Law.
- (10) All storage areas shall be inspected annually by the Building Inspector or Code Inspector to ensure clear access to all means of egress and full compliance with all relevant codes and laws.
- (11) If the first floor of such premises ceases to be used for the sale of arts, crafts and antiques, or as a general or professional office, it shall thereafter be used to house only one family.
- (12) Off-street parking for employees and/or tenants shall be provided, in the rear and/or one side yard, behind the front building line, and shall be screened from adjoining properties.

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

§ 18.23. Signage.

- (1) Signage will be consistent with the "Sign Law of the Town of Orangetown", Chapter 31C and with this Chapter 43, Zoning. The number and size of accessory signs for each South Nyack (SN) zoning district is provided as follows, thereby providing a framework for the regulation of signage in SN zoning districts. No sign or advertising structure shall be erected, moved,

enlarged or reconstructed without a permit first having been obtained from the Building Inspector.

(2) Permitted signs in residence districts. Unless otherwise indicated, one nonilluminated nameplate or professional sign with an area on one side of not over two square feet.

(A) In the SN-HRA District, up to three nonilluminated property organization identification signs with an area on a side of not over nine square feet.

(B) In the NS-RG-A, SN-R-O and Sn RG-OA Districts, provided that they are accessory to a principal use on the premises:

(i) One nonilluminated nameplate or professional sign per office with an area of not over two square feet.

(ii) One indirectly illuminated bulletin board or announcement or identification sign for educational or religious institutions, with an area on a side of not over 12 square feet, provided that such sign is located not nearer than 20 feet to any street or property line or is attached to the building if closer.

(iii) One indirectly illuminated identification sign, with an area on a side of not over 12 square feet, or in the RG-OA District, two nonilluminated identification signs with an area on a side of not over 24 square feet, provided that such sign is located not nearer than 20 feet to any street or property line or is attached to the building if closer.

(3) Permitted signs in nonresidential districts, accessory to a principal use on the premises:

(A) In the SN-B-1 District, not more than one identification sign for each tenant on the premises on each wall fronting on a street, provided that the area, in square feet, of any signs on any wall shall not be greater than two times the width in feet of the storefront or commercial establishment to which the sign refers; and, such sign or signs shall be parallel to the face of the building, and no part thereof, including any illuminating devices, shall project more than 12 inches beyond the face of the wall to which applied nor any distance beyond or above the building in any other direction.

(B) In SN-RGLSO District, one indirectly illuminated sign external to the building with an area on a side of not over 20 square feet; plus one wall sign not exceeding 16 square feet.

§ 18.24. Place of Worship.

(1) A place of worship may have a tower, steeple or similar structure extending above the roof to no higher than 50 feet, provided that no part of this tower shall be closer than 40 feet to any adjoining nonpublic property line.

(2) A side yard adjoining any dwelling's property shall be minimum of 30 feet. Otherwise, it shall be equal to that required for a one-family dwelling.

(3) A rear yard adjoining any dwelling's property shall be minimum of 40 feet. Otherwise, it shall be equal to that required for a one-family dwelling.

§ 18.25. General and professional offices, funeral parlors and sale of arts, crafts and antiques in RG-OA Districts.

(1) The office and/or retail use shall not occupy more than two floors of a building.

(2) Off-street parking shall be wholly provided in the rear and/or one side yard, behind the front building line, and shall be screened from adjoining properties.

§ 18.3. Supplemental Bulk Standards.

§ 18.31. Bulk standards for development of unsuitable land.

(1) Land which the Planning Board finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, utility easements or other features which will reasonably be harmful to the safety, health and general welfare of inhabitants of the land and surrounding areas shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Board, upon recommendation of the Town Engineer, to solve the problems created by the unsuitable land conditions.

(2) As part of any minimum lot area requirement and maximum lot coverage requirement, not more than 50% of any land under water, subject to or within the one-hundred-year-frequency floodplain, or designated wetlands shall be counted. In addition, at least 50% of the minimum lot area shall be unencumbered by land under water, the one-hundred-year-frequency floodplain or a designated wetland. Any construction on such land shall be limited to the maximum lot coverage calculated on the amount of countable square footage, if any.

§ 18.32. Development of hillsides.

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

character of the Hamlet’s hillside areas, the Planning Board shall use the following slope formula, based upon the existing contours of the land, to determine the lot area credit toward the minimum area requirement.

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

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

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

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

- (1) Accessory buildings. An accessory building may be located in any required side or rear yard required for the principal building, but shall not occupy more than 30% of the area of such required rear or side yard. Accessory buildings constructed at the same time may be located in pairs or groups in the required rear or side yard along the common side-lot line or rear-lot line of contiguous lots. No accessory use shall be located closer than 15 feet to any principal use.
- (2) Relation of accessory buildings to streets. No accessory building shall project nearer to the street on which the principal building fronts than such principal building. Should topographic conditions be such that practical difficulties would be caused by this requirement with respect to the location of a garage, the Planning Board may authorize the erection of such garage within not less than 10 feet of the street line where the natural slope of the ground within 25 feet of such line is between 12% and 20% and within not less than five feet of the street line where such slope within 25 feet of such line exceeds 20%.
- (3) Corner lots. On a corner lot, front yards are required on both street frontages, and one yard other than the front yard shall be deemed to be a rear yard, and the other or others, side yards. The minimum district requirements for each shall be complied with.
- (4) Exceptions to lot depth requirements. The minimum lot depth at any point may be decreased by the Planning Board through site plan review to 75% of

the minimum requirement if the average depth conforms to the minimum requirement.

(5) Exceptions to yard requirements.

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

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

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

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

§ 18.35. Maximum Building Height Applicability: In considering Maximum height per Hamlet of South Nyack General Use, Bulk & Parking Regulations, per Figure 1, when considering a front yard setback variance for any structure, allowable roof height to the topmost extremity shall not extend above a line drawn from 5 1/2 feet above the nearest point on the

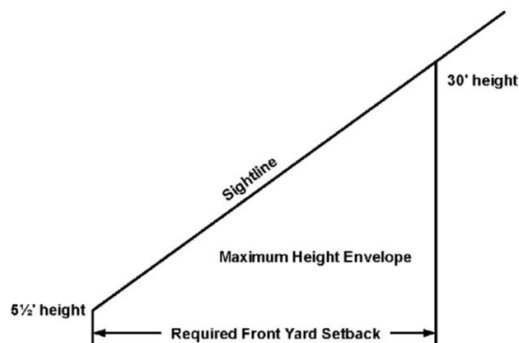


Figure 1. Maximum Building Height Envelope for Front Yard Setback Variance.

front lot line to a point 30 feet above the required front yard setback. An exception to this limit may be granted only if there is no other feasible alternative and if the balancing of benefits to the applicant if granted, versus benefits to the community if not granted, weigh strongly in favor of the applicant.

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

- (1) A private pool structure and deck shall conform to setback regulations
- (2) A private pool structure and deck shall conform to setback regulations for an accessory building in the district in which it is located. The water container part of the pool structure shall be set back a minimum of 10 feet from all property lines. All other pools shall be set back not less than 20 feet from all property lines. The pool shall be screened from the neighboring property by use of shrubs, trees and other appropriate screening material.
- (3) Each application for site development plan approval to construct or erect a swimming pool, and/or a structure surrounding it, shall be accompanied by plans drawn to scale, large enough and in sufficient detail to show:
 - (A) A plot plan of the property on which the pool and/or structure is to be placed, showing location in reference to side lines, rear lines and other buildings on the lot.
 - (B) Pool dimensions, including depth.
 - (C) Specifications and plans of the structure.
 - (D) Wastewater disposal and electrical wiring.
 - (E) An estimate of cost of pool and/or structure.
 - (F) The location of the fence.
 - (G) Whether the pool is for "private" or "other" use.
 - (H) Lighting plans, if any.
 - (I) A grading plan.
- (4) No swimming pool or related structure shall be constructed or erected unless a building permit has been issued therefor by the Building Inspector.

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

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

- (1) Private schools.
 - (A) Any private school for more than 100 students shall occupy a lot which shall have an area of not less than two acres.

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

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

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

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

- (1) The structure shall be in existence on September 29, 2005. [NOTE: September 29, 2005 is the date that the Village of South Nyack Local Law No. 2 of 2005 Chapter 330 Zoning, was filed with the Secretary of State]
- (2) The building shall not be enlarged.
- (3) Dwelling units shall not be placed on any floor of a building containing a professional office.
- (4) Dwelling units shall have unobstructed access to the exterior without affecting professional offices.
- (5) Dwelling units shall have a minimum of 300 square feet, and a maximum occupancy of one person per 150 square feet within each dwelling unit.
- (6) All parking shall be in the rear yard.
- (7) Not more than 40% of the rear yard shall be covered with an impervious surface.

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

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

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

- (1) Professional offices or studios include but are not limited to those of an architect, artist, dentist, engineer, lawyer, musician, teacher, therapist or physician.
- (2) Veterinarian's offices shall not be considered a professional office or studio.
- (3) Except in the SN R-4A, SN R-O and SN RG-OA Districts, such office or studio shall be incidental to the residential use of the premises and shall be carried on by a resident therein with not more than two nonresident assistants/associates/employees.
- (4) Except in the SN R-4A District, such office or studio, wherever located, shall not occupy an area equal to more than 35% of the area of the largest floor of the principal building.
- (5) Studios where dancing, music, or martial arts instruction is offered to groups in excess of four pupils at one time are prohibited.
- (6) Adequate off-street parking and loading shall exist. However, the parking requirements for professional offices or studios in shall not apply to the SN R-4A District due to the large overall lot size in this district that inherently provides adequate off-street parking space for these uses.

(7) No noise, vibration, smoke, dust, odors, heat, glare or similar nuisance shall be produced which can be perceived at any adjacent street or property.

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

(1) No more than one story or one suite, whichever is less, may be devoted to such use.

(2) The building shall front on South Broadway.

(3) Professional offices shall be limited to a floor at the South Broadway level.

(4) All parking shall be in the rear yard.

(5) Not more than 80% of rear yard shall be covered with an impervious surface.

(6) All vehicular access for properties with frontage on South Broadway shall be from South Broadway.

(7) There shall be no substantial change in the external appearance of the premises.

(8) Solid waste receptacles shall be in enclosures not visible from a public street.

§ 18.47. Private boat or yacht club. Private boat or yacht clubs shall be restricted to properties with a minimum of 300 feet of continuous river frontage.

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

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

SECTION 7. Repeal Village Zoning Law Chapter 330

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

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

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

- a. Chapter 16 Boards and Commissions
- b. Chapter 93 Building Construction and Maintenance
- c. Chapter 96 Building Department

- d. Chapter 108 Buildings, Unsafe
- e. Chapter 172 Flood Damage Prevention
- f. Chapter 201 Multiple residences
- g. Chapter 208 Noise
- h. Chapter 288 Subdivision of Land

SECTION 9. Numbering for Codification

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

SECTION . Severability.

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

SECTION 11. Effective Date

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

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

Zoning District	Principal Use	Use Type	Minimum Lot Frontage (feet)	Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses (Column applies across District)	Use Type	Parking
					Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-4A ONE-FAMILY HISTORIC RESIDENCE	In order to preserve the unique historical and architectural character of the property currently known as 122 Franklin Street, identified on the former Village of Soth Nyack Tax Map as Sec. 66.45, Block 3, Lot 27, this district requires four acres per lot. To encourage and facilitate the maintenance of this unique property in its historic state, a broader range of uses and greater intensity of use is allowed insofar as the property can absorb these because of its unusually large size. Up to eight accessory structures are allowed per four-acre lot. Three accessory structures, known as the "barn," "summer kitchen" and "pool house" on proposed master plan dated 6-5-2004, may include habitable space, not to exceed 1,300 square feet each, and subject to site plan approval by the Planning Board. The number of special permit uses allowed on the property is as allowed in this Article. To the extent that the provisions of this bulk table for District SN-R-4A may conflict with other regulations of this chapter with respect to bulk or use, the provisions in this table shall have controlling precedent.													
	One-family dwelling*	P	100	38	35	30	20	40	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Public School	P	100	38	35	30	20	40	3	30	36	Private swimming pool	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	100	38	35	30	20	40	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Private schools subject to § 18.41	SPZ	100	38	35	30	20	40	3	30	36	Professional office or studios subject to § 18-45 with exemptions as set forth in Subsections 3, 4 and 6.	PA	1 space per 4 students
	Place of worship & Places of worship with parish houses subject to §18.24	P	100	38	35	40	30	60	3	30	36			200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 2 spaces for dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	100	38	35	30	20	40	3	30	36	Exercise facilities for residents	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42	SPTB	100	38	35	30	20	40	3	30	36	Entertainment space for residents	PA	Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	100	38	35	30	20	40	3	30	36		PA	full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45 with exemptions as set forth in Subsections 3, 4, and 6	CUPB	100	38	35	30	20	40	3	30	36			1 space for each 300 SF of gross floor area
Private educational campus subject to § 18.41	SPTB	100	38	35	30	20	40	3	30	36	Children's playhouse	PA	1 space per 4 students	
Permitted accessory structures	PA				90	15	10	20	1	15	15			-

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

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

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

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-18 ONE-FAMILY RESIDENCE	One-family dwelling*	P	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36	Private garage	PA	R-18 Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit 200 SF of gross floor area but not less than 1 space for each 6 students, where provided ½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way 1 space per 4 students 200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling 200 SF of gross floor area Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board full-time staff member plus 1 space for each classroom 1 space for each 300 SF of gross floor area 1 space per 4 students -
	Public school	P	18,000 square feet	18,000 square feet	100	38	35	30	20	40	3	30	36	Private boathouse	PA	
	Community residence facility subject to §18.22	SPZ	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36	Private swimming pool	PA	
	Private schools subject to § 18.14	SPZ	18,000 square feet	18,000 square feet	100	38	35	30	20	40	3	30	36		PA	
	Place of worship & Places of worship with parish houses subject to §18.24	P	18,000 square feet	18,000 square feet	100	38	35	40	30	60	3	30	36	Boathouses and boat docks, private utility storage building (including garden shed, tool shed, greenhouse)	PA	
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	38	35	30	20	40	3	30	36	Children's playhouse	PA	
	Mass transit and public utility rights-of- way and structures subject to § 18.42.	SPTB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36	Home occupations	PA	
	Agency Group Home subject to § 18.44	SPTB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36			
	Professional office or studios subject to § 18.45.	CUPB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36			
	Private educational campus subject to § 18.41	SPTB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36			
Permitted accessory structures	PA						90	15	10	20	1	15	15			
SN-R-12 ONE-FAMILY RESIDENCE	One-family dwelling*	P	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Private garage	PA	R-12 2.0 spaces per dwelling unit 200 SF of gross floor area but not less than 1 space for each 6 students, where provided ½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way 200 SF of gross floor area but not less than 1 space for each 5 seats, where provided 200 SF of gross floor area Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board. full-time staff member plus 1 space for each classroom 1 space for each 300 SF of gross floor area 1 space per every 3 boats associated with the club
	Public school	P	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Private boathouse	PA	
	Community residence facility subject to § 18.22	SPZ	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Private swimming pool	PA	
	Place of worship & Places of worship with parish houses subject to §18.24	P	12,000 square feet	12,000 square feet	100	45	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	45	35	25	15	35	3	30	36	Boathouses and boat docks	PA	
	Mass transit and public utility rights-of- way and structures subject to § 18.42.	SPTB	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Children's playhouse	PA	
	Agency Group Home subject to § 18.44	SPTB	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Home occupations	PA	
	Professional office or studios subject to § 18.45	CUPB	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36			
	Private boat or yacht club subject to § 18.47	SPZ	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36			
	Permitted accessory structures	PA						60	8	8	16	1	15	15		

NOTES: (P) = Permitted Use

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

Minimum Lot Area Applicability:
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
(Must meet minimum lot area requirement after application of the slope formula, §.32)
* = not to exceed one principal structure per lot

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

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

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses (Column applies across District)	Use Type	Parking	
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)				
SN-R-12HC CLUSTER SUBDIVISION	Each lot in the clustered major subdivision designated SN-R-12HC shall be subject to the requirements of the SN-R-12H District and the requirements for the individual lot as identified by the table on Sheet 7 (Final Cluster Subdivision Plat) of the Final Subdivision Plan for Lands of Dansome L.L.C. on file at Town Hall and with the Rockland County Clerk. If any conflict shall arise between the applicability of the SN-R-12H regulations and those identified on the filed plan, those on the filed plan shall prevail.																
SN-R-12H HILLSIDE RESIDENTIAL Within the RG-SH/R-12H District: uses that 1) did not exist on the effective date of this chapter, or 2) existed on such date that have or propose to have a gross floor area 50% greater than on such date shall be classified R- 12H and meet these requirements.	One-family dwelling*	P	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Private garage	PA	R-12H	2.0 spaces per dwelling unit
	Public school	P	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Private boathouse	PA		200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Private swimming pool	PA		½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship & Places of worship with parish houses subject to §18.24	P	12,000 square feet	12,000 square feet	100	45	35	40	30	60	3	30	36		PA		200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	45	30	25	15	35	3	30	36	Boathouses and boat docks, private utility storage building (including garden shed, tool shed, greenhouse)	PA		200 SF of gross floor area
	Mass transit and public utility rights-of- way and structures subject to § 18.42.	SPTB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Children's playhouse	PA		Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Home occupations	PA		full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36				1 space for each 300 SF of gross floor area
	Private educational campus subject to § 18.41	SPTB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36				1 space per 4 students
Permitted accessory structures	PA						60	8	8	16	1	15	15				-

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

Minimum Lot Area Applicability
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%
(Must meet minimum lot area requirement after application of the slope formula in § 18.3.
* = not to exceed one principal structure per lot

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

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

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-RG-8H HILLSIDE RESIDENTIAL Within the RG-8H/R-12H District: uses that were in existence on the effective date of this chapter shall be classified RG-8H and meet these requirements except that if a proposed floor area expansion to an existing building exceeds 50%, the property shall become subject to the requirements of the R-12H.)	One-family dwelling*	P	8,000 square feet		80	45	30	22	15	30	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit
	Two-family type-b dwelling*	P	10,000 square feet		100	45	30	22	15	30	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family type-b dwelling*	P	12,000 square feet		100	45	30	22	15	30				Private swimming pool	PA	1.0 space for the added dwelling
	Public school	P	8,000 square feet		80	45	30	22	15	30	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	8,000 square feet		80	45	30	22	15	30	3	30	36		PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship & Places of worship with parish houses subject to §18.24	P	8,000 square feet		80	45	35	40	30	60	3	30	36	Boathouses and boat docks, Children's playhouse	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres		80	45	30	22	15	30	3	30	36	Home occupations	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	8,000 square feet		80	45	30	22	15	30	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	8,000 square feet		80	45	30	22	15	30	3	30	36			full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	8,000 square feet		80	45	30	22	15	30	3	30	36			1 space for each 300 SF of gross floor area
	Private educational campus subject to § 18.41	SPTB	8,000 square feet		80	45	30	22	15	30	3	30	36			1 space per 4 students
Permitted accessory structures	PA						55	5	5	10	1	15	15			-
SN-RG-6 GENERAL RESIDENTIAL	One-family dwelling*	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	2.0 spaces per dwelling unit
	Public school	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private boathouse	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private swimming pool	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Two-family dwelling*	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36		PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family dwelling*	P	9,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	1.0 space for the added dwelling
	Private schools subject to § 18.41	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Children's playhouse	PA	1 space per 4 students
	Place of worship & Places of worship with parish houses subject to §18.24	P	6,000 square feet	12,000 square feet	60	50	35	40	30	60	←---See § 330-36---→			Home occupations; Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	60	50	25	20	12	25	3	30	36			200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the full-time staff member plus 1 space for each classroom
	Agency Group Home subject to § 18.44	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36			1 space for each 300 SF of gross floor area
	Professional office or studios subject to § 18-45	CUPB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36			-
Permitted accessory structures	PA						50	5	5	10	1	15	15			-

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

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

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

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

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-RG-4 GENERAL RESIDENTIAL	One-family dwelling*	P	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Private garage	PA	2.0 spaces per dwelling unit
	Public school	P	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Private boathouse	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Private swimming pool	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship & Places of worship with parish houses subject to §18.24	P	4,000 square feet	8,000 square feet	40	55	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse); Home occupations	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling
	Two-family dwelling*	P	6,000 square feet	12,000 square feet	60	55	20	20	10	20	3	30	36		PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family dwelling*	P	7,000 square feet	12,000 square feet	60	55	20	20	10	20	3	30	36	Boathouses and boat docks	PA	1.0 space for the added dwelling
	Private schools subject to § 18.41	SPZ	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Children's playhouse	PA	1 space per 4 students
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	40	55	20	20	10	20	3	30	36			200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36			full-time staff member plus 1 space for each classroom
Professional office or studios subject to § 18.45	CUPB	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36			1 space for each 300 SF of gross floor area	
Permitted accessory structures	PA					45	5	5	10	1	15	15			-	
SN- HRA HIGH-RISE APARTMENTS	Existing four six-story buildings only; existing principal and accessory uses only. Any change to existing area and bulk utilization shall require a variance.															HRA

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

Minimum Lot Area Applicability
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with proposed floor area expansion in excess of 50%
(Must meet minimum lot area requirement after application of the slope formula, § 18.3.
* = not to exceed one principal structure per lot

Maximum Building Height Applicability:

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

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking	
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)				
SN- RG-A GENERAL RESIDENTIAL AND APARTMENTS	One-family dwelling*	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	2.0 spaces per dwelling unit	
	Public school	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private boathouse	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided	
	Community residence facility subject to §18.22	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private swimming pool	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way	
	Place of worship & Places of worship with parish houses subject to §18.24	P	6,000 square feet	12,000 square feet	60	50	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided	
	Two-family dwelling*	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36		PA	2.0 spaces per dwelling unit	
	Conversion of existing structure to two-family dwelling*	P	9,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	1.0 space for the added dwelling	
	Three-story apartment buildings existing on the effective date of this chapter	P	Any change to existing area and bulk utilization shall require a variance											Children's playhouse	PA		
	Private schools subject to § 18.41	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Home occupations	PA	1 space per 4 students	
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	60	50	25	20	12	25	3	30	36				200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				1 space for each 300 SF of gross floor area
	Permitted accessory structures	PA					50	5	5	10	1	15	15				-

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Minimum Lot Area Applicability
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with proposed floor area expansion in excess of 50%
(Must meet minimum lot area requirement after application of the slope formula, §18.3.
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Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types

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

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-O RESIDENTIAL PRO-FESSIONAL OFFICE	One-family dwelling*	P	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit
	Two-family type-b dwelling*	P	10,000 square feet	10,000 square feet	100	45	30	22	15	30	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family type-b dwelling*	P	12,000 square feet	12,000 square feet	100	45	30	22	15	30				Private swimming pool	PA	1.0 space for the added dwelling
	Public school	P	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to § 330-27	SPZ	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36		PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship & Places of worship with parish houses subject to §18.24	P	8,000 square feet	8,000 square feet	80	45	35	40	30	60	3	30	36	Boathouses & boat docks		200 SF of gross floor area but not less than 1 space for each 5 seats, where provided
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	80	45	30	22	15	30	3	30	36	Home occupations	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	SPZ	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			1 space for each 300 SF of gross floor area
	Private educational campus subject to § 18.41	SPT	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			1 space per 4 students
	Nursery schools, after-school programs and day-care centers, duly licensed or authorized by the State of New York	SPZ	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			1 space for each staff member plus 1 space for each classroom
	Conversion of existing building to multifamily dwelling subject to § 18.43	SPZ	10,000 square feet	20,000 square feet	100	45	30	22	15	30	3	30	36			2.5 spaces per dwelling unit
	Professional offices subject to § 18.45	CUPB	10,000 square feet	20,000 square feet	100	45	30	22	15	30	3	30	36			1 space for each 300 SF of gross floor area
	Permitted accessory structures	PA					55	5	5	10	1	15	15			-

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

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

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-RG-OA RESIDENTIAL, GENERAL AND PROFESSIONAL OFFICE AND SALE OF ARTS, CRAFTS AND ANTIQUES	One-family dwelling*	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	RG- OA 2.0 spaces per dwelling unit 200 SF of gross floor area but not less than 1 space for each 6 students, where provided ½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Public school	P	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Private boathouse	PA	
	Community residence facility subject to §18.22	SPZ	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Private swimming pool	PA	
	Two-family dwelling*	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36		PA	2.0 spaces per dwelling unit 2.0 spaces per dwelling unit
	Conversion of existing structure to two-family dwelling*	P	10,000 square feet	20,000 square feet	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	
	General and professional offices, funeral parlors and sale of arts, crafts and antiques subject to § 18-25	P	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Children's playhouse	PA	1 space for each 300 SF of gross floor area
	Private schools subject to § 18.41	SPZ	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Home occupations	PA	1 space per 4 students
	Place of worship & Places of worship with parish houses subject to §18.24	P	10,000 square feet	20,000 square feet	80	40	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling unit
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	80	40	25	50	15	30	2	25	25			200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			1 space for each 300 SF of gross floor area
	Permitted accessory structures	PA					50	5	5	10	1	15	15			-
SN-B-1 LOCAL RETAIL BUSINESS	Existing local retail and service establishments only, subject to site plan approval and a certificate of occupancy for every change in use. The Planning Board shall, with each approval, obtain an upgrading of the site commensurate with proposed change. Each store or rental unit shall obtain its own C.O. within three months of enactment of this chapter. Area and bulk requirements shall conform to existing building and parking area only.													Parking and loading	PA	B-1

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

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

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height		Accessory Uses (Column applies across District)	Use Type	Parking	
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)				Feet (b)
SN-RGLSO	One-family dwelling	P	4,000 square feet	8,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit
	Community residence facility subject to §18.22	p	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship subject to §18.24	P	10,000 square feet	20,000 square feet	80	50	35	40	30	60	3	30	36	Private utility storage (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided
	Two-family dwelling	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36			2.0 spaces per dwelling unit
	Conversion of existing structure to one or two-family dwelling*	P	10,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36			2.0 spaces per dwelling unit
	General and professional offices, subject to § 18.45	p	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	30	36			1 space for each 300 SF of gross floor area
	Bicycle Sales/ Rental Business	P	10,000 square feet	18,000 square feet	80	50	25	10	12	25	2	30	36	Private storage. Café (indoor within Principal Building).	PA	1 space for each 250 SF of gross floor area
	Café	P	10,000 square feet	18,000 square feet	80	50	25	10	12	25	2	30	36			1 space for each 200 SF of gross floor area
Permitted accessory structures	P	-	-	-	-	30	5	5	10	1	15	15				

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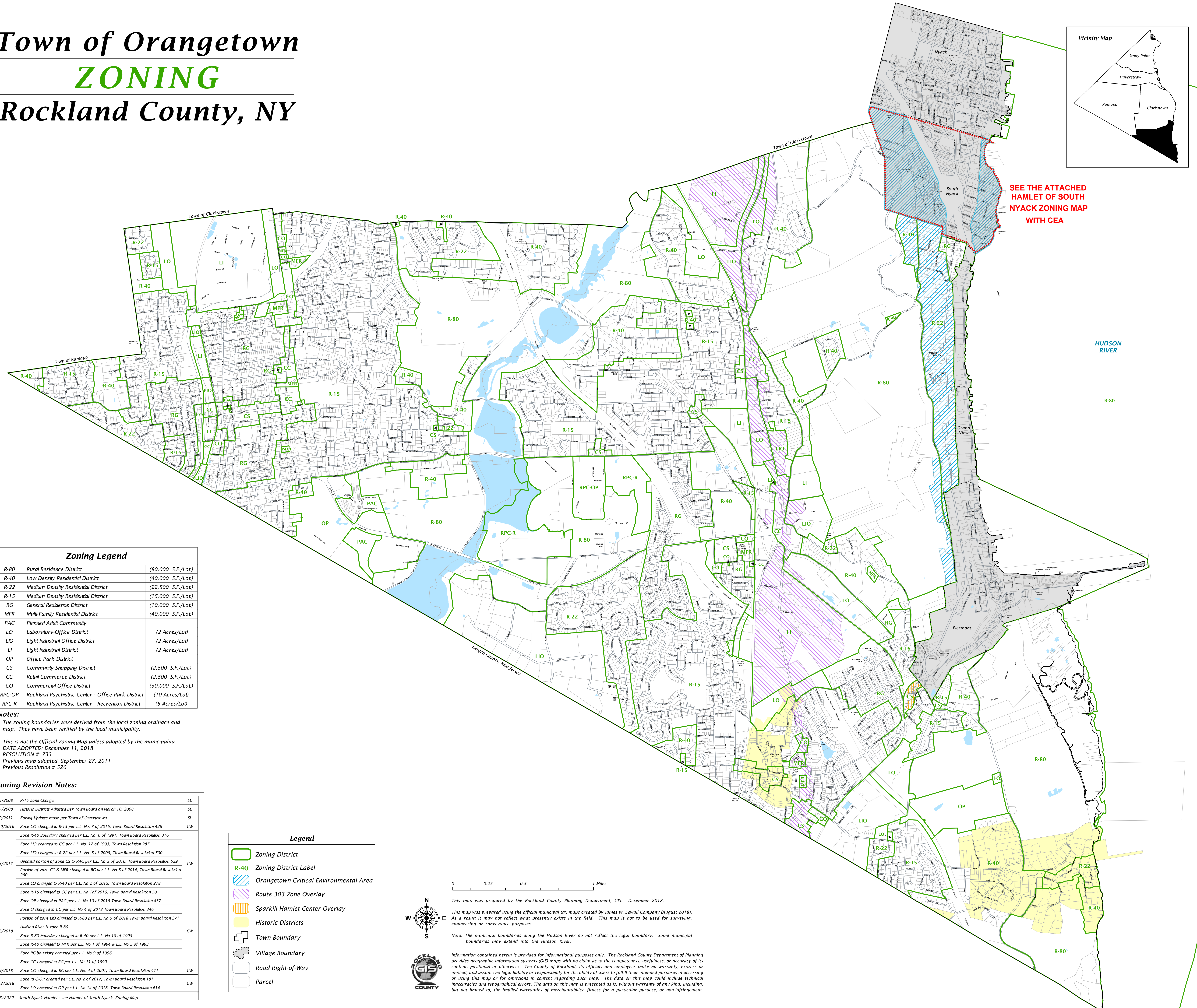
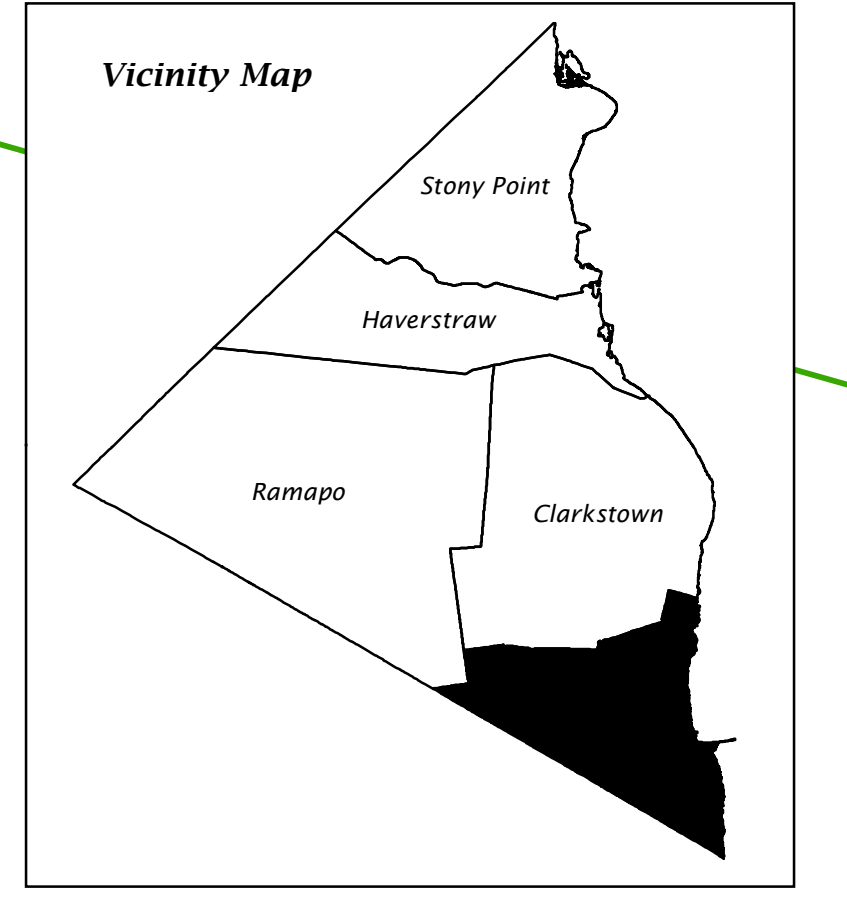
Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

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

Town of Orangetown

ZONING

Rockland County, NY



SEE THE ATTACHED
HAMLET OF SOUTH
NYACK ZONING MAP
WITH CEA

HUDSON RIVER

Zoning Legend

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

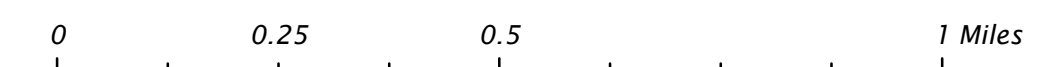
Notes:
 1. The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
 2. This is not the Official Zoning Map unless adopted by the municipality.
 DATE ADOPTED: December 11, 2018
 RESOLUTION #: 733
 Previous map adopted: September 27,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

Zoning Revision Notes:

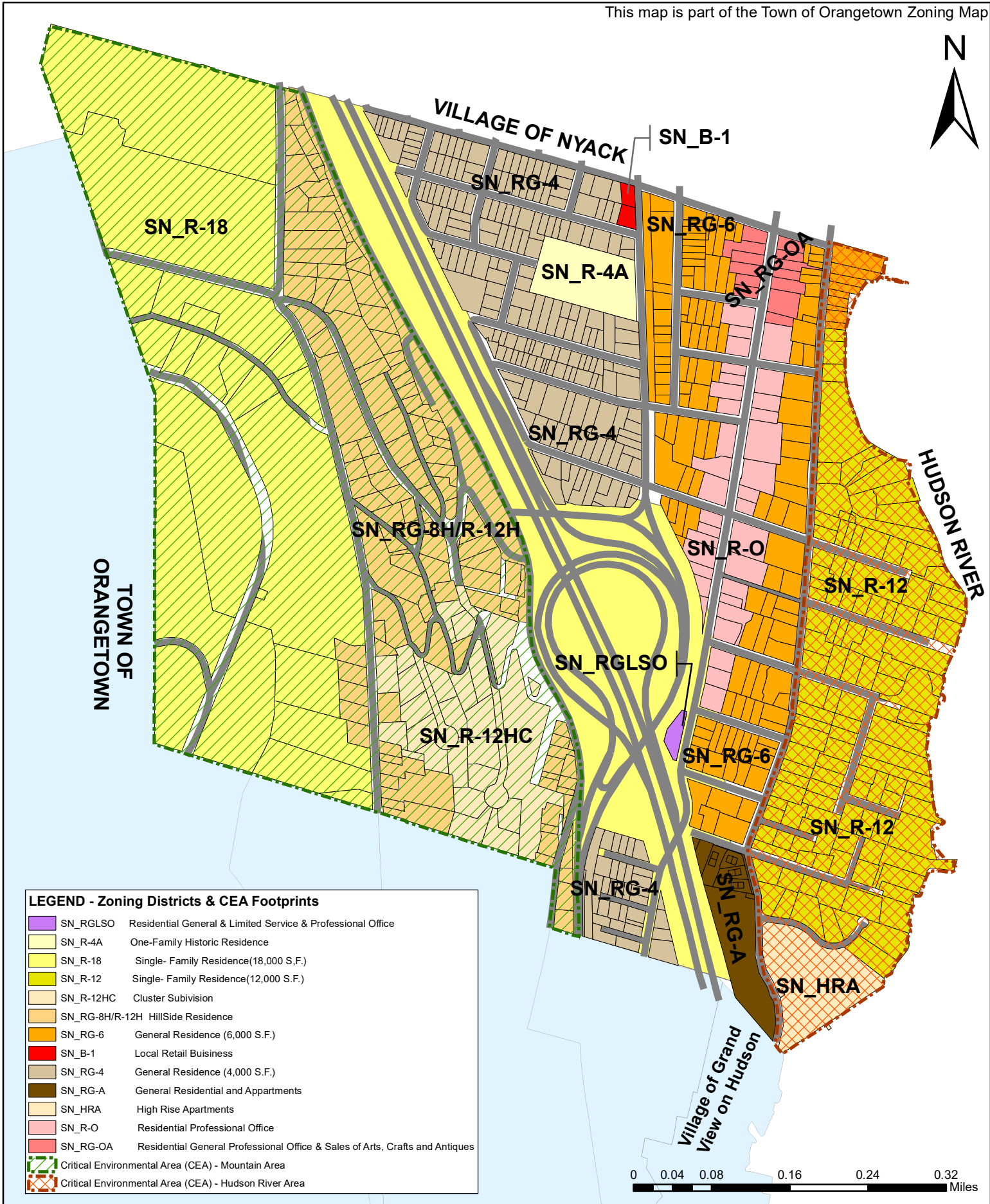
5/2008	R-15 Zone Change	SL
7/2008	Historic Districts Adjusted per Town Board on March 10, 2008	SL
9/2011	Zoning Updates made per Town of Orangetown	SL
10/2016	Zone CO changed to R-15 per L.L. No. 7 of 2016, Town Board Resolution 428	CW
3/2017	Zone R-40 Boundary changed per L.L. No. 6 of 1991, Town Board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

Legend

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

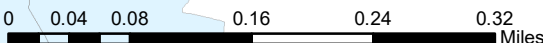


This map was prepared by the Rockland County Planning Department, GIS, December 2018.
 This map was prepared using the official municipal tax maps created by James W. Sewall Company (August 2018). As a result it may not reflect what presently exists in the field. This map is not to be used for surveying,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



LEGEND - Zoning Districts & CEA Footprints

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



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

MEMORANDUM

TO: Town of Orangetown Town Board

CC: Hybrid Zoning Committee

FROM: Laberge Group

RE: Response to Public Comments and County Planning Review on South Nyack Hamlet Zoning Proposal (Local Law of 2022 Amending Chapter 43 of the Town Code)

DATE: August 15, 2022

This Local Law will modify the Town Zoning Law and Zoning Map by adding new zoning districts, a table of regulations, definitions, supplemental standards, and other regulating criteria covering the South Nyack (SN) hamlet area. This location is now directly part of the Town due to formal dissolution of the former Village earlier this year.

This memo recommends responses to items in the General Municipal Law Review (GML 239 L & M) by the Rockland County Department of Planning in the attached 4-page, May 12, 2022 letter referenced by the County as O-2442. The 16 items below address comments under “Recommend the Following Modifications” heading in the County’s letter, on its pages one through three. Furthermore, this letter addresses other public comments received in oral and written form during the hearing, so there are also suggested responses for them woven in.

POTENTIAL RESPONSES TO ROCKLAND CO. DEPT. OF PLANNING MAY 12, 2022 COMMENTS TO RECOMMEND THE FOLLOWING MODIFICATIONS

- 1) There has been consideration to sustain and include Run-Off Critical Environmental Area (CEA) on Orangetown’s Zoning Map. Reasons why the Run-Off CEA is not proposed to continue are:
 - A. The whole former Village was designated as some type of CEA. Assigning the whole Village and especially this subarea as CEAs establishes a complex and rigorous zoning framework. It causes any development, even actions like constructing sheds, to receive Planning Board site plan review. It does not seem every single land use should be subject to this level of scrutiny. There are roughly equivalent development densities in places like Pearl River that are not regulated as in this fashion or as intensely. It is believed there can be development provided for, in this area, without potential for an adverse impact, if the SEQRA framework is adjusted as proposed. This is especially the case in terms of smaller-scale, incremental residential development. The rationale for saying this is that this form of land use is needed since the region seems to be experiencing major housing needs and shortages. It seems reasonable not to retain the CEA designation for the whole hamlet footprint. The predominant use type in the former village is residential, and it is noted that per SEQRA regulations, residential one and two family structures are generally classified as Type II (exempt) per SEQRA, so there is a body of evidence supporting an assumption these can be provided land use and building regulation without a need for SEQRA review in all parts of the Village.
 - B. Retaining this CEA could slow growth in a location suitable for infill. It is suggested that having an added layer of land use review bureaucracy would not achieve a more beneficial management of potential impacts. One reason is because there are not specific standards, or much guidance in this CEA’s text. Moreover, the

Town already regulates stormwater in qualifying developments per Town Code Chapter 30C Stormwater Management. Also, the proposed Town smart growth comprehensive plan recommends in its Parks & Open Spaces, Sustainability & Climate Resiliency section, March 28, 2022, in Recommendation #4, p6-1, developing guidelines for stormwater discharges from construction activities in order to reduce pollutants in runoff from construction activities that disturb 5,0000 square feet or more. Standards like these are focused and would be uniformly applicable, meaning they probably will be easier to administer.

- C. NY State SEQRA regulations provide individual agency procedures to implement SEQR at 6 NYCRR 617.14. Its (g)(1) establishes that to be designated as a CEA, an area must have exceptional or unique character. Recognizing the environmental character and context of this location and its existing built form, it is reasonable to recommend there does not seem to be highly unique features here compared with places like the Hillside CEA, which is proposed to be retained as a CEA.

It is acknowledged at some point since August 2, 2022, documentation now resides on the hamlet CEAs directly on NY State DEC's website at <https://www.dec.ny.gov/permits/6184.html>.

The above comments, it is recommended, also provide a sufficient rationale for addressing related public comments on this aspect of law made by Shane Kite (July 12, 2022) and Andrew Goodwillie and Jerry Ilowite (July 10).

- 2) The reason why a smaller footprint Hudson River CEA is proposed on Orangetown's Zoning Map is:
 - A. For generally the same reason as in #1, this CEA was reduced in area. It is recommended that it seems relatively more important to focus on potential for identifying and avoiding severe potential impacts from building within the area closest to the actual Hudson River shoreline.
 - B. Given the Town's regulatory framework, we recommend another reason why this CEA should be reduced in area is to not overly restrict one or two family residential growth. It is the case throughout most of the rest of the Town that this type of residential building can occur by-right.

The above comments, also provide a rationale for addressing related public comments on this aspect of law made by Shane Kite (July 12, 2022) and Andrew Goodwillie and Jerry Ilowite (July 10).

- 3) This proposed Local Law is focused on a footprint encompassing the former Village of South Nyack. It is recommended there are not resources allocated for planning other parts of Orangetown directly in conjunction with this initiative. There is concurrent Town-wide sustainable planning to update the 2004 Orangetown Comprehensive Plan. As the legislative body that will consider Comprehensive Plan adoption, the Town Board may use that process to decide whether other portions of the Town may be considered for designation as CEAs.
- 4) The term noted as incorrectly labeled is changed to "Swimming Pool Structure" in the local law, so it is corrected. The whole definition from the former Village Zoning for "Swimming Pool" has been placed in the local law as applicable to the new hamlet where the former Village was.
- 5) A recommended response to this multipart and at times general comment is as follows:
 - A. See pools treatment in #4.
 - B. Text from §330-18. 'Use of water rights', is not codified exactly the same way as previously, but its whole substance is included in 10.22 'Permits', 10.223(g) amendments for [2.] Hudson River CEA. See its [2.][d.] Development Criteria and [2.][b.]Application subsection i.
 - C. For 'Protection from glare', it is recommended there are functionally equivalent protective lighting regulations already existing in the Town which would be applicable.

- D. For ‘Parking of commercial vehicles’ it is suggested there are functionally equivalent protective standards covering such activity already existing in the Town which would be applicable.
- E. General and professional offices, funeral parlors and sale of arts, crafts and antiques in RG-OA Districts was added as §18.25 and a typographic reference to it in the Use Schedule in the local law is upgraded.
- F. The effort at-hand has an objective to blend two distinct zoning codes so it is not necessary to regulate using two separate codes simultaneously. It is suggested the approach used selects important performance standards and retains them as applicable to the Village. Yet, it is also suggested it is reasonable to work towards blending the codes, rather than having a large body of hard to manage criteria separately applicable only to this hamlet. Thus, the law was developed with an effort to minimize the amounts of inconsistent regulations. For the following regulations and activities it is recommended there are already functionally equivalent standards in the Town which would be applicable and adequate. As indicated under particular items as follows, the addition rationales and alternative treatments are proposed:
- a. Screening of mechanical equipment on the roof of a structure;
 - b. Trailers and recreational vehicles;
 - c. The Fences standard in the Town (§5.226) regulate at heights over 4.5 feet, while the Village did so at 3.5 feet. It is not considered advisable to use two different but relatively similar standards. Likewise, it was confirmed by the staff in the Town Office of Building, Zoning, Planning Administration & Enforcement that retaining walls are regulated in a generally similar way.
 - d. Business and School hours of operation
 - e. Graffiti
 - f. Discarded materials
 - g. The Village had a solid waste receptacle standard. It is suggested rather than have a standard for this in Town Zoning, it is instead recommended to add an equivalent standard into the Property Management Code in order to cover residential multifamily housing of three or more units.
 - h. Home occupations – While there were specific regulations in the Village, it seems the Town’s definition is adequate. Users can site these type uses. While the Town standard may seem restrictive, holding to it can help sustain residential character and underpin a vibrant nonresidential real estate market and prompt successful, growing businesses to move to and occupy nonresidential zones and spaces, rather than operating in and potentially impacting residential neighborhoods.
 - i. External Equipment Noise Limit – It is suggested it is not feasible to adopt this standard. One reason is the former village standard limiting audible levels would be hard to enforce. It was indicated by Town Codes staff that one problem is that in some locations in the hamlet existing ambient background noise levels already exceed the standards. Also, the Town does not use site plan review to regulate one and two family housing and enforcement staff is not typically involved in regulating residences for factors like this.
 - j. Community residence facilities
 - k. Renting of rooms – It is recommended this probably is not a type of use the Town leaders may want to entertain. We make this suggestion based on dialog with the hamlet Zoning Committee. If there is potential interest in enabling this type use, this could be a type of topic to refer to the zoning implementation undertaken in conjunction with the Townwide master planning.
 - l. Merger of lots – There is not a clear rationale for the intent or purpose of this standard. It is not clear why these were organized in a fashion to prohibit consolidation of some larger lots. Since the Town has mostly functional equivalent standards in its code, this is not suggested to advance.
 - m. The rationale for an override is, considering there may be zoning changes advanced in conjunction with the new comprehensive plan, this could be a topic to consider for adoption under that future process of updating the whole comprehensive zoning law.

The above comments, also provide a rationale for addressing related public comments on aspects of law made by Andrew Goodwillie and Jerry Ilowite (July 10).

- 6) It is suggested there are roughly equivalent standards regulating hours of operation for nonresidential uses like this in the Town. Moreover, nonresidential uses in the Town are provided site plan approval, so on a case basis there is an opportunity to add stipulations that reasonably limit the hours of operation in South Nyack Hamlet's sub-zones for that set of uses. Thus, it is not recommended to carry over these regulations. It is contemplated that existing Town general standards in Zoning and in the Town Code would be sufficient. Also, in 18-23 basic sign regulation standards for the Hamlet have been added into the proposed local law.

The above comments, also provide a rationale for addressing related public comments on aspect of law made by Andrew Goodwillie and Jerry Ilowite in a July 10, 2022 letter.

- 7) The typographic error was addressed with clarification provided in the codification of the proposed local law.
- 8) There was reconsideration of restoring items identified.
 - A. It is recommended that in existing Town codes there exist equivalent regulations to the 'Obstructions to vision at street intersections' standard, so it is deemed unnecessary to sustain the village criterion.
 - B. Side yard adjustment for lots providing more than minimum required street frontage is considered to be a difficult to regulate standard, so it is not recommended to sustain it. There can be monitoring of land use performance and regulation. This can inform a future consideration as to whether to potentially establish such regulations. 'Bulk requirements applicable to places of worship' were put back into the proposed local law, at §18.24.

The above comments, also provide a rationale for addressing related public comments on aspect of law made by Roger Seiler on July 1, 2022 in an email and Andrew Goodwillie and Jerry Ilowite in a July 10, 2022 letter.

- 9) It is recommended there is consideration to make the stated change; however, there is also a suggestion not to effectuate it, but instead use the established framework available in the Town's existing regulatory framework. The term "Special Permit Granting Authority (SPGA)" was removed from §18.42 and the term "Board" was used. This substitution of phrase was also applied in §18.44.
- 10) The 300 feet of river frontage standard was added into §18.4. 'Special or conditional permit uses', as §18.47, and there is a minimum parking standard that is generally the same as was applicable in the former Village.
- 11) The bed-and-breakfast standard is not recommended to be carried forward. Doing so aids consistency of districts regulation. Understanding is there are not any existing B&B uses; yet, if one(s) are lawfully established, non-conforming use regulations would be applicable.
- 12) In the proposed law, there was an adjustment in applicable code standards – see §18.41 and applicable schedule components in §3.13, 43 Attachment 19.1-19.9. The former framework is generally sustained for the hamlet. The rationale for not following the County comment is a special permit review process is retained that jibes with the former Village framework.

On July 1, 2022 Roger Seiler wrote that the former Village law was incomplete, that a fuller regulatory framework was never fully adopted, and the commentor requested removing this. However, it is the recommendation of the Zoning Committee that the arrangement provided establishes a regulatory framework, including which can be refined and built upon.

- 13) Some basic supplemental regulations drawn from South Nyack's former zoning are now provided in proposed §18.23 and are meant to serve until such time as there may be a decision to upgrade sign standards.
- 14) It is recommended all of the Village's Article X standards must not remain in place. It is suggested functionally equivalent aspects of the Code of the Town, including in its general zoning standards, can be reasonably used to generally and safely regulate the layout and alteration of off-street parking, loading facilities, and driveways, when criteria for regulating these attributes are not already provided for in this proposed law. Similarly, it is suggested that functionally equivalent Town standards exist which can be used to regulate topics like but not only including surface treatments of driveway/ curbs cuts, associated drainage, and management of lines of sight, and avoidance of obstructions to rights of way. It is suggested the Town should monitor how parking and access regulation in the hamlet area goes using the Town standards. This can help inform whether and how to refine or upgrade these type standards. It is registered that dimensional and performance regulations may in the future need upgrades to deal with topics unique to the hamlet area, like for loading and aisle widths.

The above comments, also provide a rationale for addressing related public comments on aspect of law made by Andrew Goodwillie and Jerry Ilowite in a July 10, 2022 letter.

- 15) As noted, the Town is establishing its own at least temporary regulating standards for South Nyack and these could apply for a reasonably foreseeable future. It is acknowledged that a coverage standard may be a useful way to aid in the management and regulation of Town ambiance and environmental quality. However, it is recommended that the Townwide comprehensive planning and zoning implementation that could go along with it would seem to be a more appropriate process to use for identifying desired zoning performance changes, like for a lot coverage standard. Perhaps the application of these standards in this hamlet by Town land use bodies and Town staff and agents can provide insight about the organization of coverage regulations in other Town Zoning Districts.
- 16) The recommendation for an override is based on the fact that a best effort was made to identify entities to engage in this regulatory process. Parties were also notified of proceedings through other notification steps, including publication of the notice of hearing on this zoning change.

OTHER PUBLIC COMMENTS

- 17) On July 1, 2022 Roger Seiler wrote wondering whether the definition of Deck should be included or if it is covered by the Town definition for Structure. It is recommended that the latter is the case.
- 18) On July 1, 2022 Roger Seiler wrote that there was omission of the Nonconforming Use Permit standards. It is recommended there is not a specific need for a regulation for this. There is functionally equivalent regulation in the Town. Definitive records from the former Village were retained. There is Town staff understanding as to which properties this applies to.
- 19) On July 1, 2022 Roger Seiler advocated for sustaining the telecommunications tower provisions in the Village; yet, multiple aspects of the law in the Town are directly the same as the text in the former Village. It is recommended that there is functional equivalence of regulation and these standards need not be retained. Uses with valid permits would continue.
- 20) Andrew Goodwillie's and Jerry Ilowite's July 10, 2022, letter, page 3, suggest any use not listed for a district shall be deemed prohibited; yet, it is recommended such a prohibition already exists in the Town's law.

- 21) Andrew Goodwillie's and Jerry Ilowite's July 10, 2022, letter, page 6, advocates for retaining the 330-34.F 'Cluster development standard'. It is recommended that NY State Town Law enables communities to provide flexibility to cluster; it is recommended specific new standard is not needed in the Town Zoning.
- 22) Andrew Goodwillie's and Jerry Ilowite's July 10, 2022, letter, page 7, suggests a role for the ZBA in the appeals of variances. It is recommended that this would not fit well with the review processes in the Town. It could be legally challenging to administer, could be applied inconsistently, and could add significantly to record keeping.
- 23) Per Andrew Goodwillie's and Jerry Ilowite's July 10, 2022, letter, page 8, there was clarification in the Bulk Tables/ schedules with a note added to identify that accessory permitted uses in each particular zone apply to all principal uses in it.

CONCLUSION

It is noted there was one piece of correspondence also forwarded to Laberge Group on "The History of South Nyack Through the History and Rediscovery of the South Nyack Brook Please Use This Version...". It is our recommendation that while this is valuable background information on this location, there is not specific commentary in the correspondence on the proposed "Hybrid Zoning". It is our recommendation that no action is needed to contemplate that content.

We look forward to any questions or comments. Town staff was supplied with an adjusted Local Law proposal.

***Attachment:** General Municipal Law Review (GML 239 L & M) made by the Rockland County Department of Planning in a four page letter dated May 12, 2022 and referenced by the County as O-2442.*



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

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

Douglas J. Schuetz
Acting Commissioner

Helen Kenny Burrows
Deputy Commissioner

May 12, 2022

Orangetown Town Board
26 Orangeburg Road
Orangeburg, NY 10962

Tax Data:

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

Map Date:

Date Review Received: 4/15/2022

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

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

Reason for Referral:

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

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

****Recommend the following modifications***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



 Douglas J. Schuetz
 Acting Commissioner of Planning

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

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

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

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

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

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

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

B. Government Approvals

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

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

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

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

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

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

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

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

If Yes,

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

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

iii. Number of lots proposed? _____

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

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

i. If No, anticipated period of construction: _____ months

ii. If Yes:

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

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

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

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

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations N/A

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

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

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

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

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

If Yes:

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

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

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

If Yes:

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

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

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

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

 • Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

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

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

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

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

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

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

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

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

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

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

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

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

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

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

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

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

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

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
E.3. Designated Public Resources On or Near Project Site	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

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

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

G. Verification

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

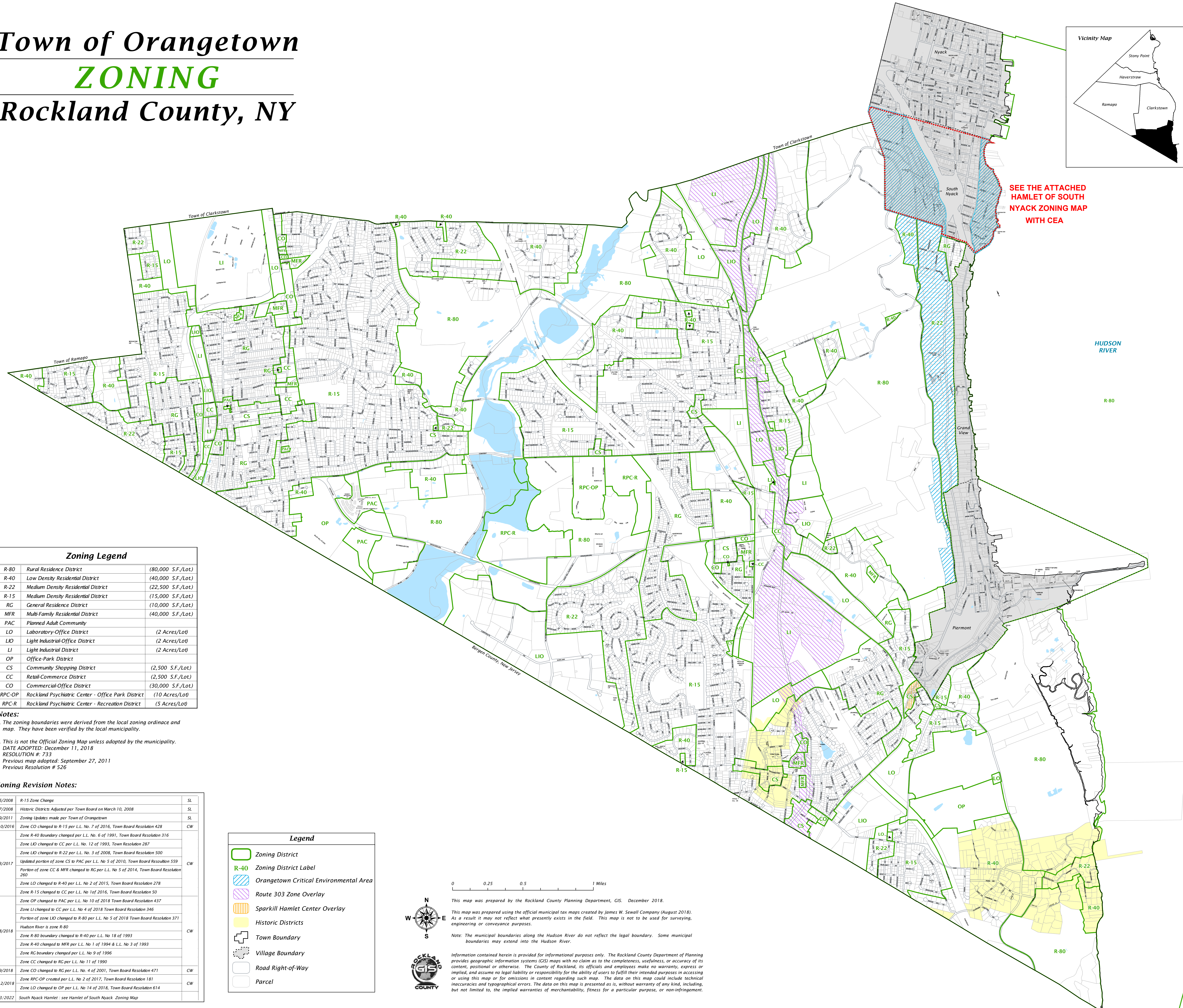
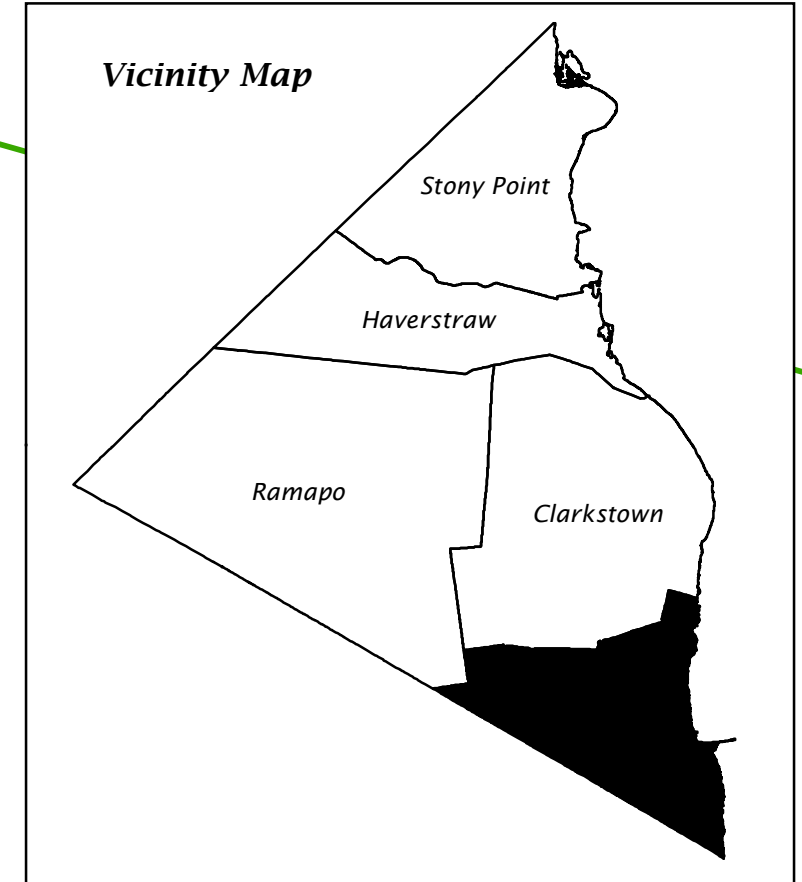
Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

Town of Orangetown

ZONING

Rockland County, NY



SEE THE ATTACHED
HAMLET OF SOUTH
NYACK ZONING MAP
WITH CEA

Zoning Legend

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

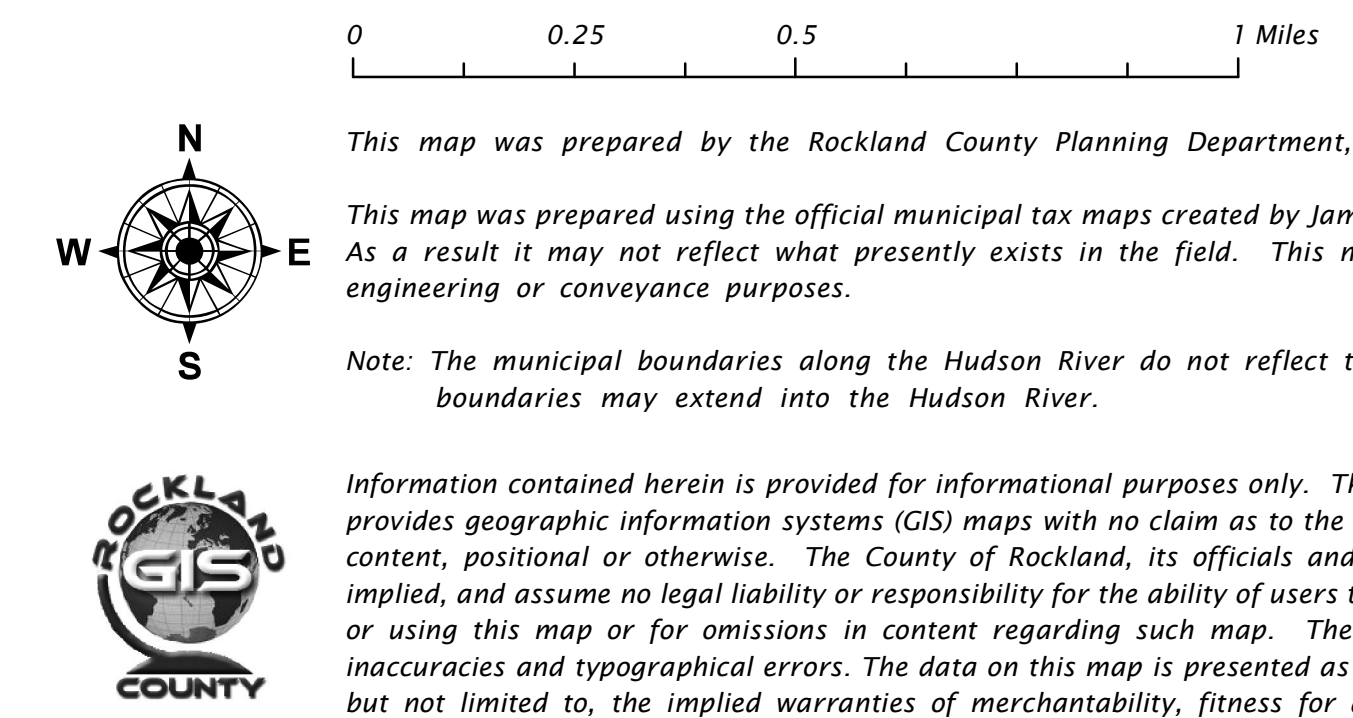
Notes:
 1. The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
 2. This is not the Official Zoning Map unless adopted by the municipality.
 DATE ADOPTED: December 11, 2018
 RESOLUTION #: 733
 Previous map adopted: September 27,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

Zoning Revision Notes:

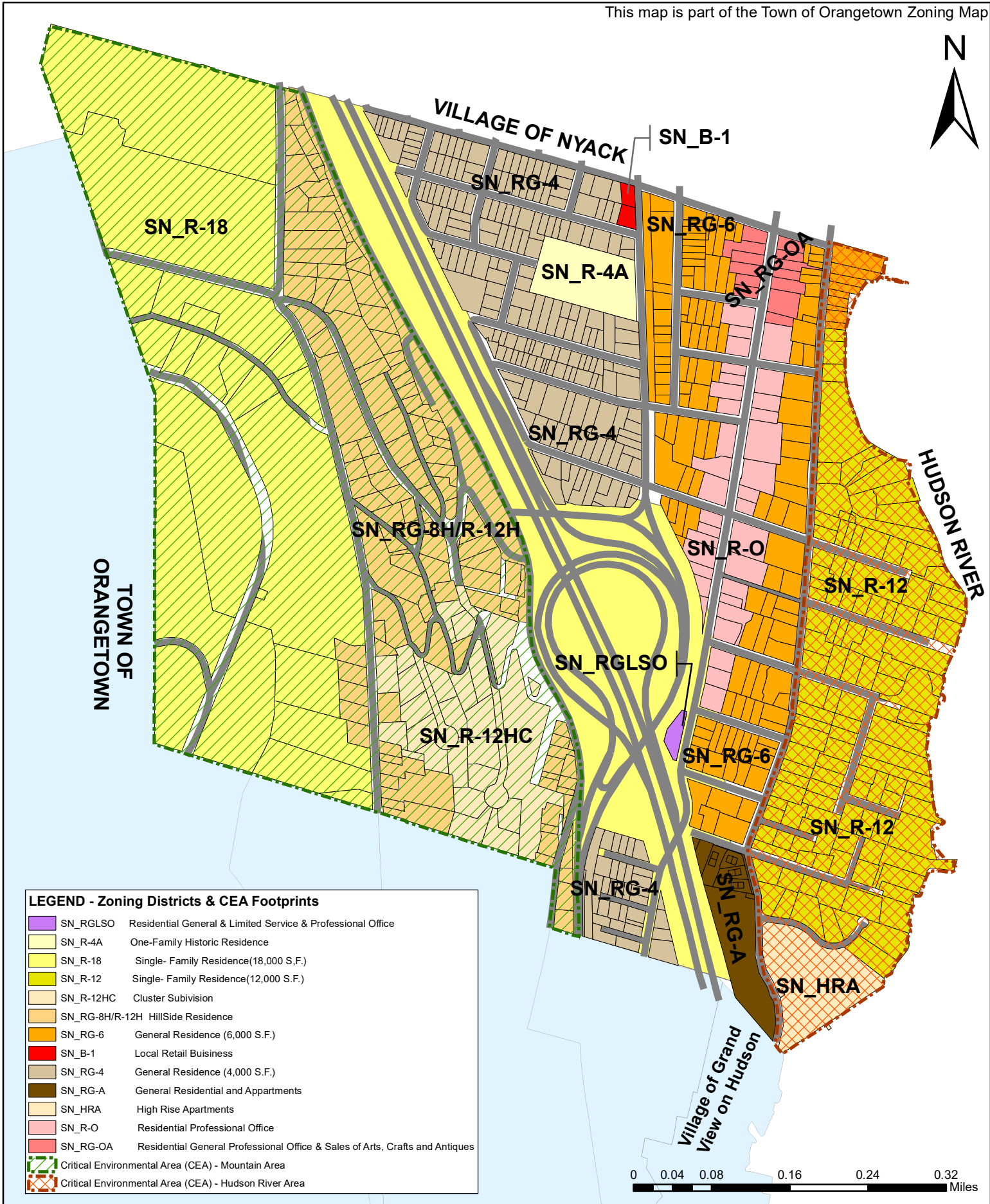
5/2008	R-15 Zone Change	SL
7/2008	Historic Districts Adjusted per Town Board on March 10, 2008	SL
9/2011	Zoning Updates made per Town of Orangetown	SL
10/2016	Zone CO changed to R-15 per L.L. No. 7 of 2016, Town Board Resolution 428	CW
3/2017	Zone R-40 Boundary changed per L.L. No. 6 of 1991, Town Board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

Legend

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



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



LEGEND - Zoning Districts & CEA Footprints

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

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

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

Project :

Date :

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

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

Tips for completing Part 2:

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

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

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

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

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

If “Yes”, answer questions a - h. If “No”, move on to Section 5.

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

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. NO YES

(See Part 1. E.2)

If “Yes”, answer questions a - g. If “No”, move on to Section 6.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. Consistency with Community Plans

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

NO

YES

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

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

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

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

NO

YES

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

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

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

Project :

Date :

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

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

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

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

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

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

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

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

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

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

Other involved agencies (if any)

Applicant (if any)

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

BRIAN J. QUINN
914-287-6122
BQUINN@BPSLAW.COM

December 22, 2020

BY HAND

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

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

TOWN OF ORANGETOWN
2020 DEC 22 A 9:42
TOWN CLERK'S OFFICE

Dear Supervisor Kenny & Members of the Town Board:

We represent Petitioner, Toll Brothers, Inc. (“Toll Brothers”), in connection with the above-referenced matter. Toll Brothers seeks to develop a vacant parcel of land on Gatto Lane located in Pearl River, New York, Town of Orangetown for senior living utilizing the Planned Adult Community (“PAC”) overlay provided for in the Town of Orangetown’s zoning code.

By way of background, the Property is presently zoned R-40. Toll Brothers seeks to rezone the Property from R-40 to R15 (which is consistent with the existing zoning adjacent to the Property). An R-15 zone classification would permit Toll Brothers to utilize the PAC overlay. Toll Brothers proposes 40 units of attached senior townhomes for residents 55 and older.

To that end, enclosed are an original and nine (9) copies of the verified petition. We look forward to working with the Town Board for what we believe to be an exciting project for the Town of Orangetown.

Very truly yours,



Brian J. Quinn
Lino J. Sciarretta

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

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

-----X

In the Application of:

TOLL BROTHERS, INC.,

Petitioner,

TOWN OF ORANGETOWN
2020 DEC 22 A 9:42
**VERIFIED PETITION
FOR CHANGE OF
ZONING
CLASSIFICATION AND
PAC APPROVAL**

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

-----X

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

Summary of Petition

1. This Petition concerns the utilization of a vacant, 10.05-acre parcel of land on Gatto Lane in Pearl River, New York, Town of Orangetown, presently designated as Tax Lot #68.07-2-1 (the “Property”).¹ Annexed hereto as Exhibit “A” is a metes and bounds description and survey of the Property.

2. Petitioner seeks to pursue the development of senior living townhomes at the Property (the “Project”). The Project would consist of approximately 40 townhouses. The townhouses would consist of single-family, attached residences for senior living. The Project would consist of new roadways to be built to serve the townhouses with access to existing roads.

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

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

-----X

In the Application of:

TOLL BROTHERS, INC.,

Petitioner,

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

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

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Petitioner TOLL BROTHERS, INC. (“Petitioner”), by its attorneys Bleakley Platt &
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New York (“Town”) as follows:

Summary of Petition

1. This Petition concerns the utilization of a vacant, 10.05-acre parcel of land on Gatto Lane in Pearl River, New York, Town of Orangetown, presently designated as Tax Lot #68.07-2-1 (the “Property”).¹ Annexed hereto as Exhibit “A” is a metes and bounds description and survey of the Property.

2. Petitioner seeks to pursue the development of senior living townhomes at the Property (the “Project”). The Project would consist of approximately 40 townhouses. The townhouses would consist of single-family, attached residences for senior living. The Project would consist of new roadways to be built to serve the townhouses with access to existing roads.

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

Gatto Lane would serve as the main entrance and Highland Avenue would be utilized for emergency access. The Project would also have a designated recreation area to serve the community.

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

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

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

6. According to 2019 Census data, the number of New Yorkers aged 65 and older increased 26% over the past decade, while the overall population of the state increased by only 3% in the same period. In Rockland County, 46% of all households are now headed by persons 55 and older. Of those households headed by older adults, 80% are homeowners. Consistent with

these trends, the Town has also seen a rise in the average age of its residents, with an average age of 39 and 32% of Orangetown residents now 55 and older.

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

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

The Petitioner

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

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

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

12. Petitioner is the contract vendee of the Property.

The Proposed Zoning Text Amendment and PAC Overlay

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

14. Rezoning the Property from R-40 to R-15 would allow the utilization of the PAC since such an overlay is permitted by the Town Board in an R-15 Zone District. The PAC expressly permits dwelling units restricted to persons 55 years of age or older or couples, one of whose members is 55 years of age or older. Persons less than 21 years of age shall not be permanent residents under any circumstances in as PAC.

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

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

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

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

19. Facilitating the development of the Project at the Property through the Town's zoning authority would comport with the Town's Comp Plan. *See, Stone v. Scarpatto*, 285 A.D.2d 467, 728 N.Y.S.2d 61 (2d Dep't 2001)(upholding rezoning of specific site so as to permit

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

The Proposed Project

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

- i) The interior road system, including proposed rights-of-way and easements in relation to interior open and recreation spaces, and to existing municipal roads;
- ii) The proposed residential development of the site, indicating 40 attached residential dwellings within eleven (11) separated buildings;
- iii) Sample floor plans for each type of unit 2-bedroom; and four, 3-bedroom, including number, square footage and bedroom sizes of each type, at a density no greater than 4 dwelling units per acre (see sample models annexed as part of Exhibit E);
- iv) Proposed open space and recreation areas to be owned and maintained by an HOA;
- v) Schematic water, sanitary sewer and stormwater systems and their connections to existing systems; and

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

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

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

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

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

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

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

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

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

SEQRA

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

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

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

[INTENTIONALLY LEFT BLANK]

Requested Relief

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

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

Dated: December 21, 2020
White Plains, New York

Respectfully submitted,

BLEAKLEY PLATT & SCHMIDT, LLP

By:


Lino J. Sciarretta, Esq.

Brian J. Quinn, Esq.

Attorneys for the Petitioner

One North Lexington Ave – 7th Floor

White Plains, New York 10601

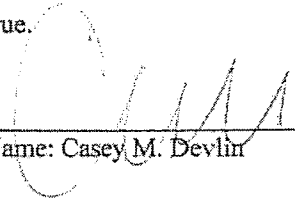
914-949-2700

VERIFICATION

New York
STATE OF ~~CONNECTICUT~~)
COUNTY OF Westchester)

s.s.:

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


Name: Casey M. Devlin

Sworn to before me this
21st day of December 2020

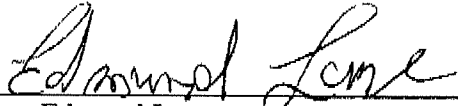

Notary Public

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

VERIFICATION

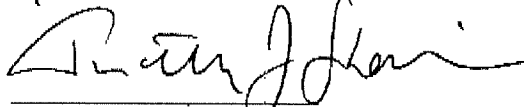
STATE OF NEW YORK)
)
COUNTY OF ROCKLAND) s.s.:

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



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

Sworn to before me this
24 day of December 2020



Notary Public

TIMOTHY J. SHERIDAN
Notary Public, State of New York
No. 4633415
Qualified in Rockland County 21
COMMISSION EXPIRES 2/20

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

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

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

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Orangetown Town Board: Zone Change	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orangetown Planning Board: Site Plan Approval	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orangetown Building Department: Building Permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orangetown DEME: Sewer Permit, RC Department of Health: Mosquito Permit	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The current zone for the lot is R-40. It is proposed to change zone to R-15 which allows for single family attached residences with Conditional Use approval from Planning Board. Once it is rezoned, applicant will apply for a PAC zone overlay.
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? R-15 & PAC

C.4. Existing community services.

- a. In what school district is the project site located? Nanuet Union Free School District
- b. What police or other public protection forces serve the project site?
Orangetown Police Department
- c. Which fire protection and emergency medical services serve the project site?
Pearl River Fire District - Pearl River Hook and Ladder Company No. 1/Excelsior Engine Co Inc, Pearl River Alumni Ambulance Corps
- d. What parks serve the project site?
Children's Park of Ramapo, Pascack Brook Town Park

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, 40 units of single family attached residences (Planned Adult Community)
- b. a. Total acreage of the site of the proposed action? 10.05 acres
b. Total acreage to be physically disturbed? 8.7 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 10.05 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
 - Total number of phases anticipated _____
 - Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 - Anticipated completion date of final phase _____ month _____ year
 - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	36			
At completion of all phases	36			

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

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

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

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

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

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

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

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

c. Will the proposed action use, or create a new demand for water? 110 GPD/Bedroom x 72 Bedrooms = 7,920 GPD Yes No
 If Yes: *36 2-bedroom units

i. Total anticipated water usage/demand per day: _____ 7,920 gallons/day

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

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

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

- Describe extensions or capacity expansions proposed to serve this project: _____
The water main within the Gatto Lane 50' R.O.W. will be extended to serve the townhouses proposed on site.
- Source(s) of supply for the district: Various wells throughout the county, Lake DeForest, Letchworth reservoirs

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

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

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

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

d. Will the proposed action generate liquid wastes? 110 GPD/Bedroom x 72 Bedrooms = 7,920 GPD Yes No
 If Yes: *36 2-bedroom units

i. Total anticipated liquid waste generation per day: _____ 7,920 gallons/day

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

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

- Name of wastewater treatment plant to be used: Orangetown Wastewater Treatment Plant, Orangeburg NY
- Name of district: Town of Orangetown Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No

- Do existing sewer lines serve the project site?
- Will a line extension within an existing district be necessary to serve the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
The sanitary sewer main within the Gatto Lane 50' R.O.W. will be extended to serve the townhouses proposed on site.

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

If Yes:

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

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

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

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

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 3.81 acres (impervious surface)
 _____ Square feet or 10.05 acres (parcel size)

ii. Describe types of new point sources. Proposed townhouses, sidewalks, and roadways. Curbs, gutters, swales, and pipes.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
Stormwater runoff will be directed to an on-site stormwater detention basin. Overflow to be discharged to existing stormwater system in Gatto Lane.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
7,500,000 MBtu

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Per Local Code/Ordinance</u> • Saturday: <u>Per Local Code/Ordinance</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Residential Use</u> • Saturday: <u>Residential Use</u> • Sunday: <u>Residential Use</u> • Holidays: <u>Residential Use</u>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
During construction, proposed action will produce intermittent noise exceeding the existing ambient noise levels from approximately 7 am - 4 pm.

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

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
To be determined.

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

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

b. Land uses and covertypes on the project site.

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

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

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

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): 344017, 344003
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
344017 - 25 Drums were removed, the site was reclassified to Class D2 in 1984. The Department has neither sought nor received additional info regarding the site since it was deemed complete in 1984. 344003 - Numerous buildings, four landfills exist on the site which had been used for a variety of wastes, no appreciable contamination has been shown to be leaking from the landfills. Very low contamination levels in groundwater monitored.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >14 feet

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

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

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

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

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

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

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

h. Surface water features.

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

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

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

Birds _____	Squirrels _____	Rabbits _____
Fieldmice _____	Deer _____	_____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: _____

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Palisade Interstate Parkway

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

iii. Distance between project and resource: _____ 2.5 miles.

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

If Yes:

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

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

F. Additional Information

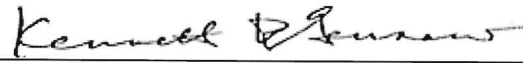
Attach any additional information which may be needed to clarify your project.

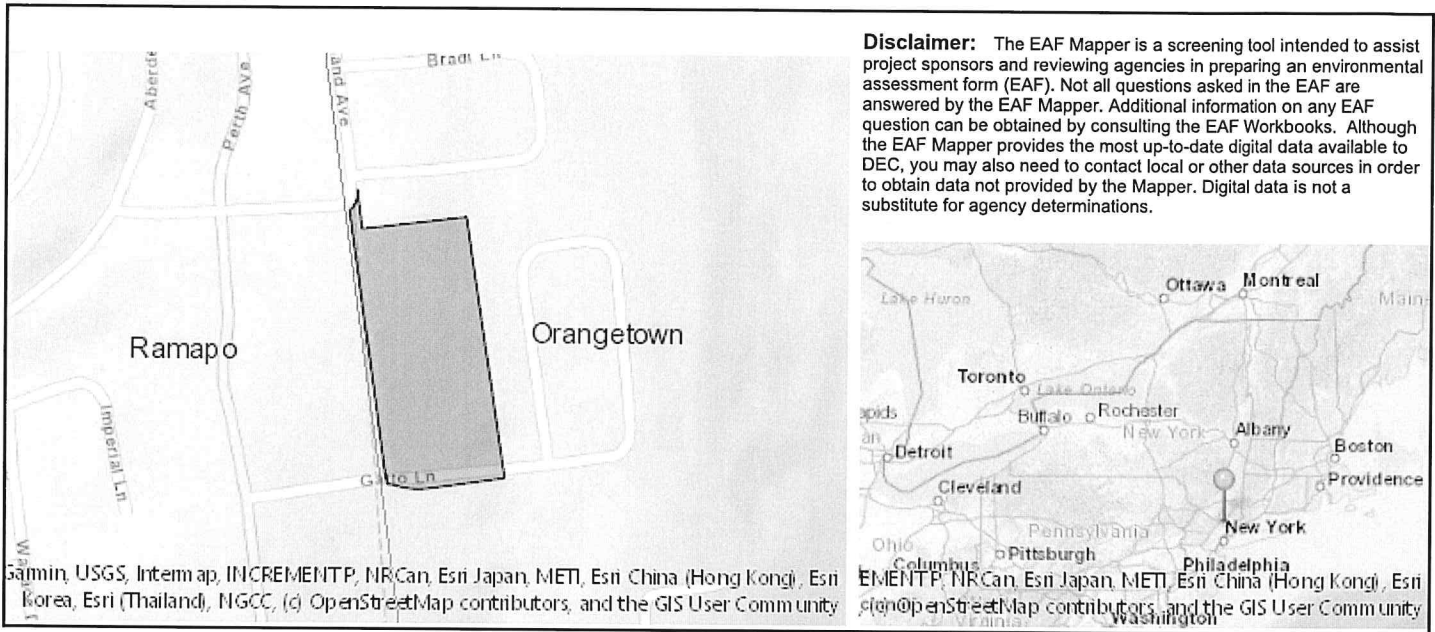
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Kenneth DeGennaro, PE Date 08/23/2022

Signature  Title PE



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344017, 344003
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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

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

Agency Use Only [If applicable]
 Project : GATTO LANE
 Date : 8-23-2022

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

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

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

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

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

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

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>		
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

PRINT FULL FORM

Project : GATTO LANE

Date : 8-23-2022

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

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

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

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

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

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

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

Name of Action: Gatto Lane

Name of Lead Agency: Town Board, Town of Orangetown

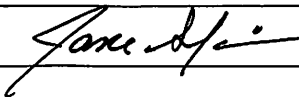
Name of Responsible Officer in Lead Agency: Teresa Kenny

Title of Responsible Officer: TOWN SUPERVISOR

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)



Date: 8-23-2022

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

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

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

Other involved agencies (if any)

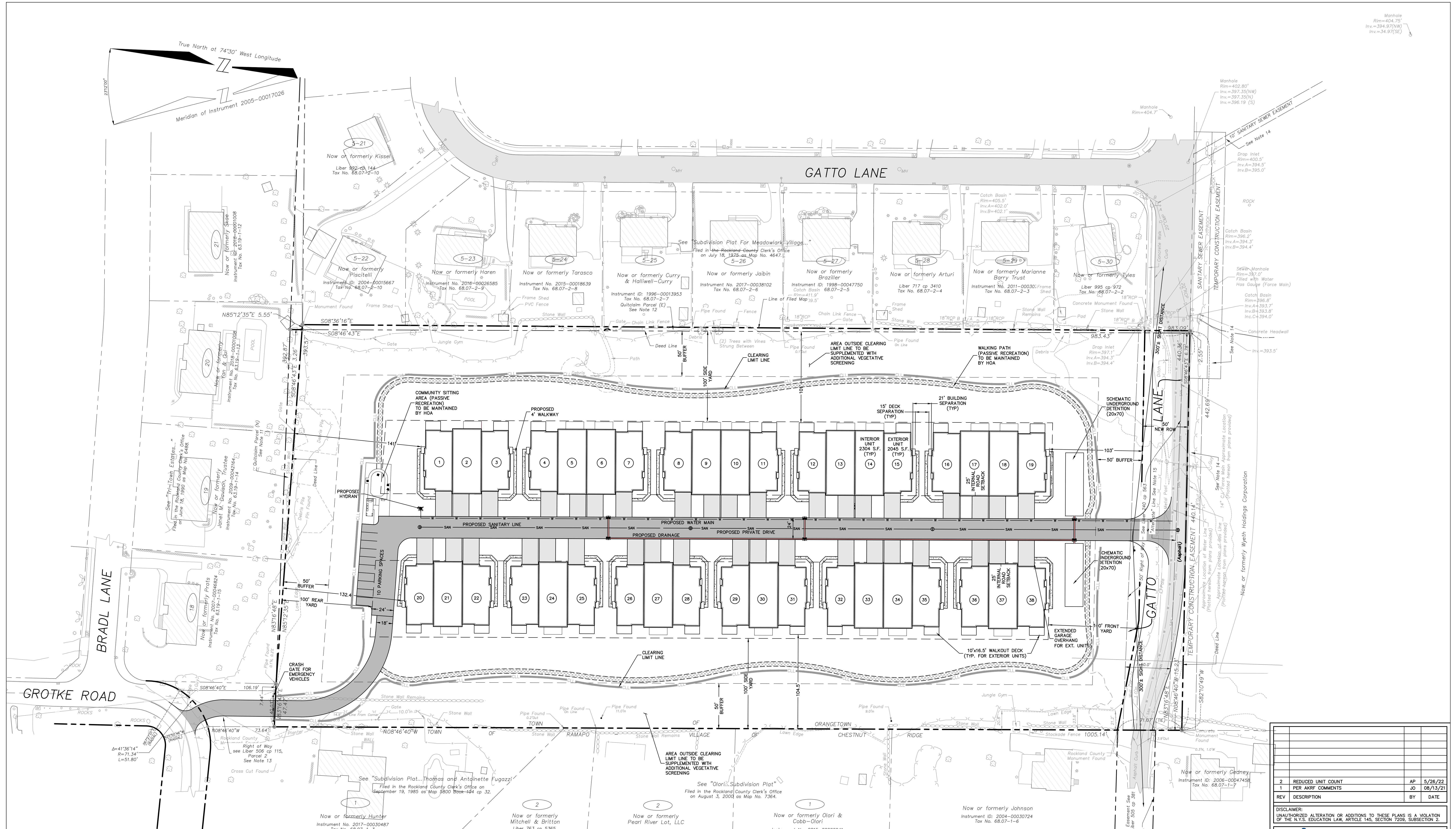
Applicant (if any)

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

PRINT FULL FORM

Manhole
Rim=404.75'
Inv.=394.97(NW)
Inv.=34.97(S)

True North at 74°30' West Longitude
Meridian of Instrument 2005-00017026



BULK TABLE - PROPOSED PLANNED ADULT COMMUNITY
CURRENT ZONE - R-40
PROPOSED ZONE - R-15 WITH PAC OVERLAY
PROPOSED USE GROUP: ATTACHED ADULT HOUSING

	BASE DENSITY, UNITS PER ACRE	BONUS DENSITY, UNITS PER ACRE	MAXIMUM FLOOR AREA RATIO	MAXIMUM BUILDING COVERAGE, %	MINIMUM OPEN SPACE, %	MINIMUM LOT AREA, SF/AC	STREET FRONTAGE, FT	MINIMUM FRONT YARD, FT	MINIMUM SIDE YARD, FT	TOTAL SIDE YARD, FT	MINIMUM REAR YARD, FT	MINIMUM BUILDING SETBACK FROM INTERNAL ROAD, FT	MINIMUM PERIMETER BUFFER, FT	MINIMUM BUILDING SEPARATION, FT	MAXIMUM BUILDING HEIGHT	RECREATION SPACE	OFFSTREET PARKING
PAC REQUIRED (SECTION 4.69, TABLE 1, "OTHER SITES")	4	1	0.35	40	40	435,600/10.0	100	100	100	200	100	25	50	25 FOR BUILDING, 15 FOR DECK	2 STORY/ 35 FT	250 SF/UNIT X 38 UNITS =9,500 SF	1.75 SPACES/UNIT= 1.75x38 = 67 SPACES
PROPOSED	3.78 ¹	0	0.39 ^{2,3}	18.7	58.2	437,865/ 10.052	440	101	101	205.5	132.4	25	50	21 ^{3,15}	2 STORY	17,038.2 SF ⁴	86 SPACES (38 GARAGE, 38 DRIVEWAY, 10 OVERFLOW SPACES)

¹ BASE DENSITY CALCULATIONS
REQUIRED UNITS PER ACRE: 4 UNITS PER 1 ACRE (MINIMUM 75% - TWO BEDROOM UNITS, ZERO THREE BEDROOM UNITS)
PROVIDED UNITS PER ACRE: 38 UNITS / 10.05 AC = 3.78 UNITS PER ACRE

² FLOOR AREA RATIO:
86,454 SF PER STORY
172,908/435,600 = 0.39 (VARIANCE REQUIRED)

³ 25 FEET, BETWEEN BUILDINGS OTHERWISE SPECIFIED BY THE TOWN BOARD AS PART OF PAC APPROVAL, BUT NOT LESS THAN 15 FEET, AS PER TOWN OF ORANGETOWN ZONING SECTION 4.69A.
NOTE:
-FLOOR AREA RATIO CALCULATED USING GROSS FOOTPRINT SQUARE FOOTAGE & SAMPLE ARCHITECTURAL PLANS WITH TWO STORIES OF LIVING SPACE, SUBJECT TO CHANGE WITH UPDATED ARCHITECTURAL PLANS

⁴ RECREATION SPACES CALCULATIONS
WALKING TRAIL LOOP: 5'-0" WIDE X 1,907.7 LF = 9,538.2 SF
COMMUNITY GATHERING SPACE: 1,800 SF
PRIVATE PATIO AREA: 150SF/UNIT X 38 UNIT = 5,700 SF
TOTAL RECREATION SPACES=17,038.2 SF

⁵ VARIANCE REQUIRED

2	REDUCED UNIT COUNT	AP	5/26/22
1	PER ACRE COMMENTS	JO	08/13/21
REV	DESCRIPTION	BY	DATE

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • HYDROLOGICAL • SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501
Suffern, NY 10901
(845) 357-4411

22 Paris Avenue, Suite 105
Rockleigh, NJ 07647
(201) 684-1221

PROJECT: **GATTO LANE
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK**

TITLE: **CONCEPT PLAN
GROTKO ROAD ACCESS**

PROJECT NO: 20231
SCALE: 1" = 40'
GRAPHIC SCALE: 0' 40' 80'

DATE: 12/21/20
DRAWING NO: E

KENNETH W. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

Market: NYC/NNJ
Cell Site Number: CN277
Cell Site Name: ORANGEBURG
Fixed Asset Number: 10074910

FIFTH AMENDMENT TO LEASE AGREEMENT

THIS FIFTH AMENDMENT TO LEASE AGREEMENT (“**Fifth Amendment**”), dated as of the latter of the signature dates below, is by and between Town of Orangetown, a municipal corporation, having a mailing address of Town Hall, 26 Orangeburg Road, Orangeburg, NY 10962 (“**Landlord**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as successor in interest to Cellular Telephone Company having a mailing address of 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 (“**Tenant**”).

WHEREAS, Landlord and Tenant (or its predecessor) entered into a Lease Agreement dated August 27, 1993, as amended by a First Amendment dated January 2, 2002, as amended by a Second Amendment dated October 20, 2003, and as amended by the Reinstatement and Ratification of and Third Amendment to Lease Agreement dated July 28, 2016, and as amended by the Fourth Amendment to Lease Agreement dated February 15, 2019 whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the Property located at Town Hall, 26 Orangeburg Road, Orangeburg, NY (collectively, the "Agreement"); and

WHEREAS, Landlord and Tenant desire to amend the Agreement to allow for the installation of additional antennas, associated cables and other communications instruments; and

WHEREAS, Landlord and Tenant desire to adjust the rent in conjunction with the modifications to the Agreement contained herein; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to permit Tenant to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Additional Antennas. In addition to the other antennas permitted in the Agreement, Landlord consents to the installation and operation of additional antennas, associated cables and equipment as more completely described on attached Exhibit 5-A. Landlord’s execution of this

Market: NYC/NNJ
Cell Site Number: CN277
Cell Site Name: ORANGEBURG
Fixed Asset Number: 10074910

Amendment will signify Landlord's approval of Exhibit 5-A. Exhibit 5-A hereby supplements Exhibits 2, 3 and 4 to the Agreement.

2. New Exhibit 5-A. Tenant shall have the right, in its sole discretion, to change, modify or relocate antennas and/or equipment as more completely described on attached Exhibit 5-A. Landlord's execution of this Amendment will signify Landlord's approval of Exhibit 5-A. Exhibit 5-A hereby supplements Exhibit A-1 to the Agreement.

3. Rent. Commencing on the first day of the month following the date that Tenant commences construction of the modifications set forth in this Amendment, Rent shall be increased by Three Hundred and No/100 Dollars (\$300.00) per month, subject to further adjustments as provided in the Agreement. Upon Tenant's removal of additional antennas, Rent will revert to the original rate, subject to adjustments as provided in the Agreement, upon thirty (30) days' prior written notice to Landlord.

4. Notices. Section 16 of the Agreement is hereby deleted in its entirety and replaced with the following:

NOTICES. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to Tenant: New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation,
Attn: Network Real Estate Administration
Re: Cell Site #: 277; Cell Site Name: Orangeburg (NY)
FA No: 10074910
1025 Lenox Park Blvd NE
3rd Floor
Atlanta, GA 30319

With a copy to: New Cingular Wireless PCS, LLC
Attn: Legal Department
Re: Cell Site #: 277; Cell Site Name: Orangeburg (NY)
FA No: 10074910
208 S. Akard Street
Dallas, TX 75202-4206

All notices, requests, demands and communications hereunder must be provided to all of the addresses above in order to constitute effective notice to Tenant.

Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

Market: NYC/NNJ
Cell Site Number: CN277
Cell Site Name: ORANGEBURG
Fixed Asset Number: 10074910

5. **Emergency 911 Service.** In the future, without the payment of additional rent and at a location mutually acceptable to Landlord and Tenant, Landlord agrees that Tenant may add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services.

6. **Memorandum of Lease.** Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease substantially in the form of the Attachment 1. Either party may record this memorandum at any time, in its absolute discretion.

7. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Fifth Amendment, the terms of this Fifth Amendment shall control. Except as expressly set forth in this Fifth Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Fifth Amendment.

8. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

Remainder of Page Left Intentionally Blank
Signatures to follow on Next Page

Market: NYC/NNJ
Cell Site Number: CN277
Cell Site Name: ORANGEBURG
Fixed Asset Number: 10074910

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Fifth Amendment on the dates set forth below.

“LANDLORD”

By: _____

Name: _____

Title: _____

Date: _____

“TENANT”

New Cingular Wireless PCS, LLC

By: AT&T Mobility Corporation

Its: Manager

By: _____

Name: Robert Manzo

Title: Director of Construction and
Engineering

Date: _____

[ACKNOWLEDGEMENTS APPEAR ON NEXT PAGE]

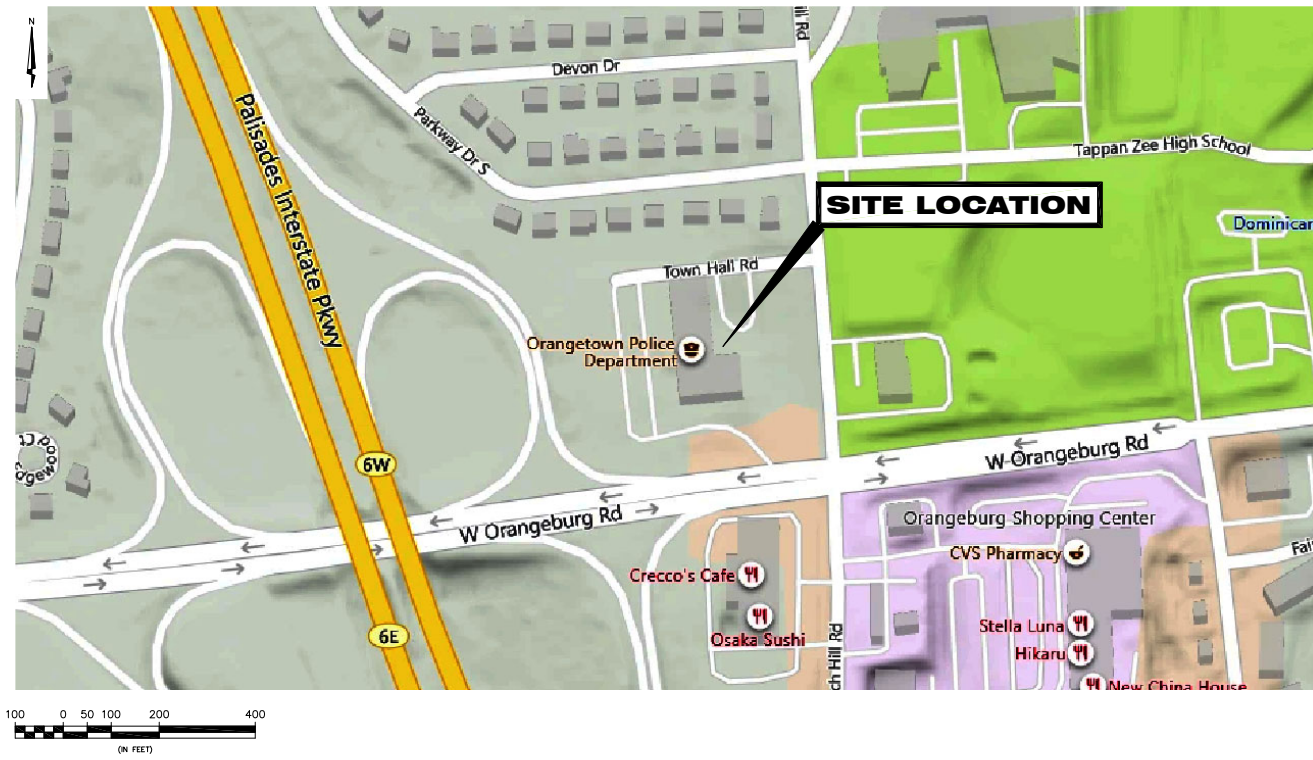
Market: NYC/NNJ
Cell Site Number: CN277
Cell Site Name: ORANGEBURG
Fixed Asset Number: 10074910

Exhibit 5-A
KMB CD's 13 pages dated 7-8-2022



SITE NAME: ORANGEBURG
FA NUMBER: 10074910
SITE NUMBER: NYNYNY0277
PACE NUMBER: MRNYJ013399, MRNYJ013397 & MRNYJ013401
PTN NUMBER: 2191A0YD7Z, 2191A0YCTY & 2191A0YCWB
SCOPE OF WORK: LTE 5C || LTE 6C || 5G NR Radio || 5G NR 1SR

KEY MAP



OWNERSHIP OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF KMB DESIGN GROUP, LLC AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF KMB DESIGN GROUP, LLC. IT IS UNLAWFUL FOR ANY PERSON TO AMEND ANY ASPECT OF THESE DRAWINGS UNLESS THEY HAVE THE APPROVAL OF THE LICENSED PROFESSIONAL IN WRITING.

PROJECT INFORMATION

SITE ADDRESS: 26 ORANGEBURG ROAD
ORANGEBURG, NY 10962
ROCKLAND COUNTY

PROPERTY OWNER: TOWN OF ORANGETOWN, NY
26 ORANGEBURG ROAD
ORANGEBURG, NY 10962

SECTION: 1
BLOCK: 26
LOT: R40
ZONE: R40
JURISDICTION: TOWN OF ORANGETOWN

COORDINATES:
LATITUDE: N 41° 02' 47.9" (NAD 83)
LONGITUDE: W 73° 57' 20.3" (NAD 83)
GROUND ELEVATION: ±212' AMSL
STRUCTURE HEIGHT: ±100'-0" AGL (TOP OF MONOPOLE)

APPLICANT: NEW CINGULAR WIRELESS PCS, LLC (d/b/a/ AT&T)
1 AT&T WAY
BEDMINSTER, NJ 07921

ENGINEER: KMB DESIGN GROUP, LLC
1800 ROUTE 34, SUITE 209
WALL, NJ 07719
PROJECT MANAGER: STEVE STRIEFFLER (732) 280-5623

DRAWING INDEX

DWG #	DRAWING TITLES
A01	COVER SHEET
C01	GENERAL NOTES
C02	COMPOUND PLAN
C02A	ELEVATION
C03	EQUIPMENT PLANS (GRADE LEVEL)
C04	EXISTING ANTENNA PLAN (ALL SECTORS)
C04A	PROPOSED ANTENNA PLAN (ALL SECTORS)
C04B	EQUIPMENT, ANTENNA SPECIFICATIONS & UNISTRUT FRAME DETAILS
E01	GENERAL INFORMATION
E02	ELECTRICAL & GROUNDING DETAILS
E03	ANTENNA CABLING DIAGRAM (ALL SECTORS)



REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY
0	10-07-21	ISSUED FOR CONSTRUCTION	GO	SJS

CODES & STANDARDS

These documents are in compliance & all construction to be in accordance with the following codes & standards as applicable:

- 2020 Building Code of New York State
- 2020 Residential Code of New York State
- 2020 Existing Building Code of New York State
- 2020 Fire Code of New York State
- 2020 Plumbing Code of New York State
- 2020 Mechanical Code of New York State
- 2020 Fuel Gas Code of New York State
- 2020 Energy Conservation Construction Code of New York State
- 2020 Property Maintenance Code of New York State
- 2017 Uniform Code Supplement of New York State
- 2017 National Electrical Code of New York State

JOB DESCRIPTION

REPLACEMENT OF EXISTING TELECOMMUNICATION ANTENNAS AT MONOPOLE. REPLACEMENT OF NEW RRH AT MONOPOLE. INSTALLATION OF NEW RRH AT MONOPOLE. REPLACEMENT OF NEW EQUIPMENT RACK AT GRADE LEVEL.

REPLACEMENT OF EXISTING ANTENNAS = 9 TOTAL
 REPLACEMENT OF EXISTING RRH UNITS = 6 TOTAL
 INSTALLATION OF NEW RRH UNITS = 3 TOTAL
 REPLACEMENT OF EXISTING EQUIPMENT RACK = 1

SCOPE OF WORK: LTE 5C || LTE 6C || 5G NR RADIO || 5G NR 1SR



1800 ROUTE 34, SUITE 209
WALL, NJ 07719
(732) 280-5623

N.Y. CERTIFICATE OF AUTHORIZATION: 081784



Stephen A. Bray
PROFESSIONAL ENGINEER

NY LICENSE: 086064 10/7/21

PROJECT NUMBER:
331.7506.B00

SITE INFORMATION:
26 ORANGEBURG ROAD
ORANGEBURG, NY 10962
ROCKLAND COUNTY

FA #: 10074910

DESIGN TYPE:
CO-LOCATION

SHEET TITLE:
COVER SHEET

SHEET NUMBER: **A01** REV.: **0**



**Know what's below.
Call before you dig.**

K:\331_AT&T\331.7506_Ericsson Generator Project\331.7506_10074910_26 Orangeburg Road\331.7506.B00_5C-CC-5G\331.7506.B00_CAD\331.7506.B00_Construction\331.7506.B00_A01.dwg, 10/7/2021 3:19:37 PM, WSeebach

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GENERAL CONSTRUCTION NOTES:

- This set of plans has been prepared for the purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all drawings have been revised to indicate "ISSUED FOR CONSTRUCTION." Contractor shall e-mail plans@kmbdg.com to ensure that they have the latest set of construction drawings prior to commencing any work whatsoever.
- ADA compliance: The facility is a normally unoccupied mobile radio facility.
- These plans are intended to be used to direct the proposed layout. Drawings should not be scaled unless otherwise noted. Plans, elevations and details are intended to show the end result of design. Minor modifications may be required to suit job dimensions or conditions.
- The contractor shall verify all dimensions and conditions and notify the Project Manager of any discrepancies before starting any work.
- These plans are designed to reflect observed field conditions. Certain conditions are assumed to comply with general standard construction design methods and principles, and the Contractor shall note that not all areas of structural attachment have been opened or specifically verified. The Contractor is therefore requested to notify the Engineer immediately should encountered field conditions vary from those depicted on the drawings. KMB Design Group, LLC will issue field change direction if required. The Project Manager is referenced on the cover sheet.
- All equipment and materials shall be installed in accordance with the manufacturer's recommendations unless otherwise noted by the Engineer of Record.
- The Contractor shall be responsible for all work performed and materials installed to be in strict conformance, as a minimum standard, with all applicable codes, regulations and ordinances having jurisdiction. Electrical systems shall be installed in conformance with the National Electrical Code, and all other local and state jurisdictional codes, ordinances, and with local utility company specifications, whichever is more stringent.
- The Contractor shall keep contract area clean, hazard free and dispose of all dirt, slumps, stones, rubbish or debris in accordance with all local and environmental laws. No materials or equipment shall be placed anywhere on or in the structure without making adequate provisions to protect existing property. Upon completion, repair any damage that may have occurred during construction. Repair all existing wall surfaces damaged during construction such that they match and blend with adjacent surfaces.
- The Contractor shall be solely responsible and have control over construction means, methods, techniques, sequences, and procedures.

SPECIFICATIONS FOR SIKI TOP 123 PLUS NON SHRINK GENERAL PURPOSE GROUT:

- All non-shrink general-purpose grout shall be installed in accordance with the manufacturer's recommendations.
- The non-shrink general-purpose grout shall be mechanically mixed for a minimum of ten minutes.
- Mix no more grout then can be placed in 10 to 15 minutes.
- Surfaces to receive the grout shall be free of any type of foreign material and bond inhibiting materials. Be sure repair area is not less than 1/8" in depth.
- The substrate shall be saturated surface dry with no standing water. Mortar must be scrubbed into substrate filling all pores and voids.
- Typical properties of the grout shall be as follows:
 - Compressive strength (ASTM C-109 modified)
 - 1 day: 3500 psi min (24.1 mpa)
 - 7 day: 6000 psi min (44.8 mpa)
 - 28 day: 7000 psi min (48.3 mpa)
 - Flexural strength (ASTM C-293) @ 28 days: 2000 psi (13.8 mpa)
 - Splitting tensile strength (ASTM C-496) @ 28 days: 900 psi (6.2 mpa)
 - Bond strength (ASTM C-882 modified) @ 28 days: 2200 psi (15.2 mpa)
 - The Portland cement mortar shall not produce a vapor barrier
 - Density (wet mix): 132 lbs/cu ft (2.2 kg/l)
 - Permeability - AASHTO T-277 @ 28 days: approximately 500 coulombs
- All steel bearing plates and main support steel shall be installed once the grout has been leveled and has been cured for a minimum of 24 hours. The full design equipment load shall be installed after the grout has cured for 48 hours.
- Should the contractor wish to propose an alternative grout and method of working outside these parameters, this must be presented to the Engineer in writing with a full method statement, material data sheet and installation instructions for his/her approval.

Failure to comply with this specification could seriously affect the stability of the installation.

DIVISION 1 - GENERAL REQUIREMENTS SECTION 01010 SUMMARY OF WORK:

- The Contractor shall review and become familiar with specifications contained in the bid package prepared by KMB Design Group, LLC and the client. The Contractor shall e-mail plans@kmbdg.com to ensure that they have the latest set of construction drawings prior to commencing any work whatsoever.
- In the event of a conflict between the bid package specifications and these notes, the provisions of the clients specifications shall take precedence.
- The Contractor shall visit the site of the proposed work and fully acquaint themselves with the conditions as they exist in order that any restrictions pertaining to the work are understood. All areas and dimensions are indicated on the drawings as accurately as possible, but all conditions shall be verified by each contractor and/or subcontractor at the site. The failure of the contractor to examine or receive any form, instrument or document, or to visit the site shall not relieve the Contractor from any obligation with respect to their quoted price. The submission of a quotation shall acknowledge that the Contractor and their Subcontractors have fully examined the site and know the existing conditions and have made provisions for operating under the conditions as they exist at the site and have included all necessary items.
- The General Contractor's responsibilities shall include, but not be limited to, construction of the equipment foundation, including electrical service, telephone conduits, grounding system and coordination with local utility companies.
- The antenna installers responsibilities shall include, but not be limited to, cable tray installation, routing of cables from radio equipment to antennas, associated hardware for securing antenna cables, antenna mounts, determining supplier of antennas, grounding of antennas to grounding system, installing antennas and verifying with Radio Frequency Engineers, the alignment, location, and proper orientation of antennas.
- The Contractors shall coordinate construction activities with the building Landlord in order to avoid conflicts with current use of the site.
- The Owner may have work performed under separate contracts, concurrently, with the work of this contract.
- The General Contractor shall permit access to the project to these contractors to perform their work.
- The Contractor shall conform to all applicable local, county, state, and federal codes, laws and requirements, including OSHA.
- The Contractor shall apply and pay for the construction permit, certificate of occupancy and all other required permits or licenses. The Contractor is responsible for obtaining all inspections.
- Care shall be exercised in protecting the building occupants during the demolition and construction periods of this project. Every effort shall be made to maintain a clean operation. Debris shall not accumulate. All debris will be deposited in a suitable container on a daily basis and shall be emptied on a regular schedule. The location of the container shall be coordinated with the Building Manager.
- Safety procedures: Attention is directed to federal, state, and local laws, rules and regulations concerning construction safety and health standards. The construction company awarded this project shall ensure all working surroundings and conditions are sanitary, and are not hazardous or dangerous to the health or safety of the work crews or building occupants. Precaution shall be exercised at all times for the protection of persons and property. It is mandatory that the safety provisions of applicable local laws, OSHA regulations and building and construction codes, be observed for all contractors and antenna riggers.

SECTION 01613 - DELIVERY, STORAGE AND HANDLING

- The Contractor shall be responsible for all procedures and scheduling associated with hoisting, staging, and erecting of materials and equipment to and/or upon the site.
- All elements of the existing site, i.e. structures, site plantings, etc. shall be protected as necessary from said actions. This work must be done in a safe, secure nondestructive manner for protecting personnel and property.

SECTION 01740 WARRANTIES AND BONDS:

- The Contractor shall guarantee all labor and materials used in this project for a minimum period of one (1) year commencing from the date of final acceptance by the client. The Contractor is not required to guarantee material supplied by the Owner.
- Final date of acceptance is deemed as the date that all required state and federal approval have been obtained including, but not limited to:
 - A. Final inspection
 - B. Certificate of Occupancy
- Any deficiencies that come evident during this one (1) year period shall be corrected by the Contractor at the Contractor's expense.

DIVISION 2 - SITE WORK

- The Contractor shall call utilities prior to the start of construction.
- All existing active sewer, water, gas, electric, and other utilities where encountered in the work, shall be protected at all times, and where required for the proper execution of the work, shall be relocated as directed by Engineers. Extreme caution should be used by the Contractor when excavating or pier drilling around or near utilities. The Contractor shall provide safety training for the working crew. This will include but not limited to:
 - A. Fall protection
 - B. Confined space
 - C. Electrical safety
 - D. Trenching & excavation
- All site work shall be as indicated on the drawing and stipulated in the specification project summary.
- If necessary, rubbish, stumps, debris, sticks, stones, and other refuse shall be removed from the site and disposed of legally.
- The site shall be graded to cause surface water flow away from the equipment shelter and monopole areas.
- No fill or embankment material shall be placed on frozen ground. Frozen materials, snow or ice shall not be placed in any fill or embankment.
- The sub grade shall be compacted and brought to a smooth uniform grade prior to finished surface application.
- All existing inactive sewer, water, gas, electric and other utilities, which interfere with the execution of the work, shall be removed and/or capped, plugged or otherwise discontinued at points which will not interfere with the execution of the work, subject to the approval of engineering.
- The areas of the Owners property disturbed by the work and not covered by the building or driveway, shall be graded to a uniform slope, fertilized, seeded, and covered with mulch as specified in the specification of landscape work.
- The Contractor shall minimize disturbance to existing site during construction. Erosion control measures, shall be in conformance with the local guidelines for erosion and sediment control.
- All back fill shall be compacted to 95% modified proctor density as determined by ASTM standard test procedures.

DIVISION 3 - CONCRETE

- Design and construction of all concrete elements shall conform to the latest editions of the following applicable codes: ACI 301 "Specifications for Structural Concrete for Buildings"; ACI 318 "Building Code Requirements for Reinforced Concrete".
- Mix design shall be approved by Owner's representative prior to placing concrete.
- Concrete shall be normal weight, 6% air entrained ($\pm 1.5\%$) with a maximum 4" slump, and have a minimum 28-day compressive strength of 3000 psi unless otherwise noted.
- Maximum aggregate size shall be 1".
- The following materials shall be used:
 - Portland cement: ASTM C 150, TYPE I
 - Reinforcement: ASTM A 185
 - Normal weight aggregate: ASTM C 33
 - Water: Drinkable
 - Admixtures: Non-chloride containing
- Reinforcing details shall be in accordance with the latest edition of ACI 315.
- Reinforcing steel shall conform to ASTM A 615, grade 60, deformed unless noted otherwise. Welded wire fabric shall conform to ASTM A 185 welded steel wire fabric unless noted otherwise. Splices shall be class "B" and all hooks shall be standard, unless otherwise noted.
- The following minimum concrete cover shall be provided for reinforcing steel unless shown otherwise on drawings:
 - Concrete cast against earth 3"
 - Concrete exposed to earth or weather:
 - #6 and larger 2"
 - #5 and smaller 1 1/2"
 - Concrete not exposed to earth or weather or not cast against the ground:
 - Slab and wall 3/4"
 - Beams and columns 1 1/2"
- A 1" chamfer shall be provided at all exposed edges of concrete, unless otherwise noted, in accordance with ACI 30 section 4.2.4.
- Installation of concrete anchor, shall be per manufacturers written recommended procedure, the anchor bolt, dowel or rod shall conform to manufacturer's recommendation for embedment depth or as shown on the drawing. No rebar shall be cut without prior engineering approval when drilling holes in concrete.
- Curing compounds shall conform to ASTM C-309.
- Admixtures shall conform to the appropriate ASTM standard as referenced in ACI-301.
- Do not weld or tack weld reinforcing steel.
- All dowels, anchor bolts, embedded steel, electrical conduits, pipe sleeves, grounds and all other embedded items and formed details shall be in place before start of concrete placement.
- Locate additional construction joints required to facilitate construction as acceptable to Engineer. Place reinforcement continuously through joint.
- Reinforcement shall be cold bent whenever bending is required.
- Place concrete in a uniform manner to prevent the formation of cold joints and other planes of weakness. Vibrate the concrete to fully embed reinforcing. Do not use vibrators to transport concrete through chutes or formwork.
- Do not place concrete in water, ice, or on frozen ground.
- Do not allow concrete sub base to freeze during concrete curing and setting period, or a minimum of 14 days after placement.

- For cold-weather and hot-weather concrete placement, conform to applicable ACI codes and recommendations. In either case, materials containing chloride, calcium, salts, etc. shall not be used. Protect fresh concrete from weather for 7 days minimum.

GENERAL NOTES FOR POST-INSTALLED ANCHORS (HILTI OR APPROVED EQUAL)

EPOXY ANCHOR MOUNTING CHART	
WALL TYPE	METHOD OF ATTACHMENT
CONCRETE	HILTI HIT HY200, MINIMUM EMBEDMENT 6" SPACED 16" ON CENTER UNLESS NOTED OTHERWISE
MASONRY (CMU AND BRICK)	HILTI HIT HY270 WITH SCREEN TUBE, MINIMUM EMBEDMENT 6" SPACED 16" ON CENTER UNLESS NOTED OTHERWISE
THRU-BOLT MOUNTING CHART	
WALL TYPE	BOLT TYPE
CONCRETE/MASONRY	F1554 GRADE 55 THRU- BOLT UNLESS NOTED OTHERWISE

INSTALLER TRAINING

- Installers must be certified through the ACI/CRSI Adhesive Anchor Installer Certification program or equivalent. The General Contractor shall arrange installation training for all post-installed anchor products specified and shall provide the Engineer of Record documentation demonstrating that all personnel responsible for installing anchors are trained prior to the commencement of installing anchors.
- Installers shall be trained on the complete installation process for drilled-in anchors, including but not limited to:
 - A. Hole Drilling Procedure
 - B. Hole Preparation & Cleaning Technique
 - C. Adhesive Injection Technique & Dispenser Training / Maintenance
 - D. Rebar Dowel Preparation and Installation
 - E. Proof Loading/Tensile Tests/Torquing

GENERAL PROCEDURES

Contractor/installer to follow anchor manufacturer specifications and instructions for use, including but not limited to the following general procedures:

- Hole Drilling Procedure
 - A. Drill holes with rotary impact hammer drills using carbide-tipped bits, hollow drill bit system, and/or core drills using diamond core bits. Drill bits shall be of diameters as specified by the anchor manufacturer. Unless otherwise shown on the Drawings, all holes shall be drilled perpendicular to the concrete or masonry surface.
- Hole Preparation & Cleaning
 - A. Holes must be free of debris, dust, water, ice, oil, grease, and other contaminants prior to adhesive injection. Installer to ensure all holes are properly cleaned using compressed air and steel wire brush, following manufacturer specified methods:
 - For blowing out the hole, blow out with oil free air until return air stream is free of noticeable dust.
 - For brushing out the hole, only use specified wire brush. The brush must resist insertion into the hole. If not, brush is too small and must be replaced.
- Cartridge Injection Adhesive Anchors
 - A. Clean all holes per manufacturer instructions to remove loose material and drilling dust prior to installation of adhesive. Inject adhesive into holes proceeding from the bottom of the hole and progressing toward the surface in such a manner as to avoid introduction of air pockets in the adhesive. Follow manufacturer recommendations to ensure proper mixing of adhesive components. Sufficient adhesive shall be injected in the hole to ensure that the annular gap is filled to the surface. Remove excess adhesive from the surface. Shim anchors with suitable device to center the anchor in the hole.
 - B. For hollow masonry applications, contractor to use plastic-mesh screen tubes and inserts, following manufacturer specifications.
 - C. Do not disturb or load anchors before manufacturer specified cure time has elapsed.
 - D. Observe manufacturer recommendations with respect to installation temperatures for cartridge injection adhesive anchors.

POST-INSTALLED ANCHOR SPECIAL INSPECTION

- The General Contractor shall notify the Engineer of Record and Special Inspector of Record when post-installed anchor work is scheduled to be performed to allow on-site inspection during installation.
- The General Contractor shall document their work with photographs and/or video during the installation process demonstrating the above minimum general procedures have been performed, and shall furnish photographs, videos, and/or test reports to the Engineer of Record as part of the Special Inspection review and project close-out process.
- The Contractor is responsible for the compliance with all items noted. Failure for the Contractor to provide sufficient training documentation, notifications to the engineer, and/or to provide sufficient progress photographs does not remove the Contractor's liability for full compliance and may require the Contractor to remove and reinstall all anchors and repair adjacent affected areas.

DIVISION 5 - METALS

SECTION 05120 - STRUCTURAL STEEL

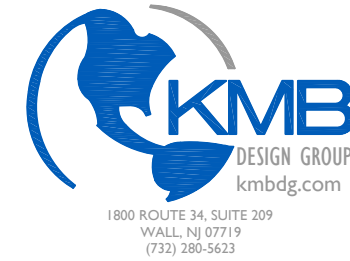
- Codes and specifications:**
 - A. The fabrication/erection shall conform to the requirements of the following codes and specifications, latest edition, unless otherwise noted:
 - The local building code.
 - AISC 360 specification for structural steel buildings.
 - ASTM A992 structural steel (for all w sections only).
 - ASTM A36 structural steel (all other sections).
 - ASTM A53, type E, grade B, electric resistance welded steel pipe.
 - ASTM 123 zinc (hot-dip galvanized) coatings on iron and steel products.
 - ASTM 153 zinc coated (hot-dip) iron and steel hardware.
 - AWS D1.1 structural welding code.
 - EIA/TIA-222 structural standards for steel antenna towers and antenna supporting structures.
- Design parameters:**
 - A. The structural steel antenna mounting frames are designed to provide support for antennas and all hardware and accessories associated with antennas.
- Fabrication and installation requirements:**
 - A. The antenna supports, antennas and mounting hardware shall be constructed plumb, level and true.
 - B. All structural elements and fasteners shall be galvanized in accordance with ASTM A123 and A153.
 - C. Welds should be shop made wherever possible, conforming to AISC specification and AWS requirements. All welds are to be of the size and type indicated. Contractor shall employ a licensed welder and shall provide the engineer with their name and a copy of their license prior to commencing any field welding.
 - D. Contractor shall provide fire watch during all welding operations, brazing and soldering and other work requiring the use of an open flame. Two (2) hand held 30 lb fire extinguishers and adequate water supply shall be maintained on site. Fire watch plan shall be submitted to the client for approval prior to welding.
 - E. All bolted connections shall be A325 high strength bolts 5/8" diameter minimum size unless otherwise noted. Bolts shall be supplied with flat washers. Bolts shall be tightened in accordance with the AISC snug tight condition, unless otherwise noted.
 - F. Protective galvanized coatings which were damaged or removed during erection or transportation shall be restored by painting with zinc-rich primer.

- All threaded rods shall be 1/2" diameter A36 steel unless otherwise noted.
- Temporary structures for staging and construction shall be capable of withstanding forces specified by the local building code current edition.
- Inspections:**
 - A. All structural steel antenna frames, and connections shall be inspected prior to installation of antennas.
 - B. All antenna cable trays, supports, channels and clamps shall be inspected prior to installation of antenna cables.
 - C. Coordinate all inspections with the client's Construction Manager.
 - D. Contractor to make notifications 72 hours prior to any required inspections.



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REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY



N.Y. CERTIFICATE OF AUTHORIZATION: 081784



Stephen A. Bray
PROFESSIONAL ENGINEER
NY LICENSE: 086064 10/7/21

PROJECT NUMBER:
331.7506.B00

SITE INFORMATION:
**26 ORANGEBURG ROAD
ORANGEBURG, NY 10962
ROCKLAND COUNTY
FA #: 10074910**

DESIGN TYPE:
CO-LOCATION

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: **C01** REV.: **0**

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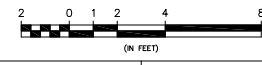
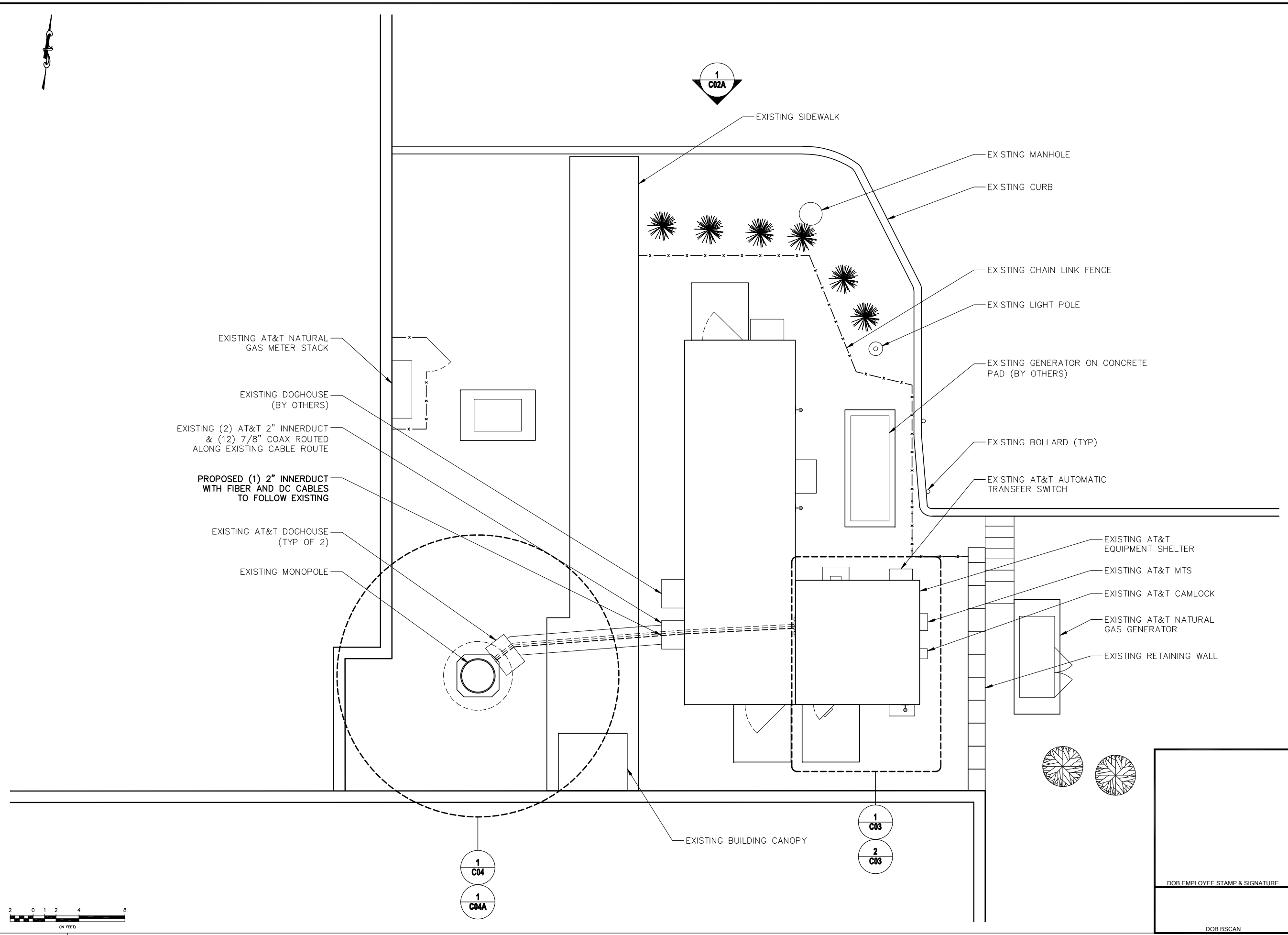
SITE INFORMATION:
26 ORANGEBURG ROAD
ORANGEBURG, NY 10962
ROCKLAND COUNTY
FA #: 10074910

DESIGN TYPE:
CO-LOCATION

SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER: REV.:

C02 **0**



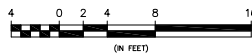
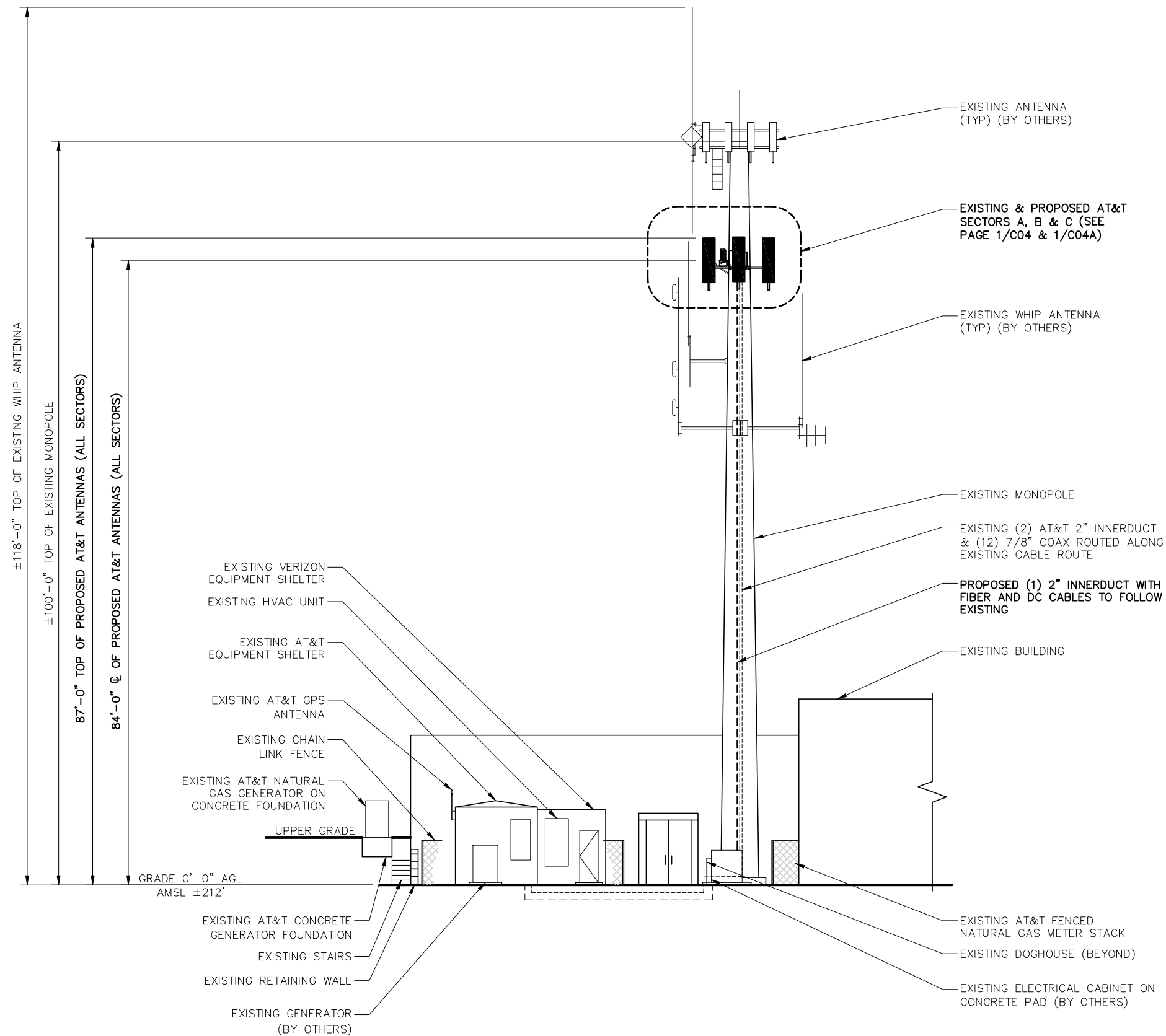
1 **COMPOUND PLAN**
11x17 SCALE: 1/8" = 1'-0" 24x36 SCALE: 1/4" = 1'-0"

DOB EMPLOYEE STAMP & SIGNATURE

DOB BSCAN

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1 NORTH ELEVATION

11x17 SCALE: 1/16" = 1'-0" 24x36 SCALE: 1/8" = 1'-0"



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N.Y. CERTIFICATE OF AUTHORIZATION: 081784



Stephen A. Bray
 PROFESSIONAL ENGINEER
 NY LICENSE: 086064 10/7/21

PROJECT NUMBER:
331.7506.B00

SITE INFORMATION:
 26 ORANGEBURG ROAD
 ORANGEBURG, NY 10962
 ROCKLAND COUNTY
FA #: 10074910

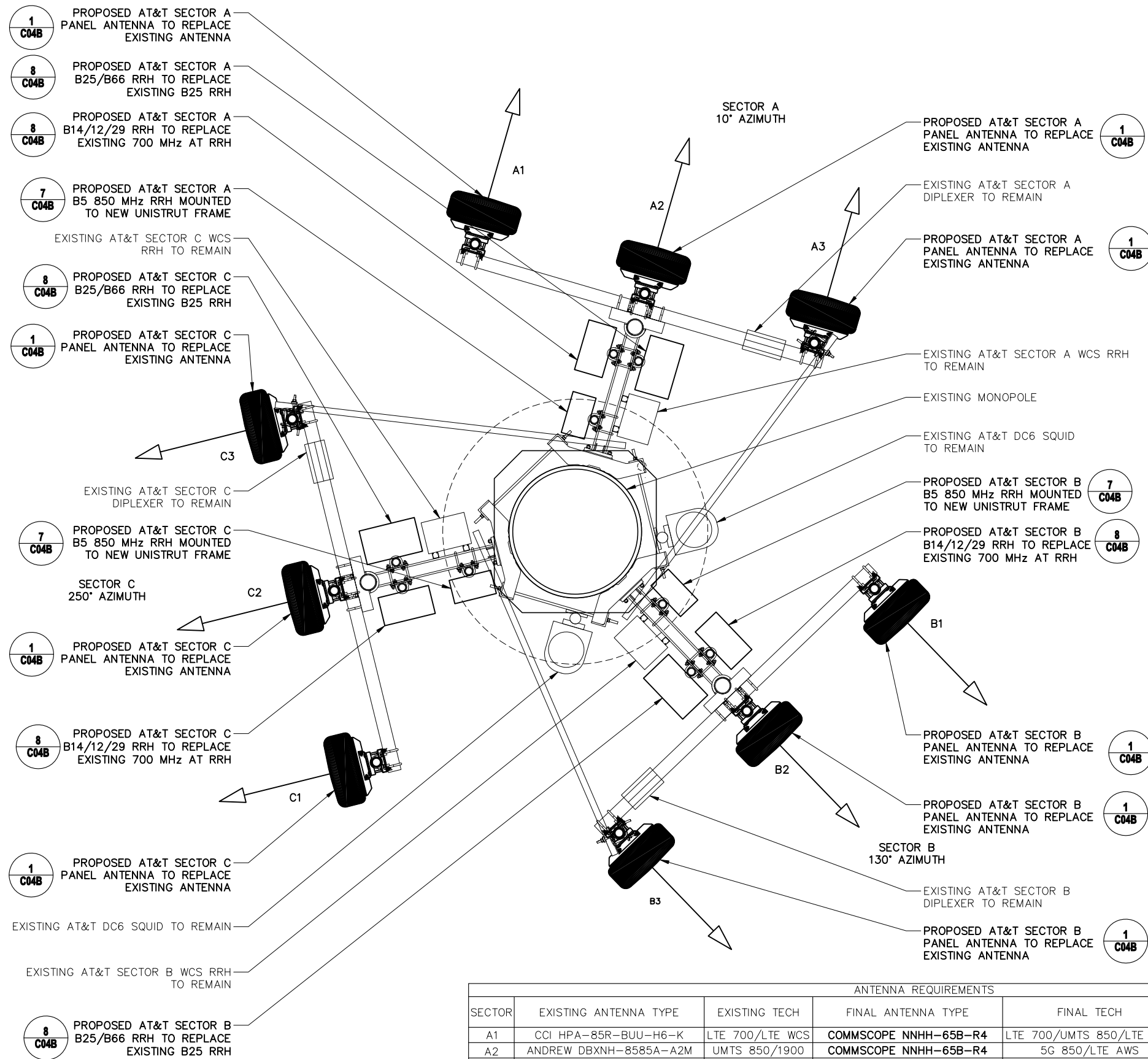
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SHEET TITLE:
 ELEVATION

SHEET NUMBER: **C02A** REV.: **0**

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ANTENNA REQUIREMENTS							
SECTOR	EXISTING ANTENNA TYPE	EXISTING TECH	FINAL ANTENNA TYPE	FINAL TECH	AZIMUTH (DEGREES)	STATUS	CABLE LENGTH (FT)
A1	CCI HPA-85R-BUU-H6-K	LTE 700/LTE WCS	COMMSCOPE NNHH-65B-R4	LTE 700/UMTS 850/LTE WCS	10	REPLACE	140
A2	ANDREW DBXNH-8585A-A2M	UMTS 850/1900	COMMSCOPE NNHH-65B-R4	5G 850/LTE AWS	10	REPLACE	140
A3	CCI HPA-85R-BUU-H6-K	LTE 700/1900	COMMSCOPE NNHH-65B-R4	LTE 700/1900/LTE AWS	10	REPLACE	140
B1	CCI HPA-85R-BUU-H6-K	LTE 700/LTE WCS	COMMSCOPE NNHH-65B-R4	LTE 700/UMTS 850/LTE WCS	130	REPLACE	140
B2	ANDREW DBXNH-8585A-A2M	UMTS 850/1900	COMMSCOPE NNHH-65B-R4	5G 850/LTE AWS	130	REPLACE	140
B3	CCI HPA-85R-BUU-H6-K	LTE 700/1900	COMMSCOPE NNHH-65B-R4	LTE 700/1900/LTE AWS	130	REPLACE	140
C1	CCI HPA-85R-BUU-H6-K	LTE 700/LTE WCS	COMMSCOPE NNHH-65B-R4	LTE 700/UMTS 850/LTE WCS	250	REPLACE	140
C2	ANDREW DBXNH-8585A-A2M	UMTS 850/1900	COMMSCOPE NNHH-65B-R4	5G 850/LTE AWS	250	REPLACE	140
C3	CCI HPA-85R-BUU-H6-K	LTE 700/1900	COMMSCOPE NNHH-65B-R4	LTE 700/1900/LTE AWS	250	REPLACE	140



1 PROPOSED ANTENNA PLAN (ALL SECTORS)

11x17 SCALE: 3/8" = 1'-0" 24x36 SCALE: 3/4" = 1'-0"



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REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY	



N.Y. CERTIFICATE OF AUTHORIZATION: 081784



Stephen A. Bray
PROFESSIONAL ENGINEER
NY LICENSE: 086064 10/7/21

PROJECT NUMBER:
331.7506.B00

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ORANGEBURG, NY 10962
ROCKLAND COUNTY
FA #: 10074910

DESIGN TYPE:
CO-LOCATION

SHEET TITLE:
PROPOSED ANTENNA PLAN (ALL SECTORS)

SHEET NUMBER: REV.:

C04A 0

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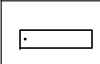
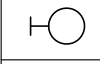

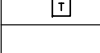

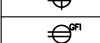
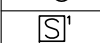
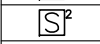
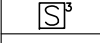
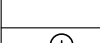


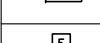
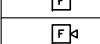

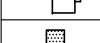

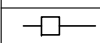
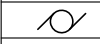






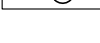

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- GENERAL SPECIFICATIONS:**
- ALL WORK SHOULD BE DONE IN A NEAT WORKMANLIKE MANNER, LEFT CLEAN AND FREE FROM DEFECTS, AND COMPLETELY OPERABLE. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AS SCHEDULED ON THE DRAWINGS. ALL MATERIALS SHALL BE NEW AND ALL WORK AND MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.
 - ALL WORK SHALL BE CAREFULLY COORDINATED WITH THE LANDLORD AND ALL TRADES INVOLVED, AND THE CONTRACTOR SHALL PROVIDE PROPER CONNECTIONS, FITTINGS, VALVES, PIPING, ETC. FOR ALL EQUIPMENT FURNISHED BY CARRIER OR OTHER TRADES INVOLVED IN THIS CONTRACT.
 - CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY CONFLICT DISCOVERED BEFORE PERFORMING ANY WORK RELATED TO SUCH CONFLICT.
 - PROVIDE ALL REQUIRED TEMPORARY UTILITIES AND PAY ALL ASSOCIATED FEES AND OPERATING COSTS.
 - THE GENERAL CONTRACTORS SHALL PERFORM ALL CUTTING AND PATCHING AS REQUIRED FOR THEIR RESPECTIVE WORK, INCLUDING STRUCTURALLY FRAMED OPENINGS SHALL BE CUT AND FRAMED BY THE GENERAL CONTRACTOR. ALL HOLES IN MASONRY FLOORS AND WALLS SHALL BE CORE DRILLED.

- GROUNDING NOTES:**
- ALL GROUNDING CONDUCTORS SHALL BE #2 SOLID TINNED COPPER, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR CONNECTIONS TO GROUND CONDUCTOR SHALL BE EXOTHERMICALLY WELDED (CADWELD).
 - ALL CONNECTIONS BELOW GRADE SHALL BE EXOTHERMICALLY WELDED (CADWELD).
 - CONNECTIONS TO GROUND BARS SHALL BE MADE UTILIZING TWO-HOLE LONG BARREL TYPE STAINLESS STEEL BOLTS, NUTS, AND LOCKWASHERS.
 - CONNECTIONS TO EQUIPMENT AND ENCLOSURES SHALL BE MADE UTILIZING TWO-HOLE GROUND LUGS WITH AN ANTI-OXIDENT COMPOUND.
 - THE GROUNDING SYSTEM SHALL BE TESTED UPON INSTALLATION. THE MAXIMUM RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS.
 - WHERE GROUNDING CONNECTIONS ARE MADE TO PAINTED METAL. SURFACES SHALL BE SCRAPED CLEAN TO BEAR METAL TO INSURE PROPER CONTACT. SURFACES SHALL BE RESTORED TO MATCH ORIGINAL FINISHES.
 - ALL BENDS IN GROUNDING CONDUCTORS SHALL NOT BE LESS THAN A 12" RADIUS.
 - BOND ALL METALLIC RACEWAYS, EQUIPMENT ENCLOSURES, AND BOXES.
 - ALL BONDING CONDUCTORS SHALL BE #6 AWG. STRANDED INSULATED COPPER.
 - CABLE TO CABLE CONNECTIONS SHALL BE EXOTHERMICALLY WELDED (CADWELD).
 - CABLE TO STEEL CONNECTIONS SHALL BE EXOTHERMICALLY WELDED (CADWELD), UNLESS OTHERWISE NOTED.
 - USE OF NINETY DEGREE BENDS SHALL BE AVOIDED. BENDS SHALL BE FORTY FIVE DEGREES WHERE POSSIBLE.
 - BOND ALL SERVICE RACEWAYS, EQUIPMENT ENCLOSURES, METER FITTINGS, BOXES, AND METALLIC RACEWAYS IN ACCORDANCE WITH SECTION 250.92 OF THE NATIONAL ELECTRIC CODE.

- ELECTRICAL SPECIFICATIONS:**
- GENERAL:
 - THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION EQUIPMENT, SERVICES AND FACILITIES REQUIRED FOR THE COMPLETE, PROPER AND SUBSTANTIAL INSTALLATION OF ALL ELECTRICAL WORK. ALL FIXTURES, DEVICES, AND EQUIPMENT SHOWN, NOTED OR REQUIRED ON THESE DRAWINGS, AND/OR CONTAINED HEREIN SHALL BE CONNECTED FROM THE SOURCE OF ELECTRIC POWER TO THE FINAL CONNECTION, TESTED AND MADE READY FOR SATISFACTORY OPERATION.
 - ALL CONTROL WIRING SHALL BE FURNISHED BY THE ELECTRICAL CONTRACTOR. OTHER CONTRACTORS SHALL PROVIDE STARTERS, ETC. FOR ALL EQUIPMENT THEY FURNISH, UNLESS SPECIFICALLY INDICATED ON THE ELECTRICAL DRAWINGS.
 - UNLESS OTHERWISE INDICATED, THE ARRANGEMENT, POSITION, CONNECTIONS, ETC. SHOWN ON THE DRAWINGS SHALL BE TAKEN DIAGRAMMATIC. THE RIGHT IS RESERVED BY THE ENGINEER TO MAKE MINOR CHANGES IN LOCATIONS AND ARRANGEMENTS WHEN REQUIRED BY JOB DEVELOPMENT WITHOUT ADDITIONAL COMPENSATION TO THE CONTRACTOR.
 - REFER TO THE GENERAL SPECIFICATION, THIS SHEET.
 - ALL WORK SHALL CONFORM TO THE ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL, STATE AND APPLICABLE CODES.
 - PROVIDE AS-BUILT DRAWINGS TO OWNER AT CONCLUSION OF PROJECT.
 - OBTAIN ALL PERMITS AND APPROVALS FROM AUTHORITIES HAVING JURISDICTION AND PAYING ALL FEES REQUIRED.
 - WHEN A UTILITY COMPANY METER IS SPECIFIED, THE CONTRACTOR SHALL OBTAIN ALL ASSOCIATED CUT-IN CARDS, INSPECTIONS, ETC., NECESSARY TO HAVE THE METER SET. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET WITH UTILITY COMPANY PRIOR TO CONSTRUCTION TO VERIFY SOURCE OF ELECTRIC SERVICE, TAP AND METER LOCATION.
 - GROUND RING DEPTH SHALL BE 30 INCHES MINIMUM BELOW FINISHED GRADE, OR 6 INCHES BELOW FROST LINE, WHICHEVER IS THE GREATER DISTANCE.
 - IDENTIFICATION:
 - PROVIDE TYPEWRITTEN DIRECTORIES FOR PANELS, INDICATING USE OF EACH BRANCH CIRCUIT AND DESIGNATING SPARE CIRCUITS. HANDWRITTEN DIRECTORIES ARE NOT ACCEPTABLE.
 - LABEL ALL CONDUITS AND WIRES WITH THEIR ASSOCIATED CONDUIT AND CIRCUIT/TERMINAL NUMBERS. MARKERS TO BE AS MANUFACTURED BY SETON NAMEPLATE CORP., OR EQUAL.
 - ALL PANELBOARDS, SWITCHES AND OTHER EQUIPMENT ENCLOSURES SHALL BEAR ENGRAVED NAMEPLATES AS MANUFACTURED BY SETON NAMEPLATE CORP., OR EQUAL LETTERING TO BE 1/2 INCH HIGH WHITE LETTERS ON BLACK BACKGROUND UNLESS NOTED OTHERWISE.
 - RACEWAYS:
 - MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - EXPOSED RACEWAYS SHALL BE RUN TRUE, PLUMB, AND PARALLEL OR PERPENDICULAR TO BUILDING LINES.
 - CONDUIT SUPPORTS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10 FEET APART.
 - WIRING METHODS:
 - SINGLE CONDUCTOR CABLES SHALL BE USED FOR FEEDERS AND BRANCH CIRCUIT WIRING. MINIMUM SIZE WIRE SHALL BE #12 AWG UNLESS OTHERWISE INDICATED AND SHALL BE SIZED TO CONFORM TO NORMAL NEC VOLTAGE DROPS. WIRE SIZES #10 AWG AND SMALLER SHALL BE SOLID, #8 AWG AND LARGER SHALL BE STRANDED. ALL CONDUCTORS SHALL BE COPPER.
 - CONDUCTORS SHALL BE CONTINUOUS FROM ORIGIN TO PANEL OR EQUIPMENT WITHOUT SPLICES. WHERE TAP SPLICES ARE NECESSARY AND APPROVED, THEY SHALL BE MADE WITH SUITABLE CONNECTORS IN JUNCTION BOXES.
 - PHASE CONDUCTORS SHALL BE IDENTIFIED WITH THE FOLLOWING COLOR CODED TAPE AT BOTH ENDS:










120/208 VOLTS		277/480 VOLTS	
PHASE A	BLACK	BROWN	
PHASE B	RED	ORANGE	
PHASE C	BLUE	YELLOW	
NEUTRAL	WHITE	WHITE WITH GREY STRIPE	
GROUND	GREEN	GREEN	
 - PROVIDE FIRESTOPPING AROUND ALL CONDUITS AT WALL AND FLOOR PENETRATIONS.
 - SEAL ALL EXTERIOR WALL PENETRATIONS AS REQUIRED.
 - THE CONTRACTOR SHALL CONCEAL ALL CONDUIT ROUTING PASSING THROUGH FINISHED AREAS. CONDUIT ROUTING THROUGH UNFINISHED AREAS SHALL BE SUPPORTED AS SPECIFIED IN DRAWINGS. UNLESS CLEARLY SPECIFIED, NO CONDUITS SHALL BE ROUTED ON EXTERIOR SURFACE OF BUILDING.
 - UNDERGROUND CONDUITS SHALL BE A MINIMUM OF 24" BELOW FINISHED GRADE. ALL UNDERGROUND WORK SHALL BE DOCUMENTED BY PHOTOGRAPH BEFORE ANY BACKFILL IS BEGUN. PHOTOS WILL BE REQUIRED AT TIME PUNCHLIST IS PERFORMED. FEEDERS SHALL BE INDIVIDUAL CONDUCTORS IN SCHEDULE 40 PVC, DIRECT BURIAL CONDUIT. WHEN BURIED CONDUITS ARE SUBJECT TO VEHICULAR TRAFFIC, CONDUITS SHALL BE ENCASED IN CONCRETE. ALL SWEEPS BELOW GRADE SHALL BE SCHEDULE 80 PVC.
 - ALL FEEDERS RUN INDOORS SHALL CONSIST OF EMT WITH INDIVIDUAL CONDUCTORS. FLEXIBLE METALLIC CONDUIT (MC) SHALL BE USED WHERE STRUCTURAL MEMBER PROHIBIT CONDUIT. MC MAY ALSO BE UTILIZED FOR LIGHTING WHIPS, BRANCH CIRCUITS AND OTHER MISCELLANEOUS APPLICATIONS PERMITTED BY CODE.
 - ALL FEEDERS IN "DAMP" OR "WET" LOCATIONS SHALL CONSIST OF INDIVIDUAL CONDUCTOR IN RIGID GALVANIZED STEEL OR RIGID ALUMINUM CONDUIT. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE UTILIZED WHEN CONNECTING TO EQUIPMENT CABINETS AND VIBRATING EQUIPMENT. THE MAXIMUM LENGTH FOR FLEXIBLE CONDUIT SHALL BE 6'-0".
 - WIRING DEVICES:
 - SWITCHES, RECEPTACLES AND OTHER WIRING DEVICES SHALL BE SPECIFICATION GRADE OF TYPE, SIZE AND RATING INDICATED ON THE DRAWINGS.
 - DISCONNECT SWITCHES:
 - SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK NEMA 1 FOR INDOOR USE AND NEMA 3R FOR OUTDOOR USE AS MANUFACTURED BY GENERAL ELECTRIC, SQUARE D OR EQUAL. ELECTRICAL CONTRACTOR TO PROVIDE ALL SAFETY DISCONNECTS.
 - SPECIAL REQUIREMENTS:
 - THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL POWER AND CONTROL WIRING FOR EQUIPMENT FURNISHED UNDER HVAC, PLUMBING AND GENERAL TRADE SECTIONS.
 - ALL WORK REQUIRING AN OUTAGE OR INTERRUPTION OF SERVICE (POWER, TELEPHONE) SHALL BE SCHEDULED ONLY AT SUCH TIME PERMITTED BY OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING THE PROJECT WITH THE ADVISORY BOARD OF THE CITY OF NEW YORK (IF REQUIRED) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION OF NECESSARY DRAWINGS, FORMS AND ALL ASSOCIATED FEES.
 - LIGHTING FIXTURES AND LAMPS:
 - LIGHTING FIXTURES SHALL BE FURNISHED COMPLETE WITH NECESSARY HARDWARE AND LAMPS.
 - PANELBOARDS:
 - PANELS SHALL BE BOLTED- ON MOLDED CASE CIRCUIT BREAKER TYPE WITH DOORS AND LOCKS.
 - ALL CONDUCTOR TERMINALS SHALL BE U.L. LISTED FOR MINIMUM OF 75° C.
 - TRANSFORMERS:
 - TRANSFORMERS SHALL BE DRY TYPE WITH AVERAGE TEMPERATURE RISE NOT TO EXCEED 150° C (115° C) (80° C).
 - TRANSFORMERS SHALL BE AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC OR SIEMENS.

ELECTRICAL LEGEND	
LIGHTING FIXTURES	
	1' X 4' SURFACE MOUNTED FLOURESCENT FIXTURE WITH WRAP AROUND ACRYLIC PRISMATIC LENS. LITHONIA PART NO. LB-332-120-SS81/3-NYC. LAMPS: (3) F32T8/35K
	50 WATT H.P.S. EXTERIOR WALL MOUNTED FIXTURE W/ PHOTOCCELL. MOUNT 6"6" A.F.G. TO BOTTOM. HUBBELL NO. NRG-301-120-PC
POWER	
	HOMERUN TO DESIGNATED PANEL. CROSS LINES INDICATE NUMBER OF CONDUCTORS WHEN MORE THAN TWO (GROUND NOT INCLUDED) NUMBER DENOTES CIRCUIT
	TRANSFORMER
WIRING DEVICES	
	DUPLEX RECEPTACLE. 20 AMP. 125 V, LEVITON NO. 5262-1 MOUNT 1'6" A.F.F. TO CENTER
	DOUBLE DUPLEX RECEPTACLE, (2) 20 AMP, 125 V, LEVITON NO. 5262-1 MOUNT 1'6" A.F.F. TO CENTER
	20 AMP, 125 V, DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTER LEVITON NO. 6599 W/ LOCKING COVER 5977
	SINGLE POLE, 20 AMP TOGGLE SWITCH LEVITON NO. CSB 1-20. MOUNT 4'-0" A.F.F. TO TOP.
	TWO-POLE, 20 AMP TOGGLE SWITCH LEVITON NO. CSB 2-20. MOUNT 4'-0" A.F.F. TO TOP.
	3-WAY, 20 AMP TOGGLE SWITCH LEVITON NO. CSB 3-20. MOUNT 4'-0" A.F.F. TO TOP.
AUXILIARY SYSTEMS	
	CEILING-MOUNTED IONIZATION SMOKE DETECTOR
	CEILING MOUNTED PHOTOELECTRIC SMOKE DETECTOR
	SELF-CONTAINED COMBINATION EMERGENCY LED LIGHT W/ (2) LAMPHEADS. DUAL-LITE NO.: LTSRW
	FIRE ALARM PULL STATION. MOUNT 48" A.F.F. TO TOP.
	FIRE ALARM HORN / STROBE. MOUNT 80" A.F.F. TO TOP.
EQUIPMENT	
	DISCONNECT SWITCH 30 = AMP RATING NF = NON-FUSED
	PULLBOX
	PANELBOARD
	MOTOR-OPERATED DAMPER
	MOTOR
GROUNDING	
	#2 SOLID TINNED COPPER UNLESS OTHERWISE NOTIFIED
	EXOTHERMIC WELD CONNECTION
	MECHANICAL CONNECTION, DOUBLE-CRIMP "C" TYPE
	MASTER GROUND BAR
	INSULATED GROUND BAR
	UNINSULATED GROUND BAR
	5/8" x 10' COPPER CLAD GROUND ROD

THE CONTRACTOR IS REQUIRED TO CONTACT AND MEET WITH THE UTILITY COMPANIES PRIOR TO STARTING CONSTRUCTION. THIS IS NECESSARY TO VERIFY THAT FOLLOWING UTILITY POINTS HAVE REMAINED CONSISTENT WITH THE CONTRACTOR DOCUMENTS:

- * TELEPHONE DEMARICATION POINT
- * ELECTRICAL SERVICE TAP POINT
- * NEW UTILITY METER LOCATION



					
					
					
					
					
					
					
					
	10-07-21	ISSUED FOR CONSTRUCTION	GO	SJS	
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY	



N.Y. CERTIFICATE OF AUTHORIZATION: 081784



Stephen A. Bray
PROFESSIONAL ENGINEER
NY LICENSE: 086064 10/7/21

PROJECT NUMBER:
331.7506.B00

SITE INFORMATION:
26 ORANGEBURG ROAD
ORANGEBURG, NY 10962
ROCKLAND COUNTY
FA #: 10074910

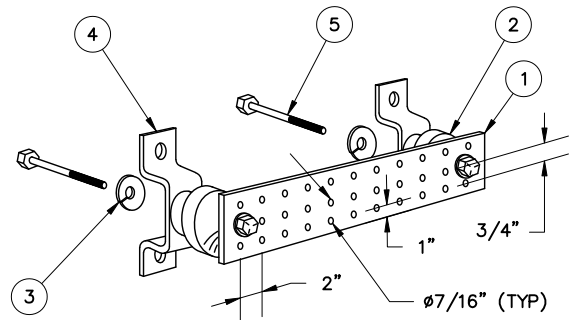
DESIGN TYPE:
CO-LOCATION

SHEET TITLE:
GENERAL INFORMATION

SHEET NUMBER: **E01** REV.: **0**

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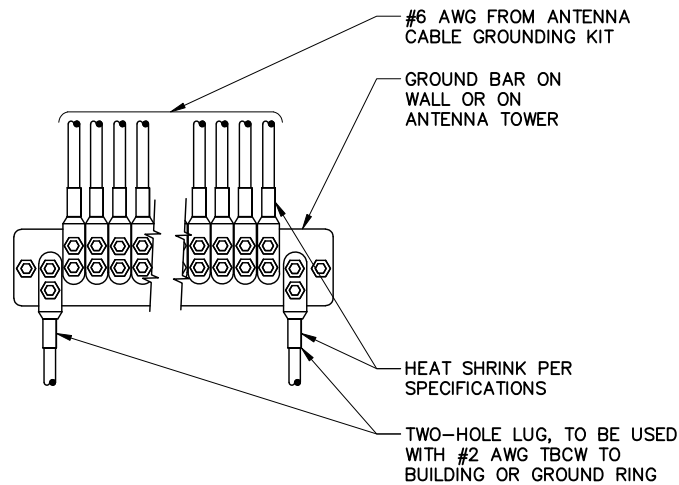
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1. GALVANIZED STEEL GROUND BAR, 1/4" x 4" x 20", HAGER PART NO TGBI-14420C OR A.L.T. PART NO. 382227. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4.
3. 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8.
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056.
5. 5/8-11 X 1" H.H.C.S.BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1

1 GROUND BAR DETAIL

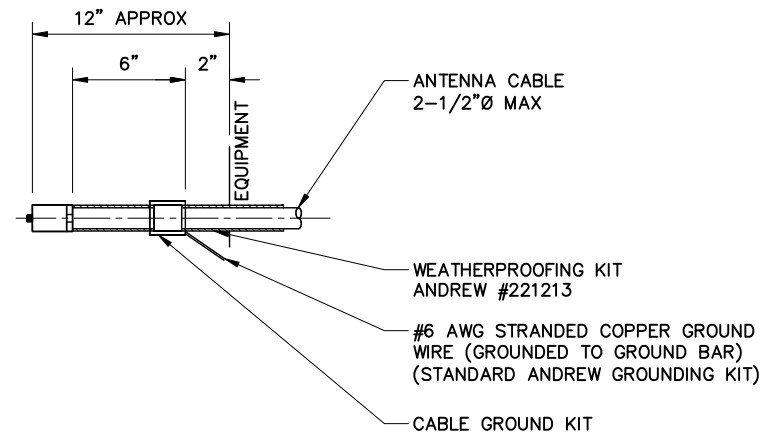
SCALE: NTS



NOTE:
CONTRACTOR TO UTILIZE KOPR-SHIELD (THOMAS & BETTS) ON ALL LUG CONNECTIONS

2 GROUND LUG TO GROUND BAR CONNECTION DETAIL

SCALE: NTS

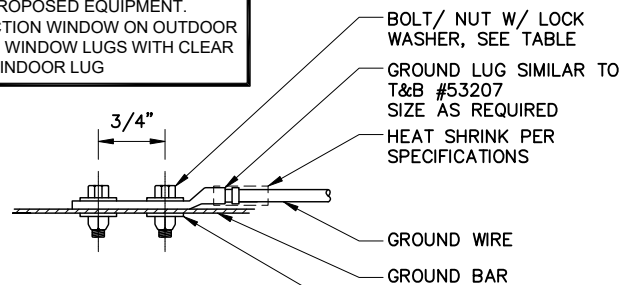


NOTE:
DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.

3 CABLE GROUND KIT CONNECTION DETAIL

SCALE: NTS

GROUNDING NOTES; #2 STRANDED GREEN JACKET ON NEW PROPOSED EQUIPMENT. LUGS: NON INSPECTION WINDOW ON OUTDOOR LUGS. INSPECTION WINDOW LUGS WITH CLEAR HEAT SHRINK FOR INDOOR LUG

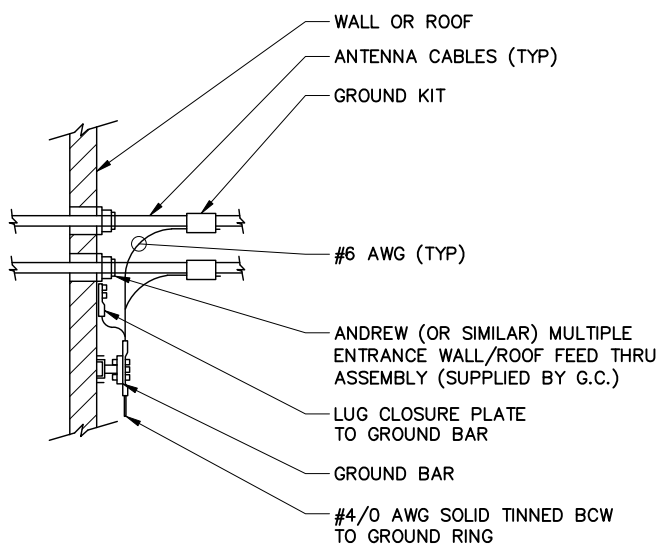


WIRE SIZE	LUG #	BOLT SIZE
#4/0	53212	1/2" - 20 NC x 1/2" S.S. BOLT & NUT W/ LOCK WASHERS
#2	53207	1/4" - 20 NC x 1/2" S.S. BOLT & NUT W/ LOCK WASHERS
#6	53205	1/4" - 20 NC x 1/2" S.S. BOLT & NUT W/ LOCK WASHERS

- BOLT/ NUT W/ LOCK WASHER, SEE TABLE
- GROUND LUG SIMILAR TO T&B #53207 SIZE AS REQUIRED
- HEAT SHRINK PER SPECIFICATIONS
- GROUND WIRE
- GROUND BAR
- STANDARD LOCK WASHERS SHALL BE USED ON GROUND BARS, SERRATED "DRAGON TOOTH" LOCK WASHERS SHALL BE USED ON CONNECTIONS TO BUILDING STEEL AND MISCELLANEOUS METALS.

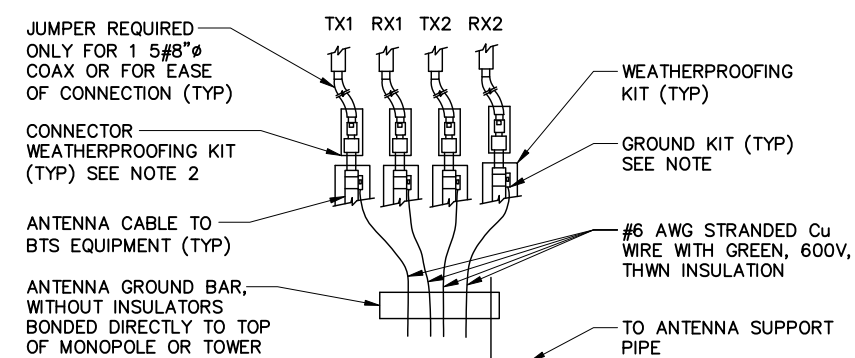
4 GROUND LUG CONNECTION DETAIL

SCALE: NTS



5 CABLE GROUNDING DETAIL

SCALE: NTS



- NOTES:**
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
 2. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.
 3. ATTACH "DO NOT DISCONNECT" LABELS TO GROUND BARS. CAN USE BRASS TAG "DO NOT DISCONNECT" AT EACH COAX GROUND POINT OR BACK-A-LITE PLATE ON GROUND BAR.

6 GROUND BAR TO GROUND WIRE CONNECTION DETAIL

SCALE: NTS



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WALL, NJ 07719
(732) 280-5623
kmbdg.com

N.Y. CERTIFICATE OF AUTHORIZATION: 081784



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ROCKLAND COUNTY

FA #: 10074910

DESIGN TYPE:
CO-LOCATION

SHEET TITLE:
ELECTRICAL &
GROUNDING DETAILS

SHEET NUMBER: REV.:

E02 0

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PO Box 829
Pearl River, NY 10965
www.pearlriverny.org

Officers: (Interim)
President – Susan Perzigian
Vice President – Bridget Killen
Treasurer – Annie Paratore
Secretary – Linda Shields

Board Members:
Andrew Tannariello
John Lowry

July 26, 2022

Orangetown Supervisor's Office
Attn: Teresa Kenny & members of the Town Board

The PR Chamber is in the process of organizing this year's annual street fair. In honor of this being the 150 year milestone for Pearl River we are looking into having a fireworks display that evening after the festival. We have reserved the space in Central Ave. Field, Franklin Ave. & Muddy Brook. We have received one quote for a short show, approx. 10 minutes for \$13,000, attached. We would like to make the show a little longer if possible so it could cost closer to \$20,000 to add additional displays. We are requesting some funds be used from the PR Parking meter monies to be put towards this event.

We really would like to make the PR Day festival a fantastic day but don't want to deplete our accounts entirely to do so. As you know we are all volunteers and put a lot of time and effort into coordinating this event along with the other events we host throughout each year. Costs are up and we have not raised our membership rates nor the booth fees in order to encourage our business members to continue to participate in these community events and promote their businesses.

Additionally we had reached out to you prior to this to discuss the Pearl River Signs, but didn't hear back. They have been ordered and are being processed. The 3 signs cost \$17,310. These new signs will showcase the entryways into the town, we would like to have some of the parking meter fund put towards this beautification effort also. Sign locations are 1) Gilbert Ave/Veterans replacement, 2) entry to route 304 off N Middletown Rd. replacement, 3) new site, ⁴⁸ E Central Ave, corner of route 304.

55

Thank you for your consideration,

Susan Perzigian
President
845-642-1525



Estimate #6194

7/12/2022

Prepared For:

Pearl River Chamber of Commerce
Susan Tervigian

Prepared By:

Robin Foley
Foley Signs
20-H Mountainview Ave
Orangeburg, NY 10962 USA

Phone:

Fax:

Phone: 8453981538

Fax:

Alt. Phone:

Alt. Phone:

Email:

Email: robin@foleysignshop.com

Description: Carved sign- Pearl River Welcome

Estimated Time For Production: 30 working days

Quantity	Description	Each	Total	Taxable
3	47" x 94" x 2" thick custom made single sided carved HDU sign panel - finished to match existng "Pearl River" signs Quote includes 3D Dimensional Lamp graphic. Quote also includes routed edge detail and side brackets	4,350.00	\$13,050.00	
3	Option for Gold Leafing - add to above cost. **(Pearl River) text only	395.00	\$1,185.00	
3	5" x 5" x 8' painted PVC Post sleeves for installation - finished to customer specs and color. Quote includes caps	350.00	\$1,050.00	
3	Install of Post and Panel Sign-Includes pressure treated posts	675.00	\$2,025.00	
		Subtotal	\$17,310.00	
		Total	\$17,310.00	

Terms:

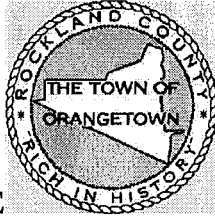
By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.

Signed by

Date

Amt. Paid Today

5770



TOWN ATTORNEY'S OFFICE

INTER-OFFICE MEMORANDUM

DATE: August 29, 2022

TO: Rosanna Sfraga, Town Clerk (with originals)

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

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

RE: Certificate of Plumbing Registration (Sewer Work) 2022

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

Pro Cut Landscaping
11 Pineview Road
West Nyack, NY 10994
Tel.: 845-727-8815

This Certificate of Registration has been placed on the next Regular Town Board Meeting agenda scheduled for September 13, 2022

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

encl.

**FIRST AMENDMENT
TO THE 02/16/2022 AGREEMENT FOR THE
SCHOOL RESOURCE OFFICER PROGRAM
AT THE NYACK UNION FREE SCHOOL DISTRICT'S MIDDLE SCHOOL**

This is the First Amendment to the 02/16/2022 Agreement for the School Resource Officer Program at the Nyack Union Free School District's Middle School ("First Amendment"), made this 6th day of September, 2022, by and between the Police Department of the Town of Orangetown ("Police Department") and the Town of Orangetown ("Town"), and the Nyack Union Free School District ("NSD"), all together referred to herein as "the parties."

WHEREAS, the parties have entered into an Agreement for the School Resource Officer Program Nyack Union Free School District (Middle School), dated February 16, 2022 ("02/16/2022 Agreement"), which 02/16/2022 Agreement addresses special law enforcement services to be rendered by the Police Department, namely, the providing of a School Resource Officer (SRO) for the Nyack Middle School, upon certain conditions prescribed in the 02/16/2022 Agreement; and

WHEREAS, the parties are authorized to enter into this First Amendment pursuant to NYS General Municipal Law §119-o, and would like to amend the 02/16/2022 Agreement.

NOW, THEREFORE, the 02/16/2022 Agreement is hereby amended as set forth below – all other provisions of the 02/16/2022 Agreement shall remain in full force and effect, unchanged and without modification.

Sections 3.04 and 3.05, and Sections 5.02(3) and 5.02(6) of the Addendum, shall now prescribe, as amended herein:

3.04

The SRO shall be assigned to work days at Nyack Middle School in accordance with the NSD schedule on all days when classes are in session over the course of a semester. The work day shall cover a time period while classes are in session, consistent with the standard 8 hour work day as designated by the Police Department, which starts at Town Hall at 7:15 am and ends at Town Hall at 3:15 pm, or starts at Town Hall at 7:45 am and ends at Town Hall at 3:45 pm. The choice of time period will be agreed upon by the parties.

3.05

During the effective period of this agreement as set forth more fully in Section 7 below, NSD agrees to pay a partial reimbursement to the Town for the services of the SRO over the course of this agreement in accordance with the schedule set forth below:

\$21,000.00 for the spring 2022 school semester;
\$80,000.00 for the school year 2022/2023; and
\$90,000.00 for the school year 2023/2024.


These sums shall be vouchered by the Town on a biannual basis, to wit September 15th and January 15th of each year, and shall be payable by NSD within 30 days after receipt of the Town's voucher. If NSD fails to pay within 45 days after receipt of the Town's voucher, the Town may terminate this agreement and seek any and all remedies for unreimbursed services. For the spring 2022 school semester, there shall be a single voucher issued by the Town and shall be payable by NSD within 30 days of the later of (a) receipt of the Town's voucher by NSD and (b) full execution of this agreement.

5.02(3) of the Addendum

The SRO will be assigned all days of the NSD scheduled days of instruction during a semester.

5.02(6) of the Addendum

In the event of the resignation, dismissal, or reassignment of the SRO, the Chief of Police will provide a replacement for the SRO within a reasonable amount of time after receiving notice of such dismissal, resignation or reassignment. If the SRO will be absent from his/her school due to personal illness, vacation, meetings or other law enforcement reasons, that result in the SRO's attendance being less than 100% of the NSD scheduled days of instruction during a semester at Nyack Middle School, the Police Department will provide a substitute SRO at no additional cost to NSD. In the case of absence from a school, the SRO will notify his/her department according to departmental rules and regulations, and will also notify the school administration in a timely manner. The Police Department shall attempt to make additional patrols to the Middle School on days that the SRO is not present at the school during school hours.



James Montesano
Administrator
Nyack Union Free School District

Date: 9-6-22

Date: _____
Donald Butterworth
Chief of Police
Town of Orangetown Police Department

Date: _____
Teresa M. Kenny
Supervisor
Town of Orangetown



Agenda Item Details

Meeting	Sep 06, 2022 - NYACK BOARD OF EDUCATION MEETING - AMENDED AGENDA
Category	4. ACTION - BUSINESS
Subject	4.2 Resolution to Execute First Amendment to the 2/16/2022 Agreement with the Town of Orangetown Police Department
Access	Public
Type	Action
Recommended Action	BE IT RESOLVED that the Board of Education hereby approves the First Amendment to the 2/16/2022 School Resource Officer Agreement with the Town of Orangetown Police Department to provide special law enforcement services to the Nyack Middle School for the period January 1, 2022 through August 31, 2024 and authorizes the Superintendent of Schools to execute the amendment. The annual payments to the Town of Orangetown Police Department are scheduled below: \$ 21,000 for the spring 2022 school semester \$ 80,000 for the school year 2022/23 \$ 90,000 for the school year 2023/24

Public Content

Administrative Content

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

PERMIT # 22-SP-037

RECEIVED
AUG 3 2022
Orangetown Police Department

EVENT NAME: OUFA HALLOWEEN PARADE

APPLICANT NAME: ORANGEBURG VOLUNTEER FIREFIGHTERS

ADDRESS: 61 DUTCH HILL ROAD ORANGEBURG NEW YORK 10962

PHONE #: 845-359-5921 CELL # 845-721-4267 FAX # _____

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

The above event will be held on OCT 31 2022 from 6 PM to 8 PM RAIN DATE: _____

Location of event: SEE ATTACHED MAP

Sponsored by: ORANGEBURG FIRE ASSOC Telephone #: 845 721-4267

Address: 61 DUTCH HILL ROAD ORANGEBURG NY 10962

Estimated # of persons participating in event: _____ vehicles _____

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

PETER W BYRNE

Signature of Applicant: [Signature] Date: 7/17/2022

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 7/19/22

Certificate of Insurance - Received On: 7/19/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: ^{use} N - Received On: 7/19/22

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

NYS DOT Permit: Y/N Received On: X

Route/Map/Parking Plan N - Received On: 7/19/22

RFS #: 54904 BARRICADES: N CONES: Y/N TRASH BARRELS N OTHER: _____

APPROVED: [Signature] 7.21.22 7.20.22 DATE: _____
Superintendents of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile Application Required: [Signature] Fee Paid - Amount/Check # attch

Port-o-Sans Other: no show mobile or pits

APPROVED: [Signature] DATE: 8/3/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y/N: aux Items: _____

APPROVED: [Signature] DATE: 08/03/22
Chief of Police

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

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

RECEIVED

JUL 19 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

AUG 09 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

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

RECEIVED

JUL 19 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT



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

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

ROAD USE PERMIT APPLICATION
Section 139 Highway Law

NAME ORANGEBURG VOLUNTEER FIREFIGHTER DATE 7/7/2022
COMPANY PETER W BYRNE
ADDRESS 61 DUTCH HILL ROAD ORANGEBURG NY 10962
TELEPHONE 845-721-4267
(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO USE:

SEE ATTACHED MAP
(Address number and name of road)

(Intersecting streets and/or description of exact location)

REASON FOR USE HALLOWEEN PARADE

DATE OF USE OCT 31 2022 RAIN DATE N/A

TIME ROAD WILL BE USED ~ 6PM-8PM

WILL ROAD BE OPEN TO LOCAL TRAFFIC? NO

WILL ROAD BE OPEN TO EMERGENCY VEHICLES? YES

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

PRELIMINARY APPROVAL [Signature] DATE 7/20/22
JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

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

8-13-02bjd

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



CLEAN STREETS = CLEAN STREAMS

Peter W Byrne
Parade Chair

Orangeburg Fire Department
61 Dutch Hill Road
Orangeburg, New York 10962
845-359-5921 Office
845-721-4267 Cellular
Pbyrne@orangeburgfd.org

RECEIVED

JUL 19 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

July 18, 2022

On behalf of the Orangeburg Fire District I am requesting barricades, trash bins, and auxiliary police for use on Monday, October 31, 2022 for the annual OFD Halloween Parade. The parade starts at 6:30 PM and will conclude by 9 PM. I appreciate your consideration and assistance with this matter.

Sincerely



Parade Chair
Orangeburg Fire Department



ORANFIR-01

TDEMARCO

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/28/2022

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

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


PRODUCER CLG Insurance - Mahwah 1200 MacArthur Blvd. Suite 105 Mahwah, NJ 07430	RECEIVED JUL 19 2022	CONTACT NAME: PHONE (A/C, No, Ext): (845) 623-3434	FAX (A/C, No): (845) 623-4332
		E-MAIL ADDRESS: certificates@clginsurance.com	
INSURED Orangeburg Fire District Joe Maggiore 61 Dutch Hill Road Orangeburg, NY 10962	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: National Union Fire Insurance Company of Pittsburgh, PA		19445
	INSURER B: State Insurance Fund Workers' Compensation Fund		36102
	INSURER C:		
	INSURER D:		
	INSURER E:		

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

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

INSR TR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		X	VFNU-TR-0030208	2/24/2022	2/24/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			VFNU-TR-0030208	2/24/2022	2/24/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			VFNU-TR-0030208	2/24/2022	2/24/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 20,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below			W11710308	3/1/2021	3/1/2022	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Showmobile. Town of Orangetown is included as additional insureds under the General Liability as per the written agreement with regard to work performed by the named insured. Per the terms of the blanket additional insured endorsement, coverage for the additional insureds is contingent upon written agreement with the named insured requiring such coverage.

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

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

PERMIT # 22-SP-038



EVENT NAME: HOLIDAY PARADE
APPLICANT NAME: ORANGEBURG VOLUNTEER FIREFIGHTERS
ADDRESS: 61 DUTCH HILL ROAD ORANGEBURG NEW YORK 10962
PHONE #: 845-359-5921 CELL # 845-721-4267 FAX # _____
CHECK ONE: PARADE RACE/RUN/WALK _____ OTHER _____

The above event will be held on DEC 10 from 6 pm to 9 pm RAIN DATE: DEC 11

Location of event: SEE ATTACHED MAP

Sponsored by: ORANGEBURG FIRE ASSEC Telephone #: 845 721-4267

Address: 61 DUTCH HILL ROAD ORANGEBURG NY 10962

Estimated # of persons participating in event: _____ vehicles _____

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

PETER W BYRNE

Signature of Applicant: *Peter W Byrne* Date: 7/17/2022

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 7/19/22

Certificate of Insurance - Received On: 7/19/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit ^{use} N - Received On: 7/19/22

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

NYS DOT Permit: Y/ N - Received On: X

Route/Map/Parking Plan: Y/ N - Received On: 7/19/22

RFS #: 54905 BARRICADES: Y/N CONES: Y/N TRASH BARRELS: N OTHER: _____

APPROVED: *[Signature]* 7.21.22 8/20/22 DATE: _____
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

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

Port-o-Sans: N: 4 Other: _____

APPROVED: *[Signature]* DATE: 8/3/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y/N: _____ Items: _____

APPROVED: *[Signature]* DATE: 8/03/22
Chief of Police

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

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

RECEIVED

JUL 19 2022

RECEIVED

AUG 09 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

RECEIVED

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

JUL 19 2022

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

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

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT



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

**ROAD USE PERMIT APPLICATION
Section 139 Highway Law**

NAME ORANGEBURG VOLUNTEER FIREFIGHTER DATE 7/7/2022

COMPANY PETER W BYRNE

ADDRESS 61 DUTCH HILL ROAD ORANGEBURG NY 10962

TELEPHONE 845-721-4267

(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO USE:

SEE ATTACHED MAP

(Address number and name of road)

(Intersecting streets and/or description of exact location)

REASON FOR USE HOLIDAY PARADE

DATE OF USE 12/10/2022 RAIN DATE 12/11/2022

TIME ROAD WILL BE USED 6 AM - 9 AM

WILL ROAD BE OPEN TO LOCAL TRAFFIC? NO

WILL ROAD BE OPEN TO EMERGENCY VEHICLES? YES

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

PRELIMINARY APPROVAL *James J. Dean* DATE 7-21-22

JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

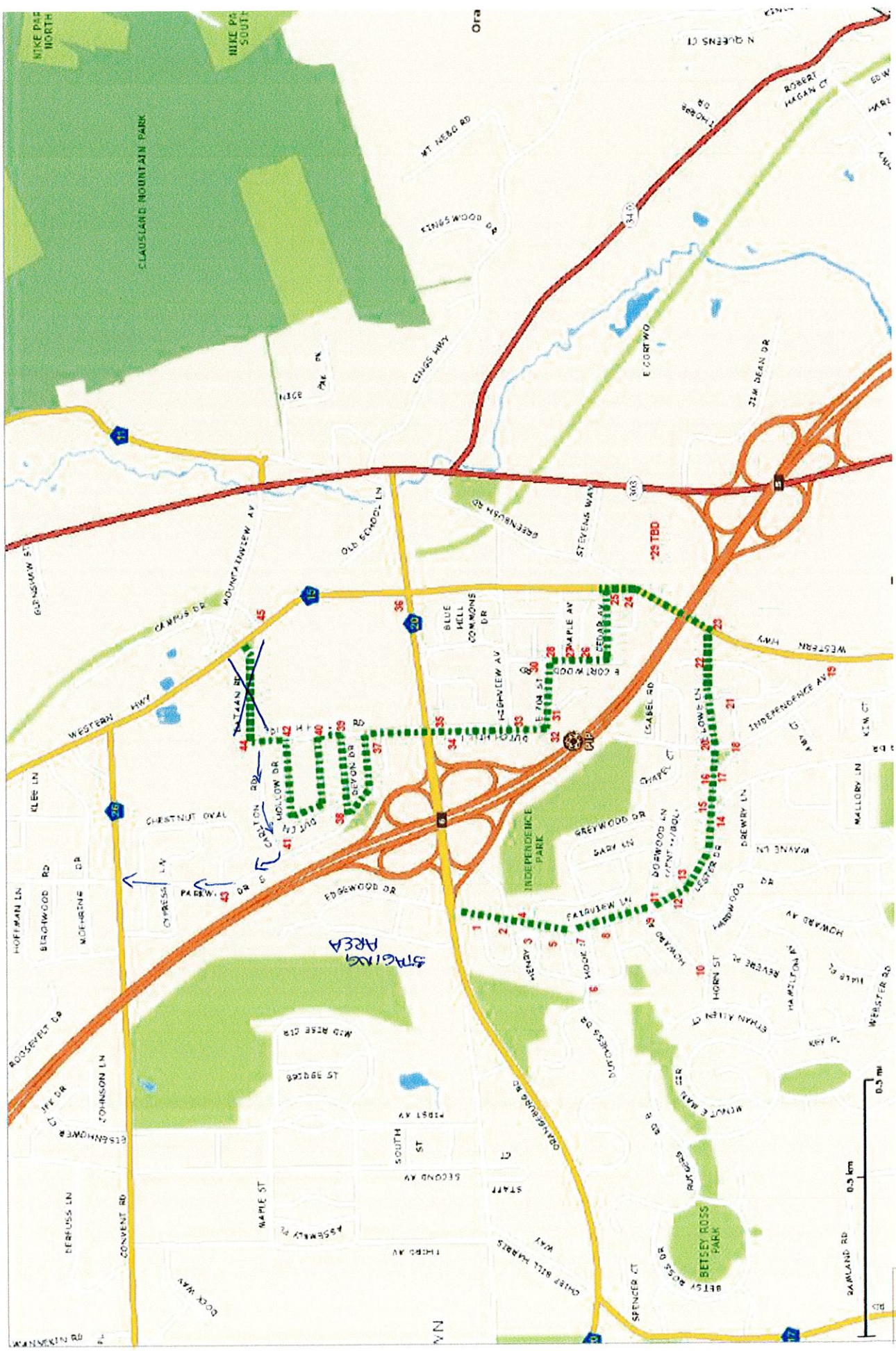
This permit application will be forwarded to the Rockland County Superintendent of Highways, County of Rockland, 23 New Hempstead Road, New City, NY, 10956. You will receive written confirmation from that office.

8-13-02bjd

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



CLEAN STREETS = CLEAN STREAMS



STRAINS AREA

0.5 km
0.5 mi

Peter W Byrne
Parade Chair

Orangeburg Fire Department
61 Dutch Hill Road
Orangeburg, New York 10962
845-359-5921 Office
845-721-4267 Cellular
Pbyrne@orangeburgfd.org

RECEIVED

JUL 19 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

July 18, 2022

On behalf of the Orangeburg Fire District, I am requesting barricades, four port-a-johns, trash bins, show mobile, and auxiliary police for use on Saturday, December 10, 2022 for the annual OFD Holiday Parade. The parade starts at 6:00 PM and will conclude by 9 PM. with this matter.

Additionally, I am respectfully requesting permission to post yard signs two weeks before the event and to be removed within one week post event. We have for several years posted approximately 100 of these signs around the neighborhood. Each sign is numbered and the location is tracked as we always went out and retrieved the signs. It saved the volunteers a lot of money as all Foley Sign had to do the next year was change the date – not recreate the entire sign.

Unfortunately, last year many of our signs were taken from our members front lawns and intersections. We were told they were in the towns "Right of Way" and violated town statute. Some of the signs were placed behind the firehouse for us to use again but many were not. This year we will spend money unnecessarily to bring our inventory back to what we feel is necessary to notify the public.

Unlike political signs and other events, we have always cleared the streets of our signs and hope we can continue to do so.

I appreciate your consideration and assistance

Sincerely



Parade Chair
Orangeburg Fire Department

TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY

PERMIT # 22-SP-040

to Parks 7/29/22



EVENT NAME: Pearl River Day

APPLICANT NAME: Pearl River Chamber of Commerce - Michael O'Sullivan

ADDRESS: PO Box 829, Pearl River, NY 10965

PHONE #: _____ CELL # 9145883875 FAX # _____

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

The above event will be held on 10/15/22 from 7am to 10pm RAIN DATE: NONE

Location of event: Central Ave from John St to Main St / William St from Franklin to Washington

Sponsored by: Pearl River Chamber of Commerce Telephone #: 9145883875

Address: PO Box 828, Pearl River, NY 10965

Estimated # of persons participating in event: 7500 vehicles NONE

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

Michael O'Sullivan 9 Franklin Ave Pearl River 9145883875

Signature of Applicant: [Signature] Date: 7/25/22

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS)

Letter of Request to Town Board requesting aid for event - Received On: 7/28/22

Certificate of Insurance - Received On: 7/28/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: Y / N - Received On: 7/28/22

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

NYS DOT Permit: Y / N - Received On: _____

Route/Map/Parking Plan: Y / N - Received On: _____

RFS #: 55175 BARRICADES: Y / N CONES: Y / N TRASH BARRELS: Y / N OTHER: Message Board + Detour Signs

APPROVED: [Signature] 7.29.22 DATE: _____
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

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

Port-o-Sans: Y / N: 6 Other: _____

APPROVED: [Signature] DATE: 8/19/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

APPROVED: [Signature] DATE: 8/24/22
Chief of Police

** (Please return to the Highway AND/OR Parks Department to be placed on the Town Board Agenda) **

Workshop Agenda Date: 9/13/22 Approved On: _____ TBR #: _____

JUL 28 2022

AUG 25 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

JAMES J. DEAN
Superintendent of Highways
Roadmaster I

Orangetown Representative:
R.C. Soil & Water Conservation Dist.-Chairman
R.C. Water Quality Commission
Member:
American Public Works Association
Assoc. of Town Superintendents of Hwys.
Hwy. Superintendents' Assoc. of R.C.



HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN
119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-Mail - www.highway@otownhwy.org

RECEIVED

JUL 28 2022

ROAD CLOSING PERMIT APPLICATION
Section 139 Highway Law

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

NAME Michael O'Sullivan DATE 7/25/22
COMPANY Pearl River Chamber of Commerce
ADDRESS PO Box 829 Pearl River, NY 10965
TELEPHONE 845 883 3875
(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO CLOSE:

William St
(Address number and name of road)

from Washington to Franklin
(Intersecting streets and/or description of exact location)

REASON FOR CLOSING Pearl River Day

DATE OF CLOSING 10/15/22 RAIN DATE _____

TIME ROAD WILL BE CLOSED 7am - 10pm

WILL ROAD BE OPEN TO LOCAL TRAFFIC? No

WILL ROAD BE OPEN TO EMERGENCY VEHICLES? No

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

PRELIMINARY APPROVAL [Signature] 7.28.22 DATE

JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

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

8-13-02bjd



Pearl River's future is our business

PO Box 829
Pearl River, NY 10965
www.pearlriverny.org

RECEIVED

JUL 28 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

July 25, 2022

Town of Orangetown
Town Hall
26 Orangeburg Road
Orangeburg, New York 10962

To The Town Board,

The Pearl River Chamber of Commerce's Pearl River Day Committee is requesting the use of the below items from the Highway Department for Pearl River Day, 10/15/22:

- 50 trash cans
- Barricades for 4 intersections
- 12 additional barricades for ride control
- Electronic sign to be placed a few days before the 10/15 event by TD Bank
- Detour signs to post on the barricades

The Pearl River Chamber of Commerce will submit the appropriate permits to the Highway Department in addition to this request.

Thank you,

Michael O'Sullivan
Pearl River Day Co-Chair
Pearl River Chamber of Commerce

RECEIVED

JUL 28 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT



PO Box 829
Pearl River, NY 10965
www.pearlriverny.org

July 27, 2022

Pearl River Chamber of Commerce
PO Box 829
Pearl River, NY 10965

Town of Orangetown
26 Orangeburg Road
Orangeburg, NY 10962

To the Town Board:

The Pearl River Chamber of Commerce appreciates the long standing support provided by the Town Board for our annual Pearl River Day festival. In prior years, the Chamber has received contributions from the Town of Orangetown in order to assist with the cost of public safety.

We seek your support once again this year. Traditionally, the Town of Orangetown has contributed toward expenses incurred for policing the event. We respectfully request your assistance as the number of spectators continues to grow each year. This year Pearl River Day will be celebrating the sesquicentennial anniversary of our hamlet. We anticipate approximately 7,500 people will be in attendance on October 15, 2022.

Please feel free to contact me with any questions, comments or concerns. I can be reached at 914-588-3875 or mosullivan@ourtownnews.com.

I appreciate your consideration and prompt attention to this matter.

Thank you,

Michael O'Sullivan

Co-Chair
Pearl River Day Committee



PEARRIV-01

JBENNETT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/11/2022

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

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

PRODUCER
Maury, Donnelly & Parr
24 Commerce St.
Baltimore, MD 21202

RECEIVED
JUL 28 2022

INSURED
The Pearl River Chamber of Commerce
P.O. Box 829
Pearl River, NY 10965

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

CONTACT NAME:
PHONE (A/C, No, Ext): (410) 685-4625 FAX (A/C, No): (410) 685-3071
E-MAIL ADDRESS:


INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: American Casualty Co. of Reading, PA	20427
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NY) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	X	4025932540	7/1/2022	7/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Town of Orangetown is listed as an additional insured

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

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

PERMIT # 22-57-044

RECEIVED
AUG 22 2022
Orangetown Police Department

EVENT NAME: PEARL RIVER MIDDLE SCHOOL PTA COLOR RUN 2022

APPLICANT NAME: PEARL RIVER MIDDLE SCHOOL PTA

ADDRESS: 520 GILBERT AVENUE, PEARL RIVER, NY 10965

PHONE #: _____ CELL # _____ FAX # _____

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

The above event will be held on 9/17/2022 from 830AM to 12:00PM RAIN DATE: _____

Location of event: PEARL RIVER MIDDLE SCHOOL

Sponsored by: PRMS PTA Telephone #: _____

Address: 520 GILBERT AVENUE, PEARL RIVER, NY 10965

Estimated # of persons participating in event: 150 vehicles _____

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

JACQUELINE MCCARTHY, 233 EDSALL TERRACE, PEARL RIVER, NY 10965 - 917-855-3107

Signature of Applicant: Jacqueline McCarthy Date: 08/12/2022

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 8/15/22

Certificate of Insurance - Received On: 8/12/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: Y / N - Received On: X

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

NYS DOT Permit: Y / N - Received On: X

Route/Map/Parking Plan: Y / N - Received On: X

RFS #: 55220 BARRICADES: Y CONES: Y TRASH BARRELS: Y / N OTHER: _____

APPROVED: [Signature] DATE: 8-15-22
DEPUTY Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

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

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

APPROVED: [Signature] DATE: 8/17/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y / N: Neg. Items: _____

APPROVED: [Signature] DATE: 08/24/22
Chief of Police

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

Workshop Agenda Date: 9/13/22 Approved On: _____ TBR #: _____

RECEIVED

RECEIVED

AUG 12 2022

AUG 25 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

RECEIVED

AUG 15 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

*Pearl River Middle School PTA
Pearl River Middle School
520 Gilbert Avenue
Pearl River, New York*

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

Re: Requested Use of Traffic Cones & Barricades 9/17/2022

To Highway Department:

On Saturday, September 17, 2022, the Pearl River Middle School PTA is hosting a Color Run solely on the grounds of the Pearl River Middle School and its connecting/adjacent neighbor, the Pearl River Nauraushaun Swim Club. The course is similar to last year and completely on the school grounds.

We were wondering if the Highway Department would be willing to loan us your cones once again. We also hoped the Highway Department would be willing to help us barricade the entrance and exit to our Middle School, if possible. With Swim Club's permission, we are instructing all participants to park in their parking lot.

In the event that the Highway Department is able to grant our request, we did have the Town of Orangetown listed as an additional insured on our Certificate of Liability Insurance policy that we had purchased for the Color Run.

Very truly yours,
Jacqueline McCarthy & Tara Wynne
Color Run Chairpersons



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/08/2022

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

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PRODUCER Albert Palancia Agency, Inc. 116 Mamaroneck Avenue Mamaroneck, NY 10543	CONTACT NAME: LINDA RODRIGUEZ	
	PHONE (A/C, No. Ext): (914)698-1373 FAX (A/C, No): (914)698-0125 E-MAIL ADDRESS: linda@palanciainsurance.com	
INSURED PEARL RIVER MIDDLE SCHOOL PTA COLOR RUN JACKIE MCCARTHY 520 GILBERT AVE PEARL RIVER, NY 10965	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: UNITED STATES LIABILITY INSURANCE GROUP	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES

CERTIFICATE NUMBER: 10006275-0

REVISION NUMBER: 8

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


INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		SE 1051290	09/17/2022	09/18/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		RECEIVED			
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY		AUG 18 2022 TOWN OF ORANGETOWN HIGHWAY DEPARTMENT			COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

PEARL RIVER SCHOOL DISTRICT, TOWN OF ORANGETOWN HIGHWAY DEPARTMENT, PEARL RIVER NAURASHAUN SWIM CLUB, PEARL RIVER MIDDLE SCHOOL, ARE INCLUDED AS ADDITIONAL INSURED WITH RESPECTS TO THE GENERAL LIABILITY AS REQUIRED BY WRITTEN CONTRACT.

CERTIFICATE HOLDER

CANCELLATION

PEAR RIVER NAURASHAUN SWIM CLUB 580 GILBERT AVENUE PEARL RIVER, NY 10965	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  (L.R)

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

PERMIT # 22-SP-047



EVENT NAME: TRAUBENFEST

APPLICANT NAME: VIRGILIO CENIZA

ADDRESS: 89 WESTERN HI-WAY TAPPAN

PHONE #: 914 588 7520 CELL # 845 641 7751 ^{2nd line} FAX #

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

The above event will be held on OCTOBER 2, 2022 from 2:11am to 2 dusk RAIN DATE: _____

Location of event: 89 WESTERN HI-WAY

Sponsored by: NOBLE 9TH INC Telephone #: _____

Address: 149-39 11TH AVE WHITE STONE 11357

Estimated # of persons participating in event: 800 vehicles N/A

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

Signature of Applicant: [Signature] Date: 8/29/2022

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 8/29/22

Certificate of Insurance - Received On: 8/29/22

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: Y/N - Received On: X

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

NYSDOT Permit: Y/N - Received On: X

Route/Map/Parking Plan: Y/N - Received On: X

RFS #: 54135 BARRICADES: Y/N CONES: Y/N TRASH BARRELS: Y/N OTHER: _____

APPROVED: [Signature] 8-31-22 8-30-22 DATE: _____
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

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

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

APPROVED: [Signature] DATE: 9/1/22
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y/N: Aux requested Items: _____

APPROVED: [Signature] DATE: 09/02/22
Chief of Police

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

RECEIVED

AUG 29 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

RECEIVED

SEP 06 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

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



THE NOBLE NINTH, INC.

149-39 11th Ave
Whitestone, N.Y. 11357-1720

RECEIVED

AUG 29 2022

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

August 22, 2022

Trustees

Jan B. Weinrich
President

Richard Schneider
Vice President

Virgilio Ceniza
Treasurer

Kelviz Parra
Secretary

Paul Ottati

Michael Kenny

Richard Padilla

Supervisor, Town of Orangetown Highway Dept.
Rte 303
Orangeburg, NY 10962

RE: Request for Barriers and Auxiliary Police Presence

Dear Sir/Madam.

The Trustees of the Noble Ninth Inc. would like to request the presence of the Auxiliary Police and the setup of barriers along the walkways of 89 Western Highway, Tappan, NY. The use of these materials and personnel are for the annual Traubenfest event to be held on October 2, 2022. The event is a fund raiser to cover the expenses of the upkeep of park

The Noble Ninth Inc. is providing the Town of Orangetown a Certificate of Insurance (CoI) with the town as named insured.

Please forward this letter and CoI to all that require it for their records.

If you require any thing concerning this request, please do not hesitate to contact me directly (201) 214-5967 janalba@msn.com

Thank you for your assistance in this matter.

Yours Truly,

Jan B. Weinrich





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/22/2022

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

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PRODUCER Wilkinson & Krause Agency Inc 75B Montauk Hwy Blue Point, NY 11715	RECEIVED AUG 29 2022	CONTACT NAME: Paul Krause	PHONE (A/C, No, Ext): 631-567-1111	FAX (A/C, No): 631-218-3411
		E-MAIL ADDRESS: Info@5starcoverage.com	INSURER(S) AFFORDING COVERAGE	
INSURED The Noble Ninth Inc 149-39 11th Avenue Whitestone, NY 11357	TOWN OF ORANGETOWN HIGHWAY DEPARTMENT	INSURER A : U.S. Underwriters Insurance Company		
		INSURER B : United States Liability Insurance Co		
		INSURER C : U.S Underwriters Insurance Company		
		INSURER D : Pacific Employers Insurance Company		
		INSURER E :		
		INSURER F :		


COVERAGES **CERTIFICATE NUMBER: 10002707-860803** **REVISION NUMBER: 4**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		NPP3552521D	10/05/2021	10/05/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			XL1581858D	10/05/2021	10/05/2022	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				
C	Liquor Liability			NPP3552521D	10/05/2021	10/05/2022	1,000,000/2,000,000
D	Directors/Officers			NFPNYF137986553-005	12/02/2021	12/02/2022	5,000,000

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

Certificate holder is named as additional insured, ATIMA.

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

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WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	082622	\$ 941,058.33
	090222	\$ 399,916.97
	090822	\$ 270,627.45
	091322	\$ 951,743.47
		\$ 2,563,346.22

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

APPROVAL FOR PAYMENT

AUDITING BOARD

Councilman Gerald Bottari

Councilman Paul Valentine

Councilman Thomas Diviny

Councilman Brian Donohue

Supervisor Teresa M. Kenny

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 9/8/2022
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 9/13/2022 consists of 4 warrants for a total of \$2,563,346.22.

The first warrant had 44 vouchers for \$941,058 and had the following items of interest.

1. Crown Castle Fiber (p2) - \$6,470 for connectivity.
2. CSEA Employee Benefit Fund (p2) - \$34,138 for dental benefits.
3. Gentile, Steven (p3) - \$14,195 for 207c benefits.
4. Metlife (p4) - \$14,684 for Police dental benefits.
5. NYS Dept. of Civil Service (p5) - \$827,480 for healthcare benefits.

The second warrant had 18 vouchers for \$399,916 and had the following items of interest.

6. Bauer-Crowley (p2) - \$162,227 for public officials and cybersecurity insurance renewals.
7. Schultz Ford (p3) - \$182,594 for 5 police vehicles (bonded money).

The third warrant had 1 voucher for \$270,627 and was for the new town hall and Vanas Construction.

The fourth warrant had 162 vouchers for \$951,743 and had the following items of interest.

8. Applied Golf (p5) - \$128,608 for Blue Hill contract.
9. Applied Golf (p5) - \$51,219 for Broadacres contract.
10. Beckmann Appraisals (p9) - \$15,000 for certiorari defense.
11. Calgi Construction (p11) - \$111,010 for construction manager new town hall (bonded).
12. Charles Capasso & Sons Carting (p12) - \$80,031 for recycling.
13. Cotter, Michael (p15) - \$22,275 for title searches.
14. D&E Uniforms (p16) - \$7,089 for Police uniforms.

15. Dell Marketing (p17) - \$13,406 for computer equipment.
16. Fanshawe (p18) - \$127,490 for new Town Hall electrical (bonded).
17. Metlife (p8) - \$14,193 for Police dental benefits.
18. Global Montello (p21) - \$21,999 for fuel.
19. Hayden Building Materials (p24) - \$10,185 for roof repairs.
20. Kuehne Chemical Co. (p30) - \$15,360 for sewer chemicals.
21. Rockland County Commissioner of Finance (p40) - \$5,335 for hauler permits.
22. RCSWMA (p41) - \$6,680 for solid waste removal.
23. S&L Plumbing & Heating (p42) - \$5,700 for new Town Hall (bonded).
24. SkyHawks Sports Academy, Inc. (p46) - \$8,242 for day camps.
25. SOCSD (p47) - \$48,929 for pool rental.
26. Sport-Tech Construction Corp. (p48) - \$90,250 for Vets park pickleball court renovation (bonded).
27. Tilcon NY (p50) - \$18,843 for Highway materials.
28. Verde Electric (p54) - \$5,075 for traffic signal maintenance contract.

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

Jeffrey W. Bencik, CFA

845-359-5100 x2204