

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 8/18/2022

**2022 LAND USE BOARD APPLICATION**

*Please check all that apply:*

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

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

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

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

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

**Project Name:** ALATSAS

**Street Address:** 11 Bergen Ave.  
Palisades, NY 10964

**Tax Map Designation:**  
Section: 77.20 Block: 2 Lot(s): 85  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
On the east side of Bergen Ave., approximately 50 feet north of the intersection of Scotti Ave., in the Town of ORANGETOWN in the hamlet/village of Palisades.

<b>Acreage of Parcel</b> <u>0.23</u>	<b>Zoning District</b> <u>R-15</u>
<b>School District</b> <u>South Orangetown</u>	<b>Postal District</b> <u>10964</u>
<b>Ambulance District</b> <u>South Orangetown</u>	<b>Fire District</b> <u>Palisades</u>
<b>Water District</b> <u>Suez NY (Veolia)</u>	<b>Sewer District</b> <u>Orangetown</u>

**Project Description:** *(If additional space required, please attach a narrative summary.)*  
Requested variance to formalize non-conforming front yard setback of 28.5' vs. 30' required, caused by surveyor error in interpreting architectural plans at time of foundation stakeout.

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

Date: 8/18/22 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

**Applicant:** George Alatsas Phone # 914-403-8498

**Address:** 17 Bluefield Lane Blauvelt NY 10913  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Bluefields Contracting Corp. Phone # 914-403-8498

**Address:** 17 Bluefield Lane Blauvelt NY 10913  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Jay A. Greenwell, PLS, LLC Phone # 845-357-0830

**Address:** 85 Lafayette Ave. Suffern NY 10901  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** None at this time Phone # --

**Address:** --  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** Jay A. Greenwell, PLS Phone # above

**Address:** above  
Street Name & Number (Post Office) City State Zip Code

## GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:  
(Check all that apply)

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

- |   |   |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path            | <input type="checkbox"/> County Stream        |
| <input type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> County Facility      |

List name(s) of facility checked above:

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

### Referral Agencies:

- |  |  |
|--|--|
| <input type="checkbox"/> RC Highway Department       | <input type="checkbox"/> RC Division of Environmental Resources  |
| <input type="checkbox"/> RC Drainage Agency          | <input type="checkbox"/> RC Dept. of Health                      |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority       | <input type="checkbox"/> Palisades Interstate Park Commission    |
| <input type="checkbox"/> Adjacent Municipality _____ |  |
| <input type="checkbox"/> Other _____                 |  |

# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

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

### If subdivision:

- 1) Is any variance from the subdivision regulations required? No
- 2) Is any open space being offered? No If so, what amount? None
- 3) Is this a standard or average density subdivision? Standard

### If site plan:

- 1) Existing square footage 3016 sf
- 2) Total square footage 3016 sf
- 3) Number of dwelling units 1

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

NA

### Environmental Constraints:

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

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

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

No

### Project History:

Has this project ever been reviewed before? Yes

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

Re-subdivision and Site Plan approved by PB 21-53, ZBA 21-67 and ACABOR 21-25

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

NA

85 Lafayette Ave.  
Suffern, NY 10901  
(845) 357-0830  
fax 357-0756  
email: Greenwellpls@aol.com

**Jay A. Greenwell, PLS, LLC**  
Land Surveying and Land Planning

August 18, 2022

NARRATIVE SUMMARY

Site Plan of Property for Alatsas; 11 Bergen Ave., Palisades

The subject application involves 11 Bergen Avenue in Palisades, NY, shown as Tax Lots 77.20-2-85. This property was consolidated from two 100' x 50' lots by Planning Board approval back in 2021, but was still non-conforming in the R-15 zone. Accordingly, the ZBA granted variances in 2021 for a new dwelling to be built on the new 10,000 sf lot, granting relief from the rear yard (for a deck), lot area, street frontage on unimproved road, and for the floor area ratio.

The approvals were all in place, including the well permit from the Rockland County Health Dept. and construction commenced in the spring of 2022. The foundation was staked out by this office in spring of 2022 after a building permit was issued.

After the foundation was installed, this office located same in early July of 2022 and found that the front of the foundation wall was 33.5 feet from the front lot line. Allowing for the proposed 2' overhang on the upper floor, that offset would be 31.5 and would be in compliance. With the "bump out" for the proposed vestibule of 3', the front yard was anticipated to be 30.5' as shown on the approved site plan.

However, when we staked out the dwelling, the 3' allowance was made for the "bump out" vestibule in the front of the house but it was computed from the foundation wall, and not from the upper floor wall where it was shown on the architectural plans. This puts the entry vestibule 2' closer to the front lot line. This became evident during a recent site visit at which time it was evident that the vestibule was framed out 5' from the foundation wall, not the 3' we had computed.

The result of this mistake is that the offset to the front vestibule area is now 28.5' vs the 30' required.

A variance for this 18" non-conforming yard is respectfully requested to rectify this error.

Jay A. Greenwell Date 8/18/22

20-1-32  
N/F  
EAPPEN

EXIST GRAVEL TO  
BE REMOVED

EXTENSION OF BERGEN AVE  
SHALL COMPLY WITH  
ORANGETOWN RURAL ROAD  
SPECIFICATIONS FOR  
DEPTH OF CONSTITUENTS

NOTE: ALL ROOF LEADERS TO BE  
CONNECTED TO STORMTECH DETENTION

(12)-SC160 LP  
STORMTECH DETENTION CHAMBERS  
WITH ISOLATOR ROW  
(SEE DETAIL)

REMOVE CRUSHED 15" CMP  
REPLACE WITH 12" D.I.P.

NEW 12"DIP  
INV=38.0  
WITH RIP-RAP

HIGH POINT  
39.7

STABILIZED  
CONST.  
ENTRANCE

BERGEN AVE

SILT

FENCE

DIRT & GRAVEL

EXIST GRAVEL  
(UNIMPROVED ROAD)

328LF 8" SAN S=0.82%

20" ±  
SHIM  
COAT  
MAC

DEADEND  
SMH:39.8  
INV:36.5



6" PVC  
INV:38.7

6" SDR 35  
MIN S=2.0%

N12°04'00"E

100.00'

40  
SHED  
0.6' CLR

SHED

PROJECT BENCH MARK  
SMH RIM: 39.8

NEW 12"DIP  
INV:38.2  
WITH RIP-RAP

S77°56'00"E

N77°56'00"W

PROPOSED DWELLING  
(NO BASEMENT)

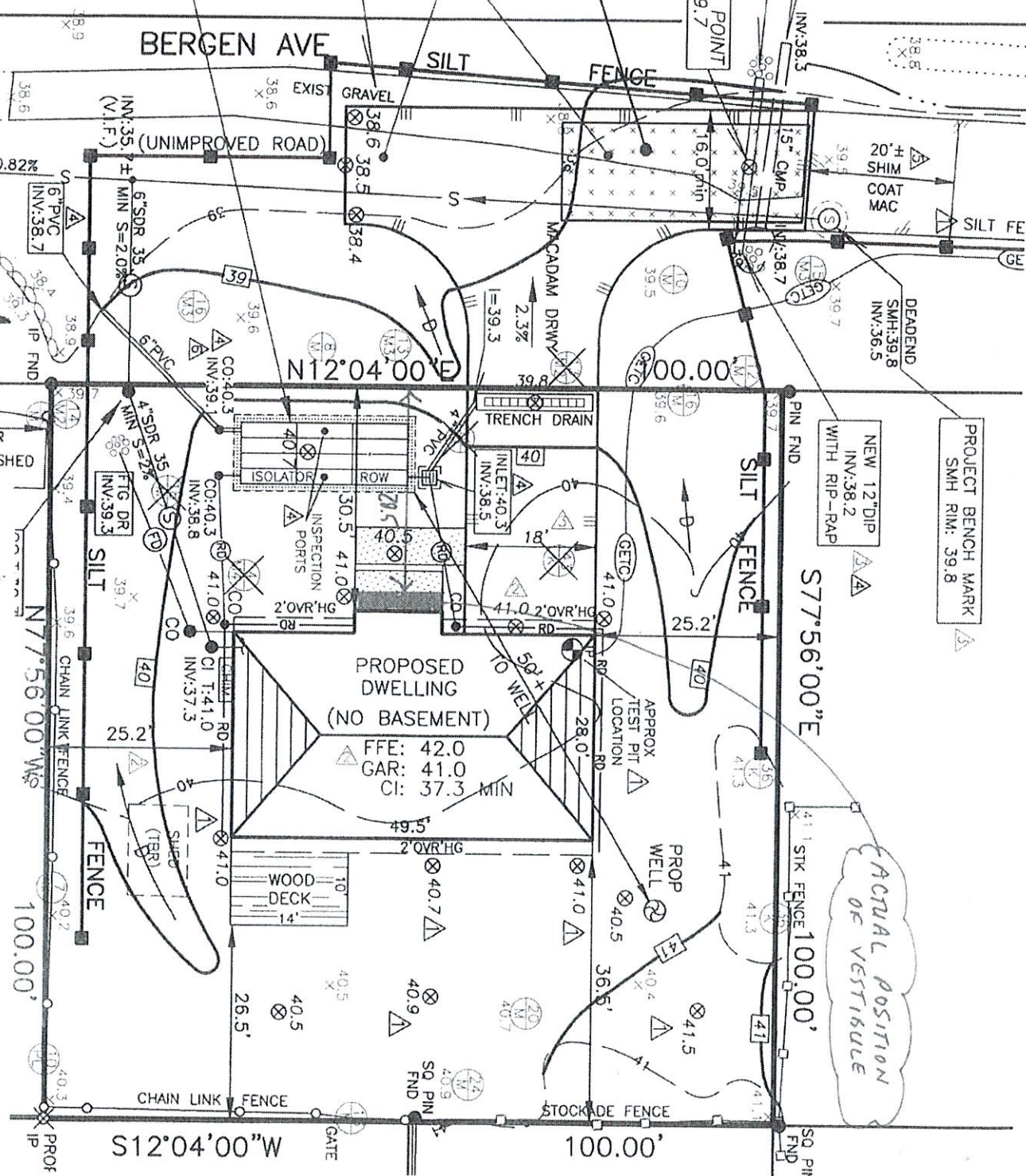
FFE: 42.0  
GAR: 41.0  
CI: 37.3 MIN

ACTUAL POSITION  
OF VESTIBULE

COPY OF A PORTION OF APPROVED SITE PLAN - "ALATSAS"

1" = 20'

AUGUST 18, 2022



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: ALATSAS			
Project Location (describe, and attach a location map): 11 BERGEN AVE., PALISADES, NY			
Brief Description of Proposed Action: REQUEST FOR A VARIANCE FOR NON-CONFORMING FRONT YARD SETBACK OF 28.5 FEET VS. 30' REQUIRED, DUE TO SURVEYOR'S ERROR IN INTERPRETING ARCHITECTURAL PLANS AT TIME OF STAKEOUT			
Name of Applicant or Sponsor: GEORGE ALATSAS		Telephone: 914-403-8498	
		E-Mail: bbcorp19@gmail.com	
Address: 17 BLUEFIELD LANE			
City/PO: BLAUVELT		State: NY	Zip Code: 10913
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Orangetown ZBA			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.23 acres	
b. Total acreage to be physically disturbed?		_____ 0.23 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.23 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5.   Urban       Rural (non-agriculture)       Industrial       Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest       Agriculture                   Aquatic       Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>WELL - APPROVED BY</u> <u>R.C. ITENLICK DEPT</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input type="checkbox"/> <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		<input type="checkbox"/> <input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
_____		
_____		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>BLUFIELD CONTRACTING CO. P.</u> Date: <u>8/18/2022</u>		
Signature: <u>Jay A. Cunn</u> Title: <u>SURVEYOR FOR APPLICANT</u>		



## Debbie Arbolino

---

**From:** Glenn Maier  
**Sent:** Wednesday, August 31, 2022 11:25 AM  
**To:** Debbie Arbolino  
**Subject:** FW: 11 Bergen Ave, Palisades Foundation Location

## Glenn E. Maier

Town Of Orangetown  
Assistant Building Inspector

845-359-8410 o x4311  
845-359-8526 f  
[gmaier@orangetown.com](mailto:gmaier@orangetown.com)

**From:** Glenn Maier  
**Sent:** Friday, August 19, 2022 10:21 AM  
**To:** Debbie Arbolino <DArbolino@orangetown.com>  
**Subject:** 11 Bergen Ave, Palisades Foundation Location

Debbie / George,

Based on the recently submitted Foundation Location for 11 Bergen Ave the front yard setback is indicated as 28.5 feet. A 30' front yard setback is required per ZBA #21-67. As such you will be required to make an application to the Zoning Board Of Appeals. Please contact Debbie Arbolino for the application requirements.

Thank you

## Glenn E. Maier

Town Of Orangetown

**PB #21-12: Alatsas Resubdivision Plan  
Final Resubdivision Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
February 24, 2021  
Page 1 of 8**

**TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York 10901  
FROM: Orangetown Planning Board**

**RE: Alatsas Resubdivision Plan:** The application of George Alatsas, applicant, for Sheila Prisco-Case, Executor for owner, for Prepreliminary/ Preliminary/ Final Resubdivision Plan for the merger of two lots into one, and SEQRA Review at a site to be known as "Alatsas Resubdivision Plan", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 9 & 11 Bergen Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 7 7.20, Block 2, Lots 85 & 86 in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, February 24, 2021**, the Board made the following determinations:

Jay Greenwell and George Alatsas appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE), Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated February 19, 2021.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., February 24, 2021.
3. A letter from Maser Consulting, signed by Jesse Cokeley, PE., dated February 24, 2021.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated February 24, 2021.
5. A letter from Rockland County Department of Planning, from Arlene Miller, Principal Planner, dated January 29, 2021.
6. A notice from Rockland County Department of Highway, signed by Dyan Rajasingham, Engineer III, dated January 27, 2021.
7. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated February 8, 2021.
8. A letter from the Town of Orangetown Zoning Board of Appeals signed by Dan Sullivan, Chair, dated February 3, 2021.
9. Project Summary prepared by Jay Greenwell, PLS, dated December 9, 2021.
10. Re-Subdivision Plans of Land for Alatsas dated October 15, 2020:
  - Sheet 1 of 2: Re-Subdivision Plan
  - Sheet 2 of 2: Grading, Drainage, Utility Plan with Erosion Control, revised January 20, 2021.
11. A Short Environmental Assessment Form signed by George Alatsas, dated December 3, 2020.

TOWN CLERK'S OFFICE

2021 MAR 19 A 11:33

TOWN OF ORANGETOWN

**PB #21-12: Alatsas Resubdivision Plan  
Final Resubdivision Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
February 24, 2021  
Page 2 of 8**

The Board reviewed the plan. The meeting was open to the public.

**Public Comment:**

Helena Powers, 152 Park Avenue, Palisades; raised concerns regarding the sizes of the tax lots and held that the applicant misrepresented the sizes of the lots.

Mary Driscoll, 5 Bergen Avenue, an abutting property owner, noted that the area properties are all on wells and fire hydrants are not available in the neighborhood. She also raised the issue that the roadway was difficult to maneuver since it is only a one-way street.

There being no one else to be heard from the public, a motion was made to close the Public Hearing portion of the meeting by Andrew Andrews and second by William Young- Vice Chairman and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Andrew Andrews, aye; Bruce Bond, abstain and Stephen Sweeney, aye.

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young - Vice Chairman, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Bruce Bond, abstain; Andrew Andrews, aye; and Stephen Sweeney, aye, the Board declared itself Lead Agency.

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

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, namely Jay Greenwell, PLS and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Highway, Rockland County Sewer District No. 1, , and having reviewed a proposed Subdivision plan by prepared by Jay Greenwell, PLS, a summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action:

TOWN CLERK'S OFFICE

2021 MAR 19 4 11:33

TOWN OF ORANGETOWN

**PB #21-12: Alatsas Resubdivision Plan  
Final Resubdivision Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
February 24, 2021  
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- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, nay; Bruce Bond, abstain; Andrew Andrews, aye; and Stephen Sweeney, aye, the Board made a Negative Declaration pursuant to SEQRA.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was granted **Final Resubdivision Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the subdivision plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a Pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting."

TOWN CLERK'S OFFICE  
2021 MAR 19 A 11:33  
TOWN OF ORANGETOWN

**PB #21-12: Alatsas Resubdivision Plan  
Final Resubdivision Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
February 24, 2021  
Page 4 of 8**

2. Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. Applicant is proposing to combine two 5,000 square foot lots to create one 10,000 square foot lot in the R-15 zoning district.
4. The following Bulk variances are required from the Town of Orangetown Zoning Board of Appeals (ZBA);
  - Table 3.12, R-15 district, Group M,
  - Column 4, maximum floor area ratio is 20% with 30% proposed.
  - column 5, minimum lot area required is 15,000 square feet with 10,000 square feet proposed;
  - column 11, minimum rear yard required is 35 feet with 25' feet proposed
5. Per Chapter 43, Article V, section 5.21(f); *"If two or more adjoining lots are substandard by the regulations of this code and were in single ownership on July 29, 1965, the total parcel of land shall then be subject to regulations as a mean average of those bulk and area dimensions of existing lots within 500 feet on both sides of the street and on both sides of the site in question. In no case shall the building be larger than if the lot were conforming to the zoning district regulations."* Town assessor records show that the two lots were in the same ownership in 1965, a variance is required.
6. A 280A variance is required from the Town of Orangetown ZBA as the two existing lots front along an unimproved road.
7. Review and approval is required from the Town of Orangetown Architecture and Community Appearance Board of Review.
8. The Short Environmental Assessment Form appears to be in order.
9. The applicant shall research the possibility of connecting the proposed sanitary house connection to the sanitary main on Scotti Avenue.
10. In the event that the sanitary house connection for the proposed home cannot be connected to the main in Scotti Avenue, no sanitary facilities or sanitary tie-ins of any kind shall be installed below the finished floor elevation of 41 (first floor - as shown on the drawing) This means no sanitary connections in the basement of the proposed home. This includes but is not limited to; toilets; showers, sinks, slop/ utility sinks, floor drains, clothes washers, dish washers, etc.
11. The drainage calculations provided are under review. However, because the Perc Rate is assumed, soil borings, perc tests and determination of groundwater elevations shall be performed at the subsurface detention system location. These tests shall be performed **PRIOR** to this proposal receiving **Final Approval** to ensure the accuracy of the proposed design. This information shall be added to the drainage calculations. The tests shall be performed in the spring or fall when the ground water table is typically at its highest.

TOWN OF ORANGETOWN  
2021  
MAY 17 10:00 AM

**PB #21-12: Alatsas Resubdivision Plan  
Final Resubdivision Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
February 24, 2021  
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12. The existing 15 CMP drainage pipe, currently just south of the existing macadam pavement in Bergen Avenue, has an invert on the east side of 38.7. This means that the top of the pipe is at  $\pm 39.95$ . The spot elevation shown at the southernmost end of the existing macadam pavement in Bergen Avenue is listed at 39.5. This in turn means that the top of pipe is higher than the existing pavement and will be higher than the proposed extension. The applicant's engineer shall redesign this drainage crossing in order to allow vehicular crossing of the drainage line. The engineer shall also provide calculations for sizing the replacement piping. The calculations shall include the year storm the new pipe shall carry.

13. Flared end sections and riprap shall be added to the proposed new drainage crossing under Bergen Avenue (required under item #12 above.)

14. Profiles for all proposed drainage piping/ facilities shall be added to the plans.

15. A profile that shows all existing underground utilities for the proposed Bergen Avenue Roadway extension shall be added to the plans.

16. The inverts and top elevations of all proposed sanitary clean outs shall be listed on the plans.

17. A profile for the proposed sanitary house connection shall be added to the plans.

18. The proposed Bergen Avenue Road extension shall match up to the existing pavement, both in width (16 feet wide as measured on the plans) and location. Currently, the proposed road extension is only  $\pm 11$ -foot wide where it connects to the existing pavement.

19. A separate roadway extension pavement detail shall be added to the plans. This detail shall reflect Town of Orangetown Rural Road specifications for depth of constituents.

20. The sanitary house connection detail provided on sheet #2 is incorrectly labeled as "Rockland County Sewer District #1." This shall be corrected.

21. A note shall be added to the Site Plan indicating the source benchmark for the referenced datum (including the BM elevation.)

22. The Town of Orangetown Bureau of Fire Prevention reviewed the plans and offered the following comments:

- Driveway should be at least 12' wide.
- Driveway shall be designed to support fire apparatus in all weather conditions.

TOWN OF ORANGETOWN  
2021 MAR 16 A 11:33  
TOWN CLERK'S OFFICE

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23. The Drainage Consultant to the Planning Board Maser Consulting, reviewed the application and found that overall, the proposed stormwater management plan meets the intent of the regulations, and therefore, Maser Consulting recommends the Resubdivision of Land for Alatsas be approved for drainage subject to the following project comments.

1. Based on the plans that were submitted, the applicant intends to treat stormwater runoff through the installation of two (2) underground drywells in a gravel bed.
  - a. Details shall be provided for the proposed drywells.
  - b. Details for the inlet grates on the drywells shall also be provided.
  - c. A Zero Net increase study shall be provided for review.
  - d. Elevations for the drywells shall be provided.
  - e. Infiltration testing shall be performed at the location of the drywells
2. While the roof drains are shown connecting to the drywells, the footing drain discharges off the southwest corner of the property in the right-of-way for Bergen Avenue. Is this permissible by the Town?
3. There is a proposed trench drain in the proposed driveway at the property line which appears to discharge to the drywells, again, elevations shall be provided to confirm. What is the plan for stormwater mitigation for the portion of the driveway/roadway area within Bergen Avenue?
4. 50' separation from the proposed well to the proposed drywell gravel bed is depicted on the plans. Please include separation distance to any neighboring wells.
5. Behind the building only has two spot elevations shown, 40.4 and 40.5 and they are about 40 feet apart. This would be too flat and additional grading information shall be provided to ensure adequate drainage exists around the rear and sides of the property.
6. Silt fence is being shown installed across existing gravel area in Bergen Avenue but will that gravel area be removed?
7. Are there any erosion control measures proposed for the proposed utility trenching that will be needed going north in Bergen Avenue? Has the neighbor been informed that their driveway will be disturbed for this trenching

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

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

- Rockland County Department of Highways
- Rockland County Sewer District #1
- Town of Orangetown Zoning Board of Appeals

301130 S.KRKTQ NM01

EE:11 A 91 RYM 1202

NM0130NVR00 JO NM01

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26. The applicant shall comply with all pertinent items in the Guide to the Preparation of Subdivision Plats prior to signing the final plans.
27. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Subdivision Plan.
28. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Subdivision Plan Approval pursuant to Town Code §21 and §6A.
29. **TREE PROTECTION:** The following note shall be placed on the Subdivision Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:
- a. No construction equipment shall be parked under the tree canopy.
  - b. There will be no excavation or stockpiling of earth underneath the trees.
  - c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.
  - d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
    - One (1) foot radius from trunk per inch DBH
    - Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
      - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
      - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.
- The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

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

2021 MAR 16 A 11: 33

TOWN CLERK'S OFFICE  
TOWN OF ORANGETOWN



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31. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.
32. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.
33. If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Wetlands - U.S. Army Corps of Engineers).
34. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.
35. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications
36. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by Robert Dell and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel aye; Andrew Andrews, aye; Bruce Bond, abstain; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, nay.

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

February 24, 2021  
Cheryl Coopersmith  
Town of Orangetown Planning Board  
attachment

*Cheryl Coopersmith*  
TOWN CLERK'S OFFICE  
2021 MAR 16 A 11:33  
TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**Alatsas Resubdivision Plan  
Final Resubdivision Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
February 24, 2021**

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

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

**NAME OF ACTION: Alatsas Resubdivision Plan  
Final Resubdivision Plan Approval Subject to Conditions/ Neg. Dec.**

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

**DESCRIPTION OF ACTION:** Resubdivision Plan – Merging of 2 lots into 1 lot  
**LOCATION:** The site is located at 9 & 11 Bergen Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 7 7.20, Block 2, Lots 85 & 86 in the R-15 zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

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

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

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

For Further Information contact:

Office of Building, Zoning and Planning Administration and Enforcement  
Town of Orangetown, 20 Greenbush Road, Orangeburg, NY 10962

Telephone Number: 845-359-5100

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

TOWN CLERK'S OFFICE

2021 MAR 16 A 11:35

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**Town of Orangetown Planning Board Decision  
May 26, 2021  
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**TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York 10901  
FROM: Orangetown Planning Board**

**RE: Alatsas Site Plan:** The application of George Alatsas, applicant, for Sheila Prisco-Case, Executor for owner, for Prepreliminary/ Preliminary/ Final Site Plan Review at a site to be known as "Alatsas Site Plan", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 9 & 11 Bergen Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.20, Block 2, Lots 85 & 86 in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, May 26, 2021**, the Board made the following determinations:

Jay Greenwell and George Alatsas appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated May 19, 2021.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE), Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated May 18, 2021.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., May 10, 2021.
4. Letter from Maser Consulting, signed by Jesse Cokeley, PE., dated February 24, 2021.
5. Letter from Rockland County Department of Planning, from Arlene Miller, Principal Planner, dated January 29, 2021.
6. Notice from Rockland County Department of Highway, signed by Dyan Rajasingham, Engineer III, dated May 6, 2021.
7. Letter and notice from Rockland County Department of Health, signed by Elizabeth Mello, PE, dated May 24, 2021
8. Email from Orange and Rockland Utilities from Alfred Gaddi, PE, dated May 4, 2021.
9. Notices from the Town of Orangetown Zoning Board of Appeals signed by Dan Sullivan, Chair, dated May 5, 2021.
10. Project Summary prepared by Jay Greenwell, PLS, dated April 14, 2021.
11. A Short Environmental Assessment Form signed by George Alatsas, dated April 12, 2021.

COMMUNICATIONS  
MAY 26 2021  
TOWN OF ORANGETOWN

**PB #21-33: Alatsas Site Plan  
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Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
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12. Letter from Lauren Lucanera, property owner, dated April 16, 2021.
13. Copy of PB#21-12, Alatsas Final Resubdivision Plan Approval Subject to Conditions, dated February 24, 2021.
14. Site Plan of Land for Alatsas dated April 12, 2021:
  - Sheet 1 of 2: Site Plan
  - Sheet 2 of 2: Detail Sheet
15. Architectural Plans prepared by John Perkins, RA, dated November 16, 2020, last revised April 3, 2021:
  - Sheet 1 of 2: Floor Plans
  - Sheet 2 of 2: Elevations
16. Email from Murickolil & Aleykutty Eappen, received May 26, 2021.
17. Email from Terence Foxe & Helena Power, 152 Park Avenue, received May 25, 2021.

The Board reviewed the plan. The meeting was open to the public.

**Public Comment:**

Terry Fox, 152 Park Avenue, raised concerns that all of the houses in the area are on wells and the project site is on an undedicated road. The existing lots are wet and the removal of trees will only increase the drainage impact to the area. He also noted that there are no houses in the neighborhood that touch his lot that are 3,000 square feet.

There being no one else to be heard from the public, a motion was made to close the Public Hearing portion of the meeting by Andrew Andrews and second by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Andrew Andrews, aye; Bruce Bond, abstain and Stephen Sweeney, aye.

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young - Vice Chairman, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Bruce Bond, abstain; Andrew Andrews, aye; and Stephen Sweeney, aye, the Board declared itself Lead Agency.

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

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, namely Jay Greenwell, PLS and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Highway, Rockland County Sewer District No.1, , and having reviewed a proposed Subdivision plan by prepared by Jay Greenwell, PLS, a summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;

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- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Andrew Andrews and seconded by William Young- Vice Chairman and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, nay; Robert Dell, nay; Michael McCrory, nay; Bruce Bond, abstain; Andrew Andrews, aye; and Stephen Sweeney, aye, the Board made a Negative Declaration pursuant to SEQRA.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was granted **Preliminary Site Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the subdivision plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a Pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting."
2. Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.

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4. Per table 3.12, R-15 district, Group M the following Bulk variances are required from the Town of Orangetown Zoning Board of Appeals;

- Column 4, maximum floor area ratio is 20% with 30% proposed.
- Column 5, minimum lot area required is 15,000 square feet with 10,000 square feet proposed;
- Column 11, minimum rear yard required is 35 feet with 26.5' feet proposed

5. Per Chapter 43, Article V, section 5.21(f); *"If two or more adjoining lots are substandard by the regulations of this code and were in single ownership on July 29, 1965, the total parcel of land shall then be subject to regulations as a mean average of those bulk and area dimensions of existing lots within 500 feet on both sides of the street and on both sides of the site in question. In no case shall the building be larger than if the lot were conforming to the zoning district regulations."* Town assessor records show that the two lots were in the same ownership in 1965, a variance is required.

6. A 280A variance is required from the Town of Orangetown Zoning Board of appeals for as the lot fronts along an unimproved road.

7. The application shall be reviewed by the Town of Orangetown Architecture and Community Appearance Board of Review.

8. The Short Environmental Assessment Form appears to be in order.

9. The applicant shall research the possibility of connecting the proposed sanitary house connection to the sanitary main on Scotti Avenue.

10. The drainage calculations provided are under review. However, because the Perc Rate is assumed, soil borings, perc tests and determination of groundwater elevations shall be performed at the subsurface detention system location. These tests shall be performed **PRIOR** to this proposal receiving **Final Approval** to ensure the adequacy of the proposed design. This information shall be added to the drainage calculations. The tests shall be performed in the spring or fall when the ground water table is typically at its highest. DEME shall be notified 48 hours prior to these tests so they can be witnessed.

11. (Sizing, calculations for proposed 12-inch DIP replacement pipe under Bergen Avenue) The existing 15 CMP drainage pipe, currently just south of the existing macadam pavement in Bergen Avenue, has an invert on the east side of 38.7 This means that the top of the pipe is at ±39.95. The spot elevation shown at the southernmost end of the existing macadam pavement in Bergen Avenue is listed at 39.5. This in turn means that the top of pipe is higher than the existing pavement and will be higher than the proposed extension. The applicant's engineer shall redesign this drainage crossing in order to allow vehicular crossing of the drainage line. The engineer shall also provide calculations for sizing the replacement piping. The calculations shall include the year storm the new pipe shall carry.

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12. Flared end sections and riprap at both end of the proposed new drainage crossing under Bergen Avenue.

13. Profiles for all proposed drainage piping facilities are required and shall be added to the plans.

14. A profile, that shows all existing underground utilities, for the proposed Bergen Avenue Roadway extension shall be added to the plans.

15. A profile for the proposed sanitary house connection shall be added to the plans.

16. Details, including elevations for the proposed drywell system shall be added to the drawings. Also, an overflow shall be designed and depicted for the proposed drywell system.

17. A note shall be added to the site plan stating that "No sanitary connections in the basement of the proposed home. This includes but is not limited to Toilets, showers, sinks, slop/utility sinks, floor drains, clothes washers, dish washer, etc."

18. A post construction stormwater maintenance agreement for the proposed stormwater systems shall be submitted to DEME and the Orangetown Town Attorney's Office for review and approval. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with a telephone number, yearly report to be submitted to DEME, etc.

19. The Town of Orangetown Bureau of Fire Prevention reviewed the plans and offered the following comments:

- Driveway should be at least 12' wide.
- Driveway shall be designed to support fire apparatus in all weather conditions.

20. The Drainage Consultant to the Planning Board, Maser Consulting reviewed the application and found that overall, the proposed stormwater management plan meets the intent of the regulations, and therefore, Maser Consulting recommends the Resubdivision of Land for Alatsas be approved for drainage subject to the following project comments.

1. Based on the plans that were submitted, the applicant intends to treat stormwater runoff through the installation of two (2) underground drywells in a gravel bed.

- a. Details shall be provided for the proposed drywells.
- b. Details for the inlet grates on the drywells shall also be provided.
- c. A Zero Net increase study shall be provided for review.
- d. Elevations for the drywells shall be provided.
- e. Infiltration testing shall be performed at the location of the drywells

TOWN OF ORANGETOWN  
PLANNING BOARD  
MAY 26 2021  
12:14 PM



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**Continuation of Condition #20...**

2. While the roof drains are shown connecting to the drywells, the footing drain discharges off the southwest corner of the property in the right-of-way for Bergen Avenue. Is this permissible by the Town?
  3. There is a proposed trench drain in the proposed driveway at the property line which appears to discharge to the drywells, again, elevations shall be provided to confirm. What is the plan for stormwater mitigation for the portion of the driveway/roadway area within Bergen Avenue?
  4. 50' separation from the proposed well to the proposed drywell gravel bed is depicted on the plans. Please include separation distance to any neighboring wells.
  5. Behind the building only has two spot elevations shown, 40.4 and 40.5 and they are about 40 feet apart. This would be too flat and additional grading information shall be provided to ensure adequate drainage exists around the rear and sides of the property.
  6. Silt fence is being shown installed across existing gravel area in Bergen Avenue but will that gravel area be removed?
  7. Are there any erosion control measures proposed for the proposed utility trenching that will be needed going north in Bergen Avenue? Has the neighbor been informed that their driveway will be disturbed for this trenching
21. The Rockland County Department of Health (RCDOH) reviewed the information and offered the following comments:  
A permit for the proposed well will need to be obtained from the RCDOH. Application is to be made to RCDOH for review of the stormwater management system for compliance with the County Mosquito Code.
22. Orange and Rockland Utilities (O&R) reviewed the information and noted that O&R does not have a gas service feeding the property.
25. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
- Rockland County Department of Highways
  - Rockland County Department of Health
  - Town of Orangetown Zoning Board of Appeals
26. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans prior to signing the final plans.
27. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

PLANNING BOARD  
MAY 26 2021  
11:51 AM

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Subject to Conditions/ Neg. Dec.**

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

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

- a. No construction equipment shall be parked under the tree canopy.**
- b. There will be no excavation or stockpiling of earth underneath the trees.**
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.**
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:**

- One (1) foot radius from trunk per inch DBH**
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:**

**- Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.**

**- Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.**

**The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.**

BOARD APPROVED  
MAY 26 2021  
TOWN OF ORANGETOWN

**PB #21-33: Alatsas Site Plan  
Preliminary Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
May 26, 2021  
Page 9 of 10**

- 30.** All landscaping shown on the subdivision plan shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.
- 31.** Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.
- 32.** The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.
- 33.** If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Wetlands - U.S. Army Corps of Engineers).
- 34.** Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.
- 35.** Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

2021 JUN 11 10:51 AM  
TOWN OF ORANGETOWN  
PLANNING BOARD

**PB #21-33: Alatsas Site Plan  
Preliminary Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
May 26, 2021  
Page 10 of 10**

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

The foregoing Resolution was made and moved by William Young, Vice-Chairman and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel nay; Andrew Andrews, aye; Bruce Bond, abstain; Stephen Sweeney, aye; Robert Dell, nay and Mike McCrory, nay.

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

**Dated: May 26, 2021**  
Cheryl Coopersmith  
Town of Orangetown Planning Board  
attachment



PLANNING BOARD  
MAY 26 2021  
TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**Alatsas Site Plan  
Preliminary Site Plan Approval  
Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
May 26, 2021**

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

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

**NAME OF ACTION: Alatsas Site Plan  
Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

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

**DESCRIPTION OF ACTION:** Site Plan

**LOCATION:** The site is located at 9 & 11 Bergen Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 7 7.20, Block 2, Lots 85 & 86 in the R-15 zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

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

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

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

For Further Information contact:

Office of Building, Zoning and Planning Administration and Enforcement  
Town of Orangetown, 20 Greenbush Road, Orangeburg, NY 10962

Telephone Number: 845-359-5100

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

FORWARDED TO THE  
TOWN OF ORANGETOWN  
PLANNING BOARD

**FLOOR AREA RATIO, LOT AREA, REAR YARD VARIANCES APPROVED;  
UNDERSIZED LOT ACKNOWLEDGED: NEW YORK STATE TOWN LAW 280-a  
EXCEPTION GRANTED**

To: George Alatsas  
17 Bluefields Lane  
Blauvelt, New York 10913

ZBA #21-67  
Date: July 7, 2021  
Permit # N.A.

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 21-67: Application of George Alatsas for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 4 ( Floor Area Ratio: .20 permitted, .30 proposed), 5 ( Lot Area: 15,000 sq. ft. required, 10,000 sq. ft. proposed) and 11 (Rear Yard: 35' required, 26.5' proposed) and for an exception pursuant to New York State Town Law, Section 280-a ( Relation of structure to streets or highways) for the construction a new single-family residence.. The property is located at 9 & 11 Bergen Avenue, Palisades, New York and is identified on the Orangetown Tax Map as Section 77.20, Block 2, Lots 85 & 86 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, July 7, 2021 at which time the Board made the determination hereinafter set forth.

George Alatsas and Jay Greenwell, Land Surveyor, appeared and testified.

The following documents were presented:

1. Plans labeled "Proposed single family home for BBB Construction" dated November 16, 2020 with the latest revision date of April 3, 2021 not signed or sealed by John Perkins, Architect. (2 pages).
2. Site plan for Alatsas dated 04/21/2021 signed and sealed by Jay A. Greenwell, L.S. and Stuart Strow, P.E.
3. Draft Planning Board Decision dated May 26, 2021 PB#21-33 Alatsas Site Plan.
4. Area exhibit for underside lots for Alatsas by Jay Greenwell PLS ( 1 page).
5. One 11" x 17" color rendering of the proposed house submitted at the hearing by the applicant.
6. Seven 11" x 17" color pictures of houses in the immediate area that have approximately the same or larger floor area ratio's, submitted at the hearing by the applicant.
7. One e-mail dated July 5, 2021 in opposition to the project from Terry Foxe and Helena Power.
8. Eight ZBA Decisions for variances granted in the immediate neighborhood.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Mr. Bonomolo and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board acting as Lead Agency for these applications, pursuant to coordinated review under the State Environmental Quality Review Act Regulations § 617.6 (b)(3); and since the Planning conducted SEQRA reviews and,

TOWN CLERK'S OFFICE  
2021 JUL 14 A 11:01  
TOWN OF ORANGETOWN

on May 26, 2021 (as set forth in PB#21-33) rendered environmental determinations of no significant adverse environmental impacts to result from the proposed land use actions (i.e. a "Negative Declarations" of "Neg Dec."), the ZBA is bound by the Planning Board's Neg Dec and the ZBA cannot require further SEQRA review pursuant to SEQRA Regulations § 617.6 (b)(3). The motion was seconded by Ms. Castelli and carried as follows: Mr. Quinn, aye; Mr. Valentine, aye; Ms. Castelli, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye. Mr. Bosco was absent.

Jay Greenwell, Land Surveyor, testified that Mr. Alatsas is a reputable builder in the Town; that he purchased two 5,000 sq. ft. buildable lots from sisters Sheila Prisco and Lauren Lucenera and applied to the Planning board for approval to merge the two lots to build one house ; that this lot is surrounded by similar undersized lots with similar size houses; that they would like to rebut the letter that was read into the record that used such inflammatory language as gigantic, excessive, and severe; that this proposed 3,000 sq. ft. bi-level house is in keeping with the character of the neighborhood; that he would like to show his photo exhibit of houses on the same block(Bergen Avenue) and also on the nearby streets such as, Scotti Avenue, Muroney Avenue, and Park Avenue that have similar floor area ratios; that the house immediately next to the proposed house to the right (alleged owner named Gensel) has a .50 floor area; the house to the left has a .29 floor area ratio (alleged owner named Driscoll); that the house on the corner of Muroney and Bergen Avenues has a floor area ratio of .354 (alleged owner named Turner); that the property located to the rear of the proposed new house (alleged owner named Power) has a floor are ratio of .46; and the F.A.R. of the other houses in the area range from .12 to .28; that this proposal is not changing the character of the neighborhood; that the Power house has a garage that is very close to the property line; that the proposed house meets the rear yard setback requirement; that the proposed deck needs a rear yard variance of 26 ½ ' ;that they are proposing French drains for the driveway and two drywells; and that they are being respectful of the neighborhood because the former owners (sisters Ms. Prisco and Ms. Lucanera) grew up in the neighborhood.

George Alatsas submitted pictures of the houses in the area and talked about their sizes in comparison to what he is proposing on his lot; and submitted a rendering of the proposed house.

Public Comment:

Sheila Prisco-Case, testified that her mom and dad bought their house in 1956 and her mom bought these lots in 1956; that she and her sister grew up in the house until they went off to college; that they watched people build around them; that they saw other people get variances to build onto the existing small houses; that this property is a gift from her parents and they want the build to be part of their father's legacy.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

TOWN OF ORANGETOWN  
2021 JUL 14 A 11:00  
TOWN CLERK'S OFFICE

**FINDINGS OF FACT AND CONCLUSIONS:**

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested floor area ratio, lot area and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The Board acknowledged the undersized lot and noted that similar sized houses have been constructed in the neighborhood as evidenced by the applicant's submissions. The requested New York State Law 280-a exception is necessary because the lot is located on a private road without direct access to a public street.
2. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board acknowledged the undersized lot and noted that similar sized houses have been constructed in the neighborhood as evidenced by the applicant's submissions. The requested New York State Law 280-a exception is necessary because the lot is located on a private road without direct access to a public street.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested variance is not substantial, and affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The Board acknowledged the undersized lot and noted that similar sized houses have been constructed in the neighborhood as evidenced by the applicant's submissions. The requested New York State Law 280-a exception is necessary because the lot is located on a private road without direct access to a public street.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variance.

**DECISION:** In view of the foregoing and the testimony and documents presented, the Board **RESOLVED** that the application for the requested floor area ratio, lot area and rear yard variances are **APPROVED**; and the undersized lot is acknowledged; and the exception pursuant to New York State Town Law Section 280-a is **GRANTED**; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

TOWN OF ORANGETOWN  
2021 JUL 14 A 11:00  
TOWN CLERK'S OFFICE



General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.
- (v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

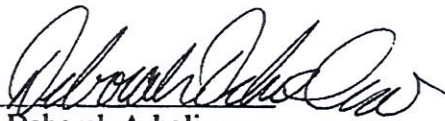
TOWN OF ORANGETOWN  
2021 JUL 14 A 11:00  
TOWN CLERK'S OFFICE

The foregoing resolution to approve the application for the requested floor area ratio, lot area and rear yard variances are APPROVED and the undersized lot is acknowledged; and the exception pursuant to New York State Town Law Section 280-a is GRANTED; was presented and moved by Ms. Castelli, seconded by Mr. Quinn and carried as follows: Mr. Valentine, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; Ms. Castelli, aye; Mr. Quinn; aye. Mr. Bosco was absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: July 7, 2021

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR-N.A.

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE,ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN  
2021 JUL 14 A 11:00  
TOWN CLERK'S OFFICE

**ACABOR #21-25  
Alatsas Site Plan-Bergen Avenue  
Approved with Conditions**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
July 22, 2021  
Page 1 of 2**

**TO: George Alatsas, 17 Bluefield Lane, Blauvelt, NY 10913  
FROM: Architecture and Community Appearance Board of  
Review**

**RE: Alatsas Site Plan-Bergen Avenue:** The application of George Alatsas, owner, for review of Site/ Structure Plans at a site to be known as “Alatsas Site Plan-Bergen Avenue Plans”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 9 & 11 Bergen Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.20, Block 2, Lot 85 & 86 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 22, 2021**, at which time the Board made the following determinations:

George Alatsas appeared and testified. The Board received the following items:

**A. Plans prepared by John Perkins, RA, dated November 16, 2020, last revised April 2, 2021:**

- 1 of 2: Floor Plans
- 2 of 2: Elevations

**B. Site Plan prepared by Jay Greenwell, PLS, dated October 15, 2020, last revised January 20, 2021.**

**C. Approved Landscape Plan prepared by Edge Landscape, Inc. undated.**

**D. Material Specification Sheet.**

**E. Copies of the following Board Decisions: ZBA#21-67, Floor Area Ration, Lot Area, Rear Yard Variances Approved, Under Sized Lot Acknowledged and 280-a Exception Granted, dated July 7, 2021 and PB#21-33, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec. dated May 26, 2021.**

**FINDINGS OF FACT:**

1. The Board found that the façade would consist of four sides of vinyl siding with decorative stonework and Board and Battering on the bump out. The siding would be sterling grey color, or equal. The roof would be Timberline Shingles in black color, or equal. The decorative stonework would be manufactured by El Dorado in Montecito Cliff stone in natural gray/green tones, or equal. The garage door would be a shaker style door in black, manufactured by Haas Doors, or equal.
2. The Board found that the front doorway appeared to be awkward and discussed raising the top window by one foot above the doorway. Also, the top window should be the same width as the doorway.

TOWN OF ORANGETOWN  
2021 JUL 30 A 10: 29  
TOWN CLERK'S OFFICE

**ACABOR #21-25  
Alatsas Site Plan-Bergen Avenue  
Approved with Conditions**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
July 22, 2021  
Page 2 of 2**

3. The Board found that the window above the front doorway may be changed to a trapezoid shape, granting an alternate window as an option.
4. The Board found that the air conditioning unit would be placed at the southeast corner of the house.
5. The Board found that some existing trees were not noted on the Landscaping Plan. All existing trees shall be placed on the plan. A revised Landscaping Plan shall be submitted.
6. The Board found that the trees to be saved shall be protected with snow fencing to the drip line during construction.
7. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan.

The hearing was then opened to the Public.

**Public Comment:**

Terry Fox, 152 Park Avenue, Tappan; raised concerns regarding the landscape plan. He noted that trees were missing from the plan on the south side of the lot.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

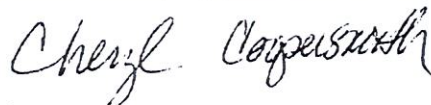
**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved with the following Conditions:**

1. On the Front Elevation, the window on top of the front doorway shall be raised by one foot. In addition, the top window shall be the same width as the doorway. Revised plans shall be submitted.
2. The Board granted an alternate design for the window/ door design, the top window may be changed to a trapezoid shape. If the option is selected, revised plans shall be submitted.
3. All existing trees shall be placed on the plan. A revised Landscaping Plan shall be submitted.

The foregoing resolution was presented and moved by Joseph Milillo, and seconded by Shirley Goebel Christie and carried as follows: Christopher Dunnigan, Chairman; aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, aye; Sharon Burke, absent and Joseph Milillo, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

**Dated: July 22, 2021  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



TOWN CLERK'S OFFICE  
29 JUL 30 A 10:  
TOWN OF ORANGETOWN

**PB #22-01: Alatsas Resubdivision Plan Granted Two 90-day Extensions to File the Subdivision with the Rockland County Clerk's Office**

**Town of Orangetown Planning Board Decision  
January 12, 2022  
Page 1 of 3**

**TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern, New York  
FROM: Town of Orangetown Planning Board**

**RE: Alatsas Resubdivision Plan:** The application of Jay Greenwell, applicant, for two 90-day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office at a site to be known as "**Alatsas Resubdivision Plan**" in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located at 9 & 11 Bergen Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.20, Block 2, Lots 85/86 in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, January 12, 2022**, at which time the Board made the following determinations:

The Board received the following communications:

1. Project Review Committee Report dated January 5, 2022.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated January 7, 2022.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 7, 2022.
4. Copy of PB#21-12, Final Resubdivision Plan Approval Subject to Conditions, dated February 24, 2021.

The Board reviewed the plan. The meeting was then open to the public.

There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and second by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Andrew Andrews, aye; Stephen Sweeney, aye, and Bruce Bond, aye.

TOWN CLERK'S OFFICE  
022 FEB 15 P 1:50  
TOWN OF ORANGETOWN

**PB #22-01: Alatsas Resubdivision Plan Granted Two 90-day Extensions to File the Subdivision with the Rockland County Clerk's Office**

**Town of Orangetown Planning Board Decision  
January 12, 2022  
Page 2 of 3**

**DECISION:** In view of the foregoing, the Board **GRANTED Two 90-Day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office, with the following conditions:**

1. The office of Building, Zoning, Planning Administration and Enforcement has no objection to the requested extension.
2. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped by the Chief Clerk to the Board and the construction plans are reviewed and approved by the Inspector.
3. DEME has no objection to the request for two (2) 90-day extensions to file the subdivision. However, the following comments/ recommendation still need to be addressed/ satisfied:
4. The applicant shall research the possibility of connecting the proposed sanitary house connection to the sanitary main on Scotti Avenue.
5. (Sizing, calculations for proposed 12-inch DIP replacement pipe under Bergen Avenue.) The existing 15 CMP drainage pipe, currently just south of the existing macadam pavement in Bergen Avenue, has an invert on the east side of 38.7 This means that the top of the pipe is at  $\pm 39.95$ . The spot elevation shown at the southernmost end of the existing macadam pavement in Bergen Avenue is listed at 39.5. This in turn means that the top of pipe is higher than the existing pavement and will be higher than the proposed extension. The applicant's engineer shall redesign this drainage crossing in order to allow vehicular crossing of the drainage line. The engineer shall also provide calculations for sizing the replacement piping. The calculations shall include the year storm the new pipe shall carry.
6. Flared end sections and riprap at both end of the proposed new drainage crossing under Bergen Avenue.
7. Profiles for all proposed drainage piping facilities are required and shall be added to the plans.
8. A post construction stormwater maintenance agreement for the proposed stormwater systems shall be submitted to DEME and the Orangetown Town Attorney's Office for review and approval. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with a telephone number, yearly report to be submitted to DEME, etc.
9. Elevations on the drywell are missing.

TOWN CLERK'S OFFICE  
1022 FEB 15 P 1:50  
TOWN OF ORANGETOWN

**PB #22-01: Alatsas Resubdivision Plan Granted Two 90-day Extensions to File the Subdivision with the Rockland County Clerk's Office**

**Town of Orangetown Planning Board Decision  
January 12, 2022  
Page 3 of 3**

10. The Perc Test results indicate that the test hole was dug to a total depth of 4 feet. However, this is too shallow. Based on the detail provided, the bottom of the drywell seems to be about 4.5 feet below the grade. Therefore, the test hole shall be at least 6.5 feet below grade. The perc tests/ groundwater elevation determination shall be redone at the proper depth.

11. The profile for the extension of Bergen Avenue shows a "hump" being constructed in the roadway. This is unacceptable. The road shall be redesigned to have no hump in it.

12. Details, including elevations, for the proposed drywell system shall be added to the drawings. Also, an overflow shall be designed and depicted for the proposed drywell system.

13. Note #19 shall be revised to include; slope/ utility sinks, floor drains, clothes washers, dish washers.

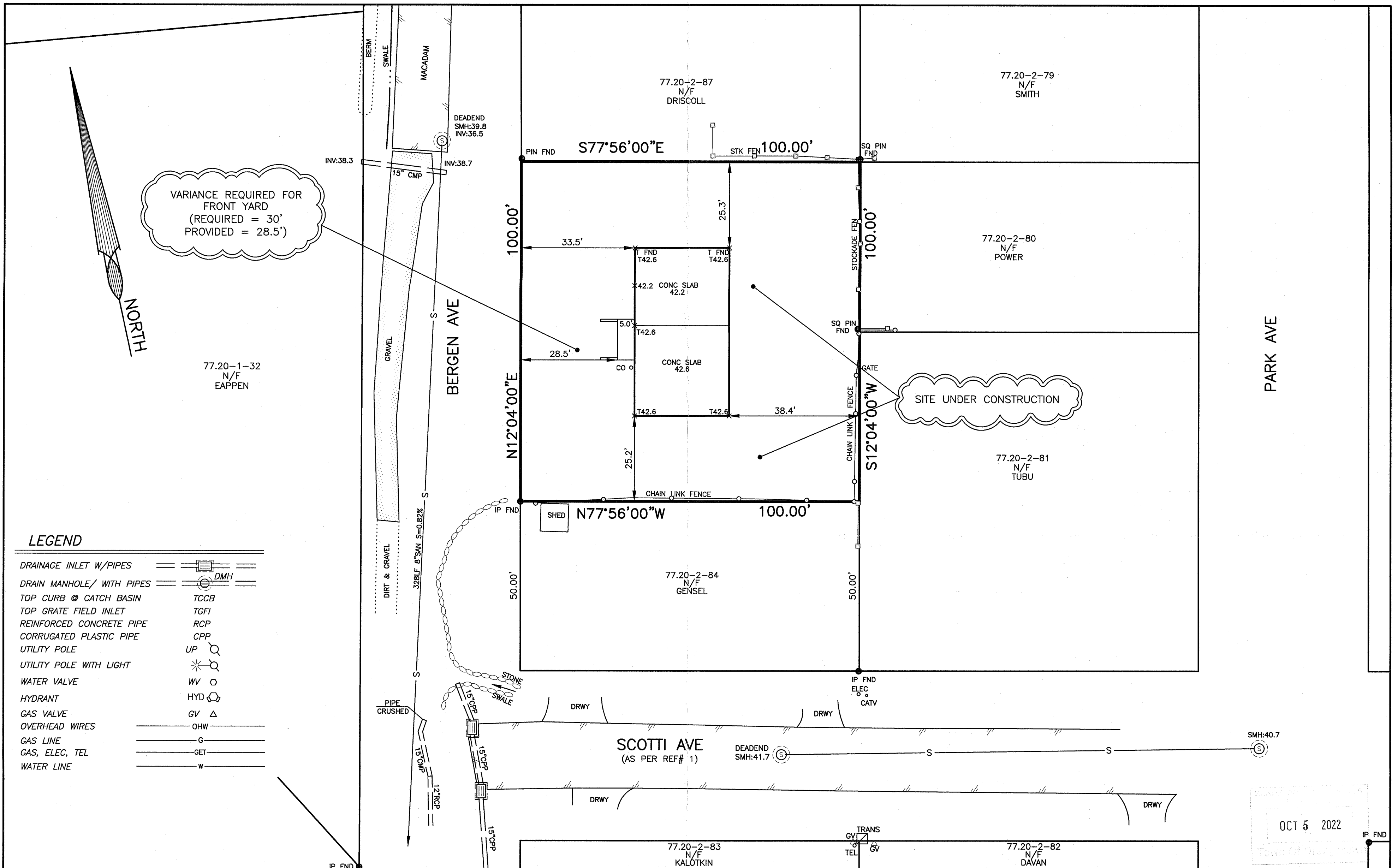
The foregoing Resolution was made and moved by Michael Mandel and Seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Andrew Andrews, aye, Stephen Sweeney, aye, and Bruce Bond, aye.

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

Dated: January 12, 2022  
Cheryl Coopersmith  
Town of Orangetown Planning Board



TOWN OF ORANGETOWN  
2022 FEB 15 P 1:50  
TOWN CLERK'S OFFICE



VARIANCE REQUIRED FOR FRONT YARD  
(REQUIRED = 30'  
PROVIDED = 28.5')

SITE UNDER CONSTRUCTION

**LEGEND**

- DRAINAGE INLET W/PIPES
- DRAIN MANHOLE/ WITH PIPES
- TOP CURB @ CATCH BASIN
- TOP GRATE FIELD INLET
- REINFORCED CONCRETE PIPE
- CORRUGATED PLASTIC PIPE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WATER VALVE
- HYDRANT
- GAS VALVE
- OVERHEAD WIRES
- GAS LINE
- GAS, ELEC, TEL
- WATER LINE

- REFERENCES:
- BEING LOTS 19, 20, 21 AND 22 IN BLOCK 11, ON A MAP ENTITLED "FALSADES MANOR", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 218.
  - DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS: LIBER 633 PAGE 362, L716 P2331, INST#2002-50098, INST#2008-5546, INST#2018-31194, INST#1997-34197, INST# 2000-28603
  - MAP ENTITLED "GREEN MEADOW FARMS", FILED IN THE ROCKLAND COUNTY CLERKS OFFICE AS MAP 5304.
  - BEING LOT 77.20-2-85 ON A MAP ENTITLED "RE-SUBDIVISION OF LANDS FOR ALATSAS", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 8562.

CERTIFIED TO:  
• TOWN OF ORANGETOWN

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

THE CERTIFICATION HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.

EASEMENTS OR RIGHTS OF WAY, EITHER ON OR BELOW THE SURFACE OF THE GROUND, EVIDENCE OF WHICH IS NOT VISIBLE IN THE FIELD OR FOR WHICH DOCUMENTATION IS NOT PROVIDED, ARE NOT SHOWN. UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED IN THE FIELD.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR ARE NOT VALID.

8/15/22 DATE

REVISIONS

REVISIONS

JAY A. GREENWELL, PLS  
NYS LIC. # 49676

FOUNDATION LOCATION SURVEY

ALATSAS

11 BERGEN AVENUE  
TOWN OF ORANGETOWN, ROCKLAND COUNTY  
STATE OF NEW YORK

JAY A. GREENWELL, PLS, LLC

SURVEYING - LAND PLANNING  
34 WAYNE, SUFFERN, NEW YORK, 10901  
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NEW TAX LOT #	77.20-2-85
AREA	10,000 SF
FILE	22044 FND LOC
SCALE	1" = 20'
DATE	7/1/22
JOB NO.	22044

OCT 5 2022

Town of Orangetown