

ZONING BOARD OF APPEALS

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

Date: October 20, 2022

TO: OBAPAE

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

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

Review of Plans: Tappan Fire District, 300 Western Highway, Tappan NY  
Section 74.18 Block 2 Lot 35 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Section 3.12, Group P, Columns 8 (Front Yard: 100' required, 65.7 existing, 88' proposed) and 9 (Side Yard: 100' required, 55.3' existing, 72' proposed) for an accessory building at the exiting firehouse. The premises are located at 300 Western Highway, Tappan, New York and identified on the Orangetown Tax Map as Section 74.18, Block 2, Lot 35 in the R-15 zoning district.

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

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

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

**Zoning Board Meeting Date: December 7, 2022**

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

This project is before the Zoning Board on **Wednesday, December 7, 2022** . **Kindly forward your completed review to this office by December 7, 2022.**

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

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

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

Thank you, Deborah Arbolino



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

**Jane Slavin, RA  
Director**

**(845) 359-8410**

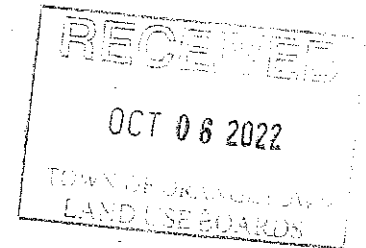
**Fax: (845) 359-8526**

Date: October 5, 2022

To: Planning Board

From: Rick Oliver  
Deputy Building Inspector

Subject: **Tappan Fire District**  
Prepreliminary/Preliminary/Final  
Site Plan and SEQRA Review  
300 Western Hwy, Tappan  
74.18-2-35; R-15 Zoning District, 2.07 Acres



Submission reviewed: Site Plan Approval Drawings dated July 15, 2022 by Atzl, Nasher, & Zigler PC

- 1.) Application will be referred to the Zoning Board for Front & Side Yard Variances
- 2.) Chapter 2, Section 2-4(A) requires ACABOR approval
- 3.) Please provide a complete parking plan with all striping. Please calculate parking at 1 space per 200 sf. And list (calcs) on site plan
- 4.) Please provide N,S,E,W Elevation Drawings
- 5.) Provide directions arrows on Grading Plan depicting drainage flow over property and from roof drains.
- 6.) Please depict existing curb on Western Hwy as being accessible
- 7.) If the rise between floors is greater than 12', please add landing.
- 8.) It appears that the assembly area on the top floor is inaccessible. Please remedy.
- 9.) Please demonstrate at least one bathroom is ADA compliant
- 10.) The scale on the architectural drawings appears to be inaccurate.

RAO  
10.5.22

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 10/17/22

*Please check all that apply:*

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

PERMIT#: BLDC1341-22  
 ASSIGNED  
 INSPECTOR: Mike

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

Project Name: Tappan Fire District - Western Highway

Street Address: 300 Western Highway, Tappan, NY 10983

**Tax Map Designation:**

Section: 74.18 Block: 2 Lot(s): 35  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the East side of Greene Road, ~~approximately~~  
 at the foot corner of the intersection of Gregg Ct/Western Hwy, in the  
 Town of Orangetown in the hamlet/village of Tappan.

**Acreage of Parcel** 2.1 ac. **Zoning District** R-15  
**School District** South Orangetown Central School District **Postal District** Tappan  
**Ambulance District** South Orangetown **Fire District** Tappan  
**Water District** Tappan **Sewer District** Orangetown Sewer District

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

Site Plan approval to construct a new annex building, consisting of department storage, training, kitchen, and covered patio spaces. This action requires variances. See attached narrative for details.

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

Date: 10/17/22 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

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

### If subdivision: NA

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

### If site plan:

- 1) Existing square footage 3,940 SQ. FT.
- 2) Total square footage 8,655 SQ. FT.
- 3) Number of dwelling units 0

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

NA  
\_\_\_\_\_

### Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area 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

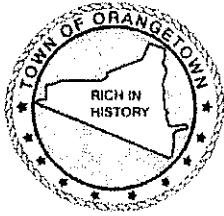
If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals. Case No. PB#22-55

PRC Meeting - September 28, 2022

Planning Board Meeting - October 12, 2022

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

NONE  
\_\_\_\_\_



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

20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**DENIAL TO THE ZONING BOARD OF APPEALS**

Date: June 6, 2022

Applicant: Tappan Fire District

Address: 300 Western Highway, Tappan, NY

RE: Application Made at: same

Chapter 43, Use Table 3.11, Column 1 R-15 District, Column 2 Group P, Column 3 Fire Bldg, Column 8 Required Front Yard 100' w/ 88' proposed. Column 9 Required Side Yard 100' w/ 60' proposed. Column 10 Required Total Side Yard 200' w/ 132' proposed.

Three Variances required

Section: 74.18

Block: 2

Lot: 35

Dear Tappan Fire District:

Please be advised that the Building Permit Application, which you submitted on

June 1, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.


**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
12-31-18-CCC

  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino



## ATZL, NASHER & ZIGLER P.C.

ENGINEERS-SURVEYORS-PLANNERS

234 North Main Street, New City, NY 10956  
Tel: (845) 634-4694 Fax: (845) 634-5543

Revised July 15, 2022  
March 29, 2022

Tappan Fire District  
(Western Highway)

### Narrative Summary

The project site is identified on the Town of Orangetown Tax Map as Section 74.18 Block 2 Lot 35. The premises are in a R-15 Medium-Density Residence District. It is located at 300 Western Highway in Tappan.

The existing site has a gross lot area of approximately 2.1 acres. There is currently a firehouse building (3,940 sq. ft.) along with a macadam pavement on site. Access to the site is from Western Highway.

The Applicant is seeking Site Plan approval to construct a new annex building, consisting of department storage, training, kitchen, and covered patio spaces. This action requires variances, which are outlined below.

<u>Variations Needed</u>	<u>Required/Permitted</u>	<u>Existing</u>	<u>Provided</u>
Front Yard	100 FT.	65.7 FT.	88 FT.
Side Yard	100 FT.	55.3 FT.	72 FT.

# 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: Tappan Fire District (Western Highway)				
Project Location (describe, and attach a location map): 300 Western Highway in Tappan, Town of Orangetown, Rockland County (Parcel ID 74.18-2-35)				
Brief Description of Proposed Action: Site plan for a proposed annex building, consisting of department storage, training, kitchen, and covered patio spaces. This action requires variances. See attached narrative for details.				
Name of Applicant or Sponsor: Tappan Fire District		Telephone: 845-821-5358 E-Mail: tqinn@tappanfire.com		
Address: 300 Western Highway				
City/PO: Tappan		State: NY	Zip Code: 10983	
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 checked="" 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: Town of Orangetown Planning Board - Site plan approval Town of Orangetown Zoning Board - Variance approval			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.1 acres b. Total acreage to be physically disturbed? _____ 0.53 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.1 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Emergency services <input type="checkbox"/> Parkland				

\* Town of Orangetown ACABOR approval

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	NO <input type="checkbox"/>	YES <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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: _____ _____	NO <input type="checkbox"/>	YES <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: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

\* A SHPO Letter of No Effect dated August 04, 2022 is attached.





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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**Parks, Recreation,  
and Historic Preservation**

KATHY HOCHUL  
Governor

ERIK KULLESEID  
Commissioner

August 04, 2022

Ramya Ramanathan  
Planning Analyst  
ATZL, NASHER & ZIGLER, P.C.  
232 North Main St.  
New City, NY 10956

Re: DEC  
Tappan Fire Dist. Western Highway  
300 Western Hwy, Tappan, NY 10983  
22PR05383

Dear Ramya Ramanathan:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

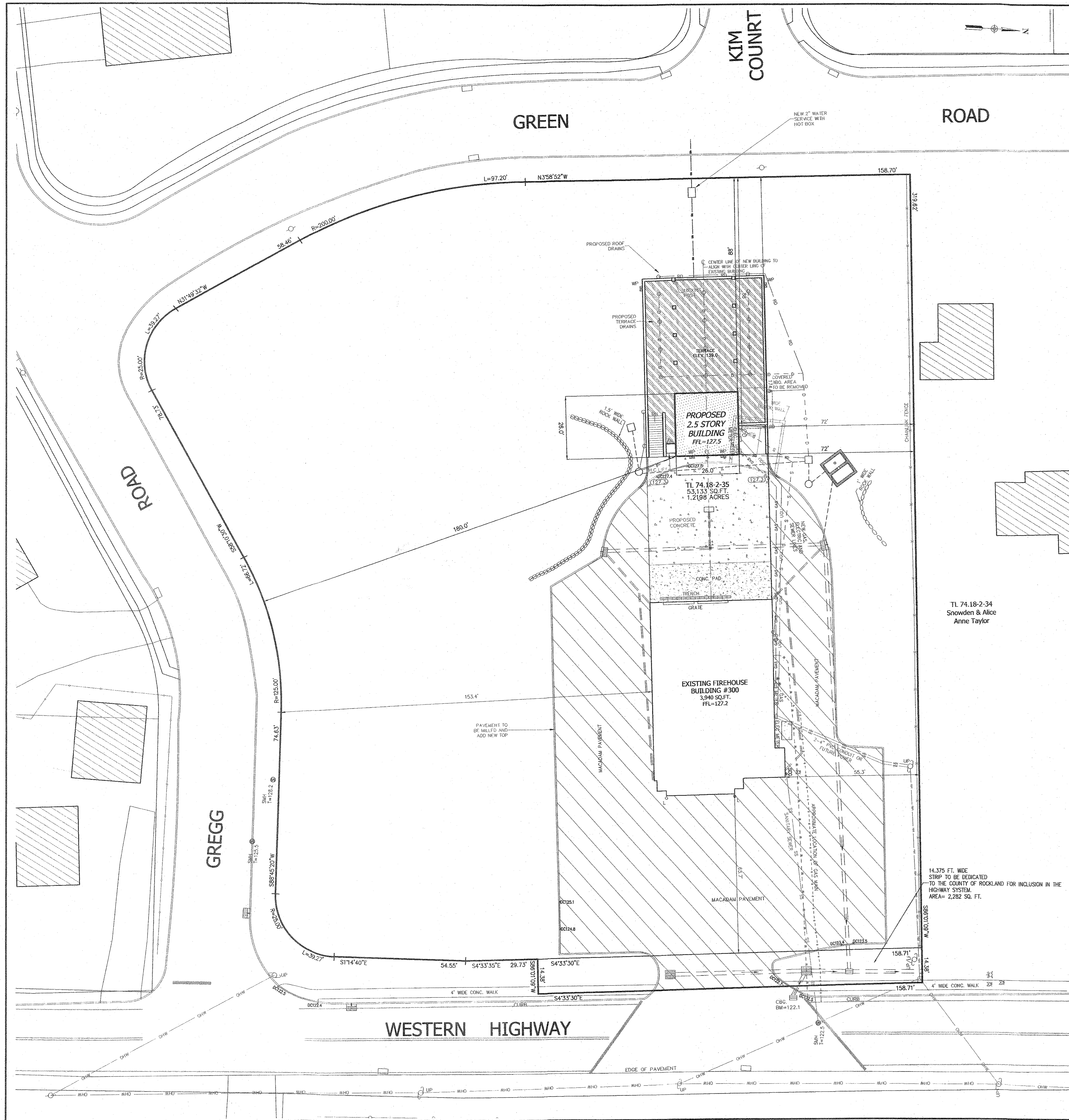
Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

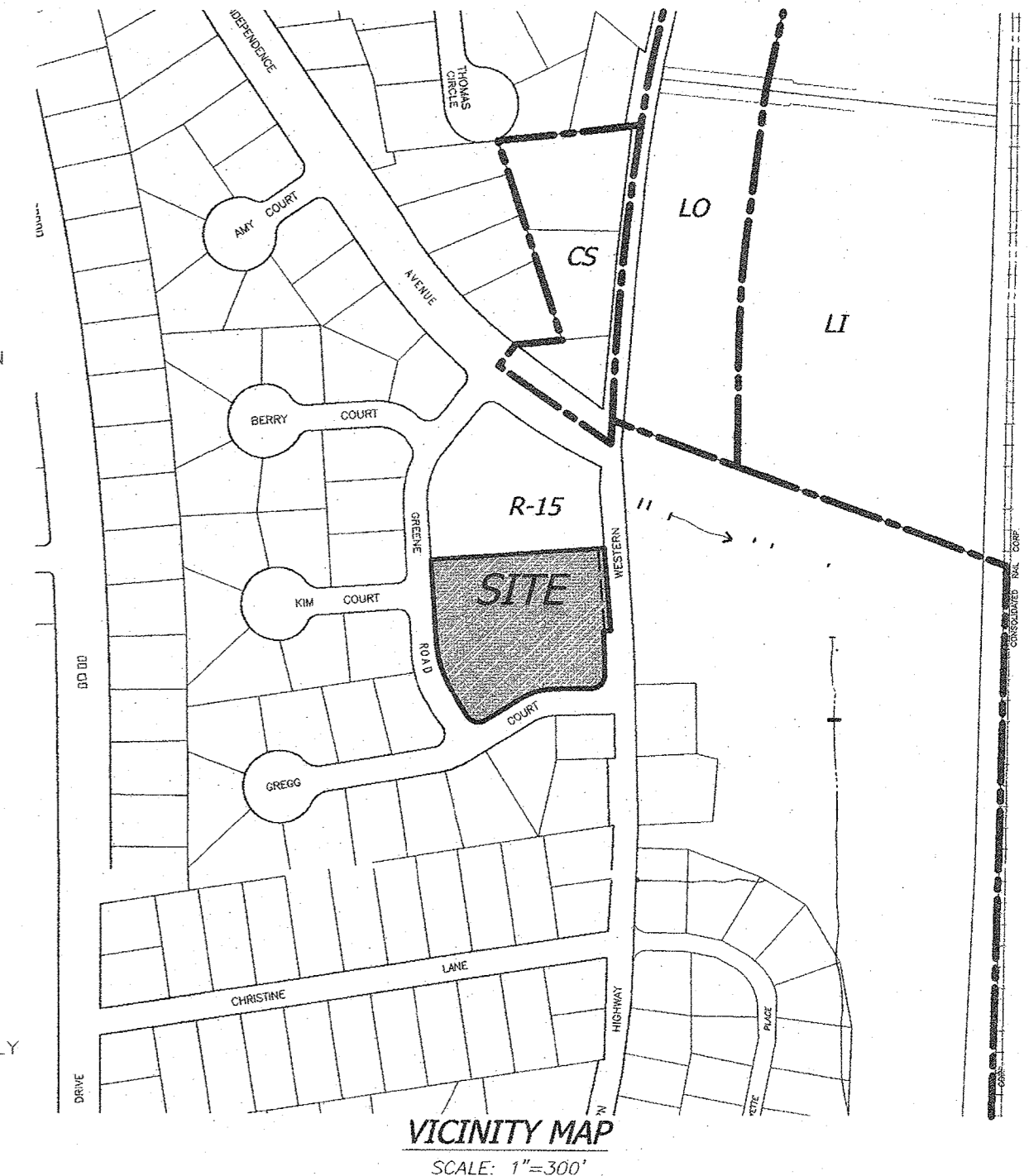
R. Daniel Mackay

Deputy Commissioner for Historic Preservation  
Division for Historic Preservation



**NOTES:**

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



**OWNER & APPLICANT:**

TAPPAN FIRE DISTRICT  
PO BOX 525  
TAPPAN, NY 10983

**TAX MAP REFERENCE:**

TOWN OF ORANGETOWN  
SECTION 74.18, BLOCK 2, LOTS 35

**SITE ADDRESS:**

TAPPAN FIRE DISTRICT  
300 WESTERN HIGHWAY  
TAPPAN, NY 10983

**AREAS:**

90,393 SQ.FT. OR 2.07 ACS

**DISTRICTS:**

- SCHOOL DISTRICT - SOUTH ORANGETOWN
- FIRE DISTRICT - TAPPAN
- WATER DISTRICT - TAPPAN
- SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
- LIGHTING DISTRICT - TOWN OF ORANGETOWN

**DRAWING LIST**

DRAWING NO.	TITLE	ORIGIN DATE	LAST REVISION
DRAWING 1	SITE DEVELOPMENT PLAN	10-28-2021	07-15-2022
DRAWING 2	EXISTING CONDITION	10-28-2021	07-15-2022
DRAWING 3	GRADING PLAN	10-28-2021	07-15-2022
DRAWING 4	DETAILS	10-28-2021	07-15-2022
DRAWING 5	EROSION & SEDIMENT CONTROL PLAN	10-28-2021	07-15-2022
DRAWING 6	LANDSCAPING PLAN	10-28-2021	07-15-2022
DRAWING 7	LIGHTING PLAN	10-28-2021	07-15-2022

**BULK REQUIREMENTS:**

ZONE R-15, GROUP P	REQUIRED/PERMITTED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	NONE	0.08	0.10
MINIMUM LOT AREA (SQ.FT.)	NONE	90,393 SQ.FT. (NET)	90,393 SQ.FT. (NET)
MINIMUM LOT WIDTH	NONE	N/A	N/A COR LOT
MINIMUM STREET FRONTAGE	50 FT.	158.7 FT.	266.7 FT.
FRONT YARD	100 FT.	65.7 FT.	88 FT. *
SIDE YARD	100 FT.	55.3 FT.	72 FT. *
TOTAL SIDE YARD	200 FT.	N/A COR LOT	N/A COR LOT
REAR YARD	100 FT.	N/A	N/A
MAXIMUM BUILDING HEIGHT	NONE	25 FT.	32 FT.

\*-DENOTES VARIANCE REQUIRED

**PARKING REQUIREMENTS:**

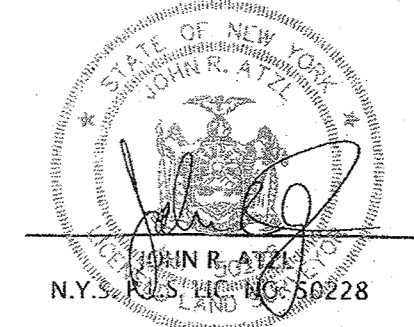
NOT LISTED IN CODE  
13 SPACES PROVIDED

**LOT AREA CALCULATIONS**

GROSS LOT AREA = 90,393 SQ. FT.  
NET LOT AREA FOR ZONING PURPOSES = 89,252 SQ. FT. OR 2.049 ACRES

**LEGEND**

- 300 --- EXISTING 2" CONTOUR
- 30 --- EXISTING 10' CONTOUR
- --- EXISTING WATERLINE
- --- EXISTING FIRE HYDRANT
- --- EXISTING GAS LINE
- --- EXISTING CATCH BASIN
- --- EXISTING STORM DRAIN LINE
- --- EXISTING SEWER MANHOLE
- --- EXISTING SEWER LINE
- --- EXISTING SPOT ELEVATION
- --- EXISTING STONEWALL
- --- EXISTING SIGN
- --- EXISTING LIGHT POLE
- --- EXISTING UTILITY POLE
- --- LIMIT OF 100 YEAR FLOODPLAIN
- --- LIMIT OF 500 YEAR FLOODPLAIN
- --- PROPOSED GAS LINE



REVISION	DATE	PER COMMENTS BY ARCHITECT	DESCRIPTION
1	07-15-22		

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

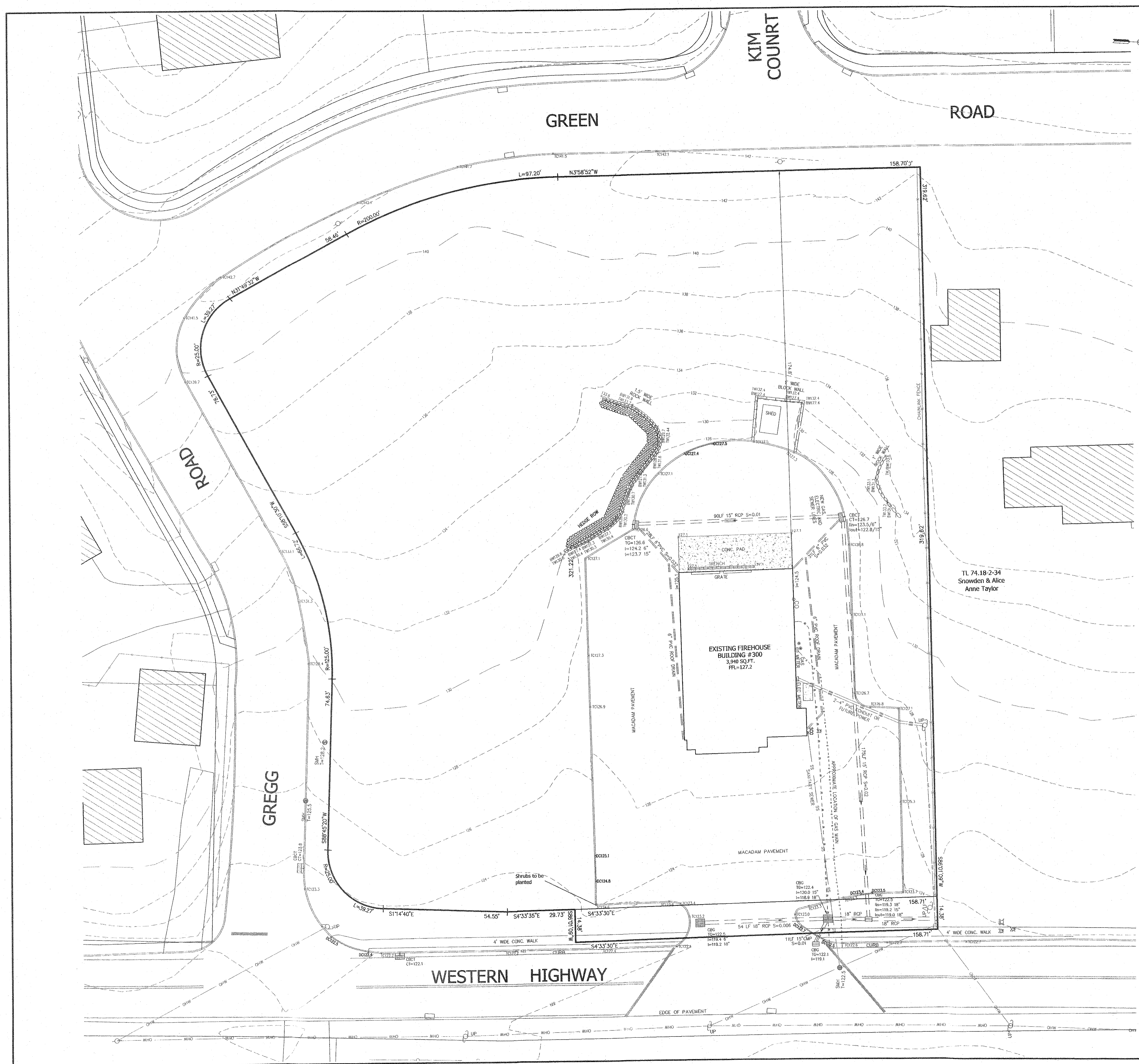
DEC 7 2022

**TAPPAN FIRE DISTRICT**

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**SITE DEVELOPMENT PLAN**

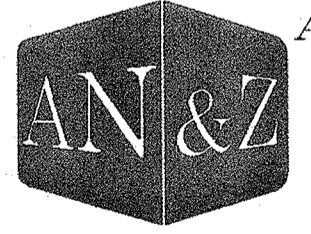
DRAWN BY: LF	CHECKED BY: JRA
DATE: JUNE 24, 2022	SCALE: 1 IN. = 20 FT.
PROJECT NO:	DRAWING NO:
4924	1

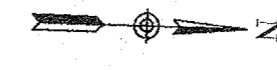
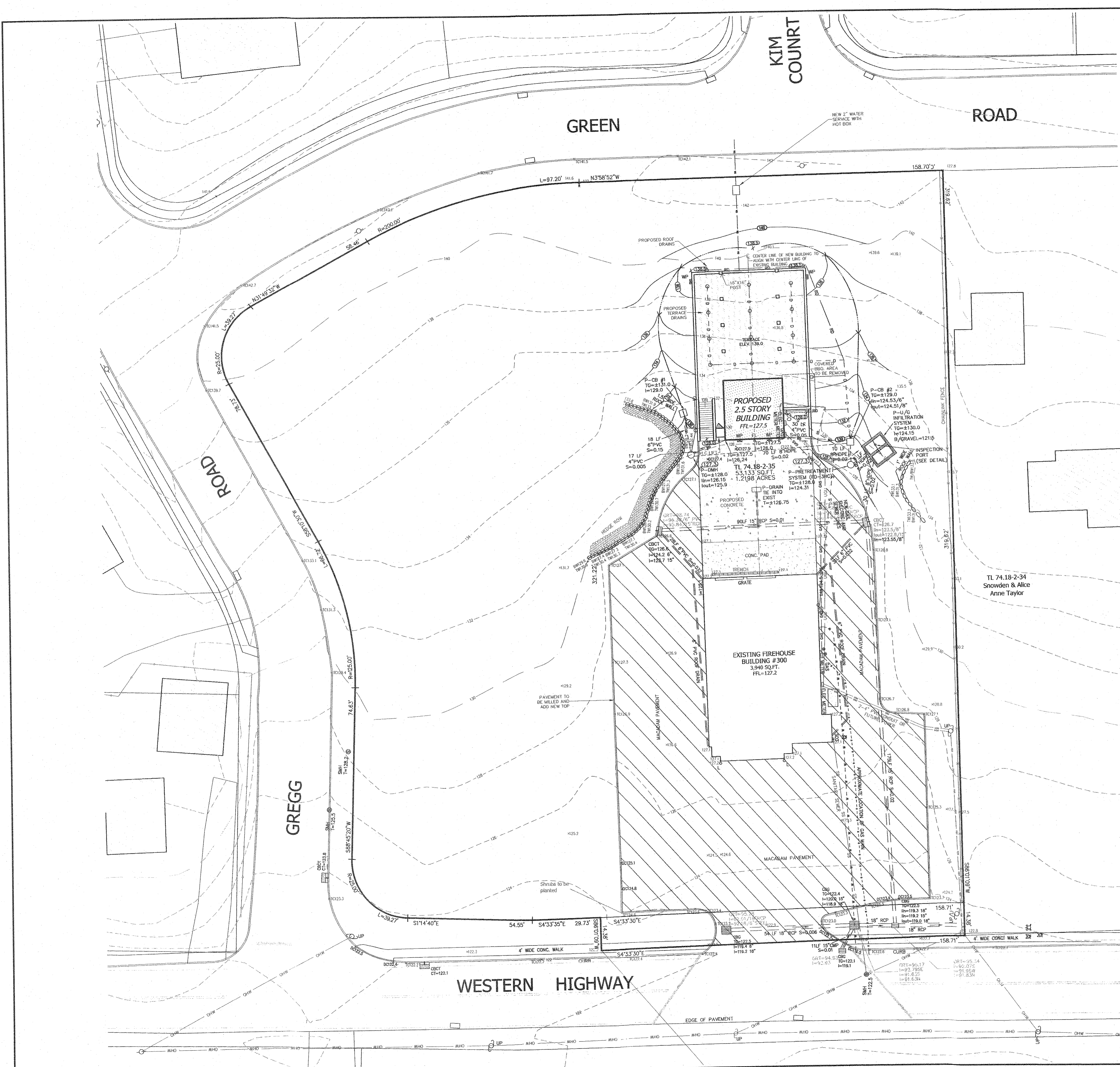


THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON FROM ENGAGING IN THESE SERVICES UNLESS HE OR SHE IS LICENSED BY THE STATE EDUCATION BOARD. THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON FROM ENGAGING IN THESE SERVICES UNLESS HE OR SHE IS LICENSED BY THE STATE EDUCATION BOARD. THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON FROM ENGAGING IN THESE SERVICES UNLESS HE OR SHE IS LICENSED BY THE STATE EDUCATION BOARD.

STATE OF NEW YORK  
RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
JUDITH R. ATZL, P.E.  
N.Y.S. P.E. LIC. NO. 89228

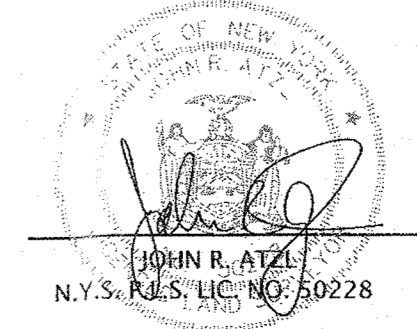
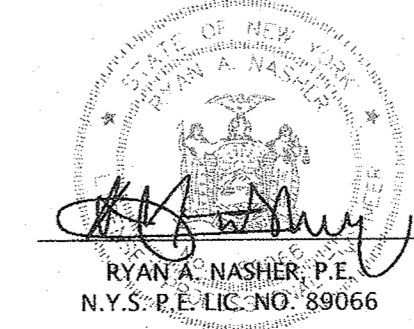
1	07-15-22	PER COMMENTS BY ARCHITECT
REVISION	DATE	DESCRIPTION
 <b>ATZL, NASHER &amp; ZIGLER P.C.</b> ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT:		
<b>TAPPAN FIRE DISTRICT</b>		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE:		
<b>EXISTING CONDITION</b>		
DRAWN BY:	LF	CHECKED BY:
DATE:	OCTOBER 28, 2021	JRA
PROJECT NO.:	4924	SCALE: 1" IN. = 20 FT.
		DRAWING NO.:
		2

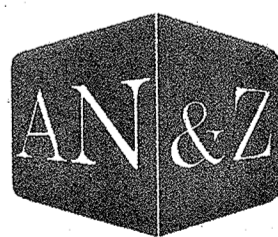


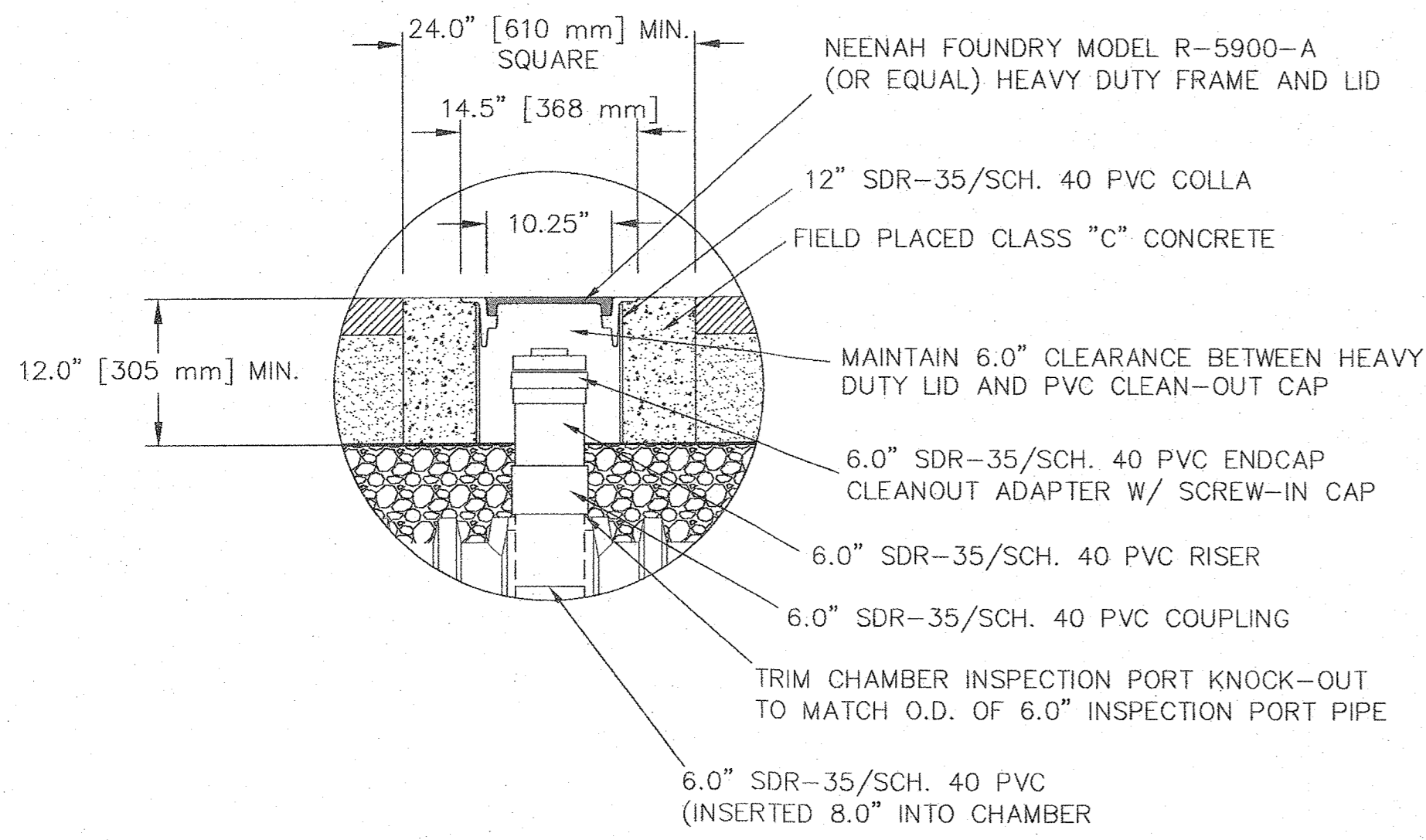
**LEGEND**

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- F --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- S --- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- + 360.0 --- EXISTING SPOT ELEVATION
- --- EXISTING STONEWALL
- --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE
- --- LIMIT OF 100 YEAR FLOODPLAIN
- --- LIMIT OF 500 YEAR FLOODPLAIN
- GAS --- PROPOSED GAS LINE

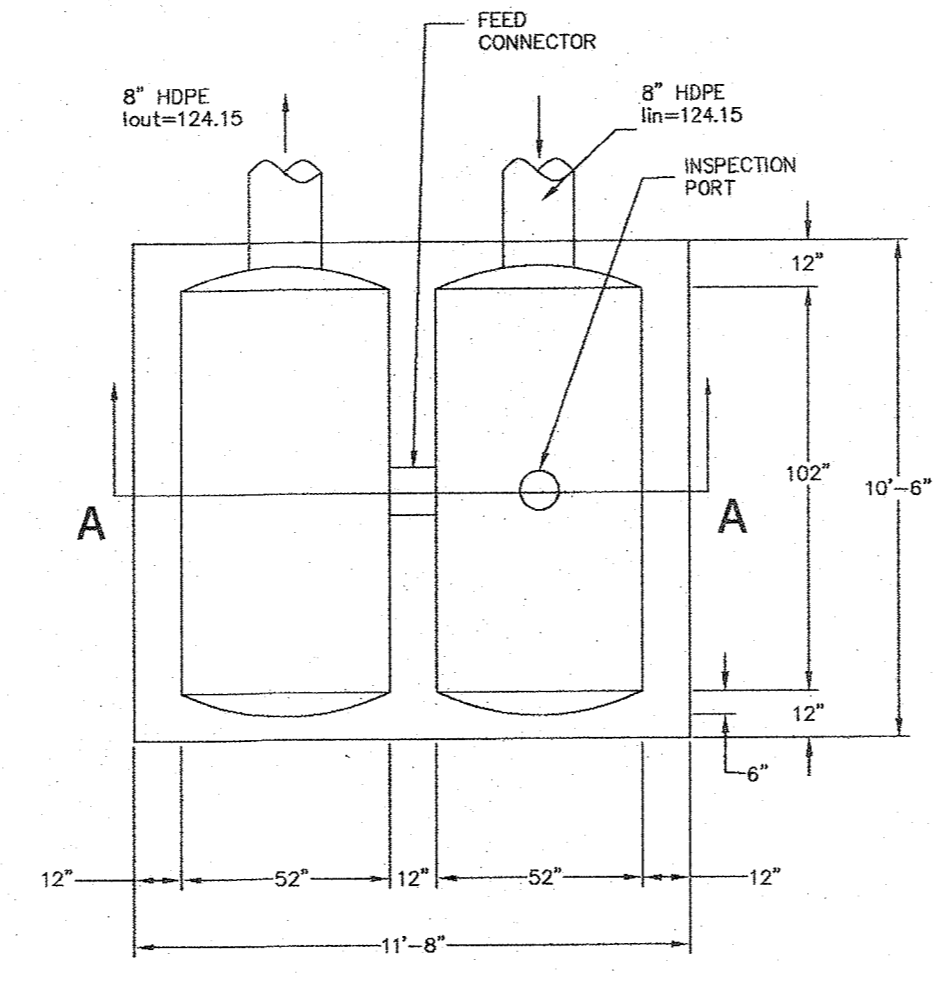
THE EDUCATION LAW OF THE STATE OF NEW YORK PROVIDES THAT NO PERSON SHALL BE EMPLOYED AS A SURVEYOR OR AS A LICENSED PROFESSIONAL ENGINEER UNLESS HE OR SHE HAS BEEN GRANTED A LICENSE BY THE STATE BOARD OF SURVEYING AND MAPPING. THE EDUCATION LAW OF THE STATE OF NEW YORK PROVIDES THAT NO PERSON SHALL BE EMPLOYED AS A LICENSED PROFESSIONAL ENGINEER UNLESS HE OR SHE HAS BEEN GRANTED A LICENSE BY THE STATE BOARD OF SURVEYING AND MAPPING. THE EDUCATION LAW OF THE STATE OF NEW YORK PROVIDES THAT NO PERSON SHALL BE EMPLOYED AS A LICENSED PROFESSIONAL ENGINEER UNLESS HE OR SHE HAS BEEN GRANTED A LICENSE BY THE STATE BOARD OF SURVEYING AND MAPPING.



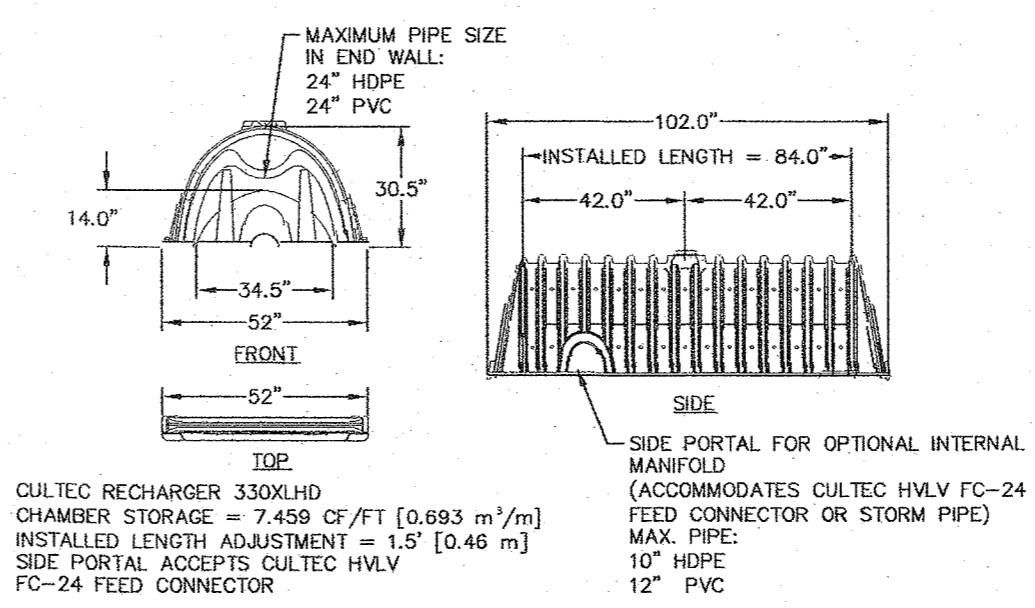
1	07-15-22	PER COMMENTS BY ARCHITECT
REVISION	DATE	DESCRIPTION
 <b>ATZL, NASHER &amp; ZIGLER P.C.</b> ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT:		
<b>TAPPAN FIRE DISTRICT</b>		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE:		
<b>GRADING PLAN</b>		
DRAWN BY:	LF	CHECKED BY: JRA
DATE:	OCTOBER 28, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO:	4924	DRAWING NO:
		3



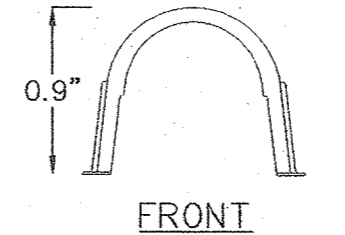
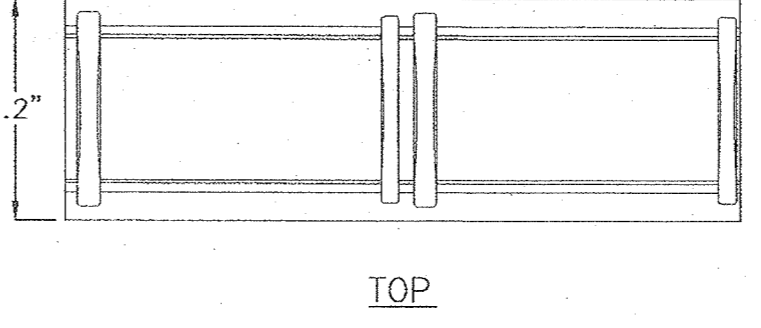
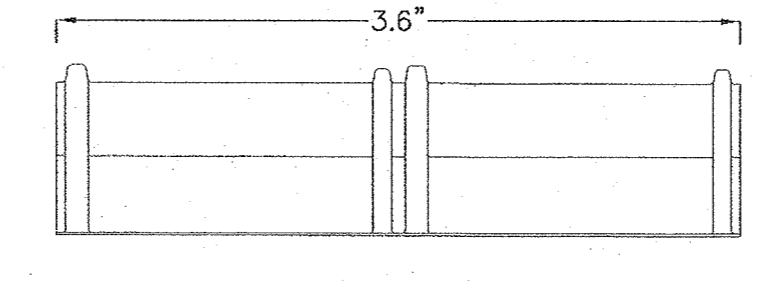
**INSPECTION PORT DETAIL**  
SCALE: 1" = 1"



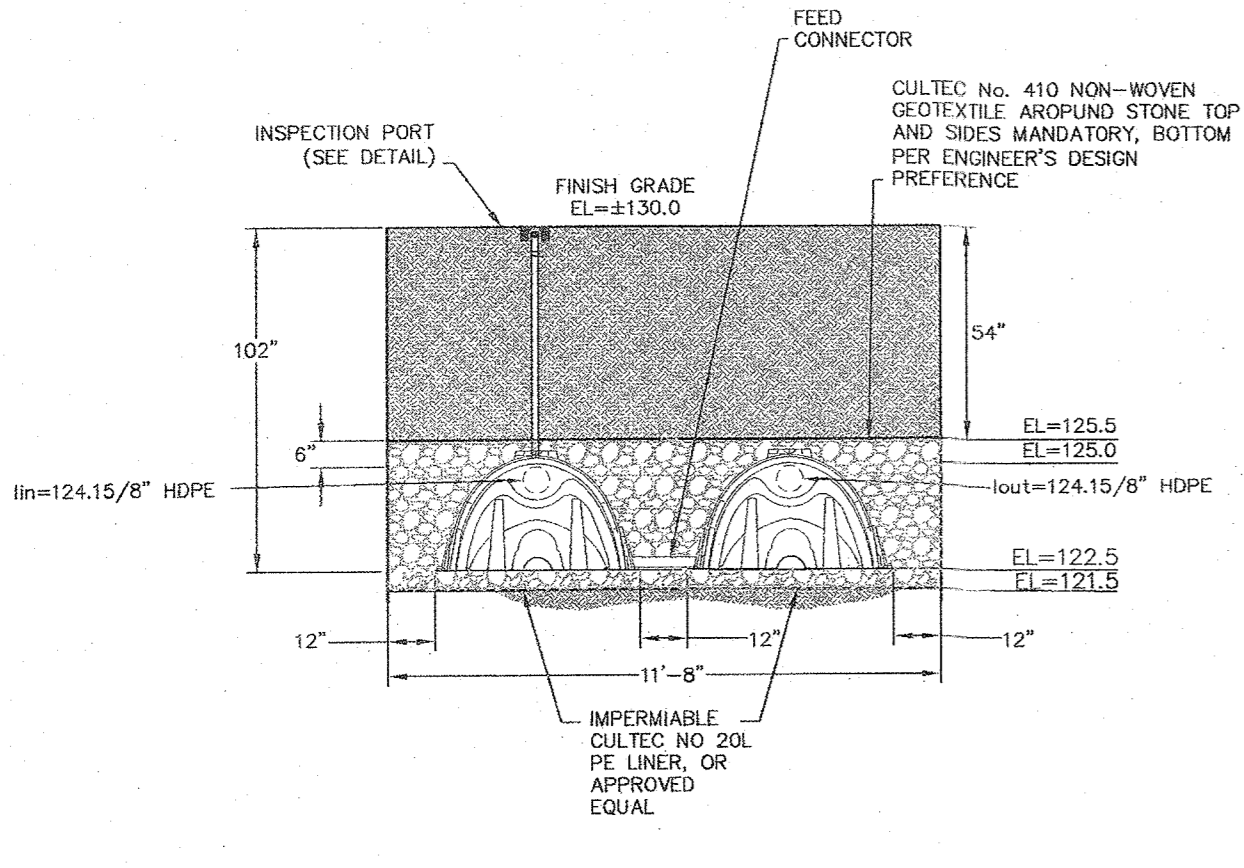
**P-UNDERGROUND STORAGE SYSTEM  
PLAN (CULTEC OR EQUAL) DETAIL**  
SCALE: 1" = 4"



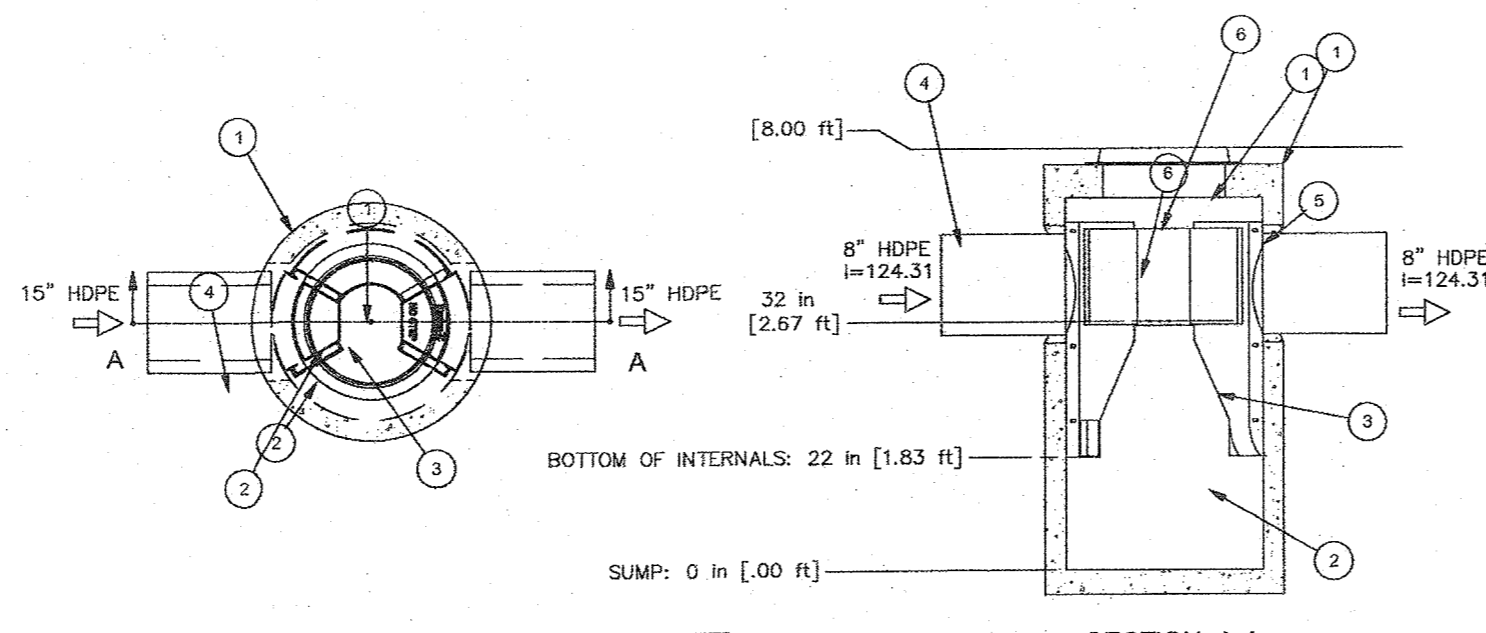
**CULTEC RECHARGER 330XLHD OR EQUAL HEAVY DUTY**  
SCALE: 1" = 4"



**CULTEC HVLV FC-48 FEED CONNECTOR**  
N.T.S.



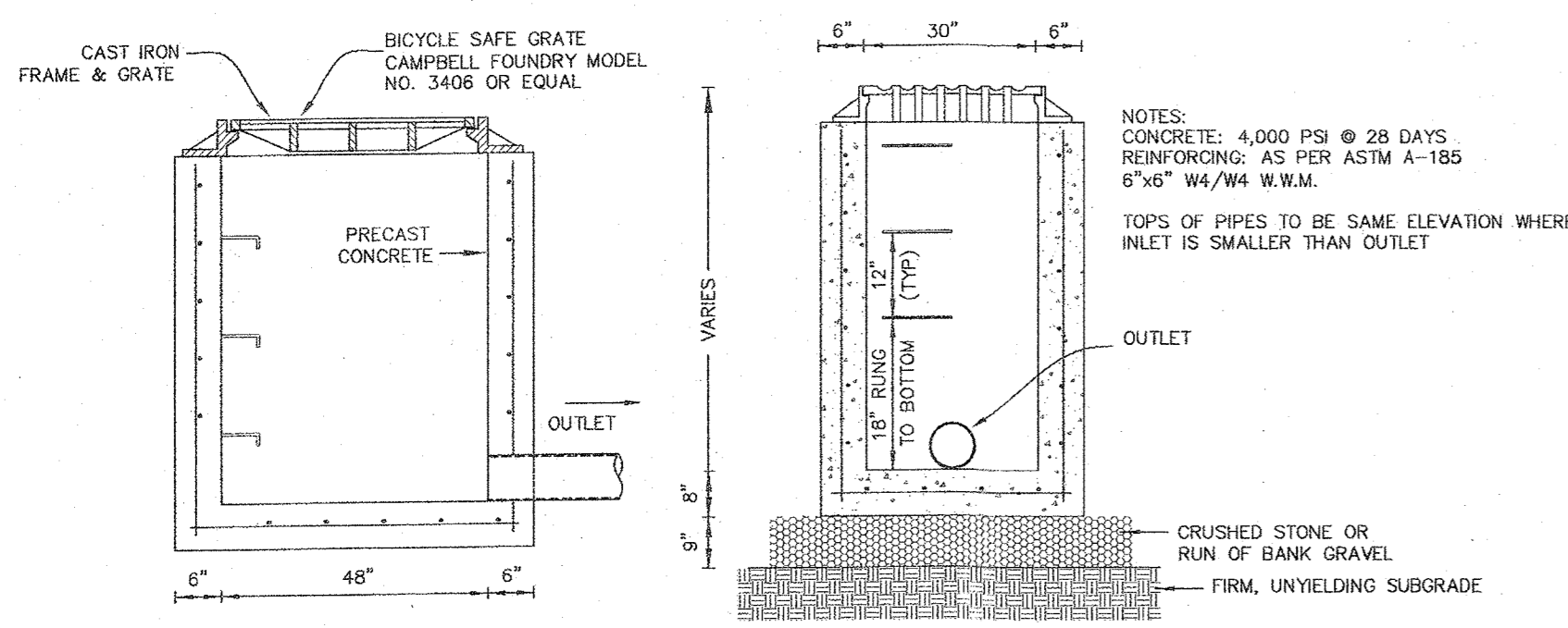
**SECTION A-A: CULTEC RECHARGER  
330XLHD OR APPROVED EQUAL**  
SCALE: 1" = 4"



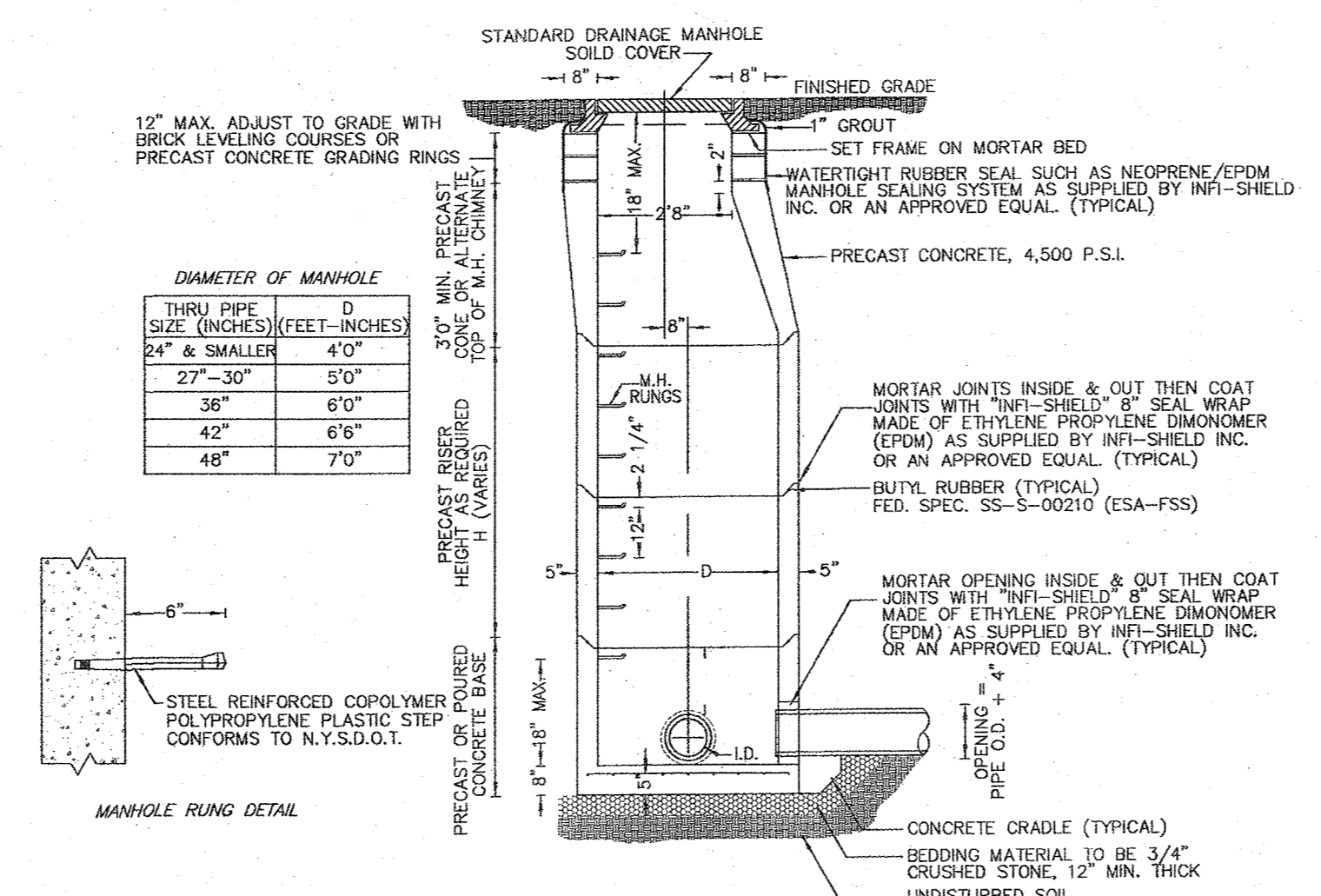
ITEM	QTY.	DESCRIPTION	SIZE (IN)
1	1	I.D. CONCRETE MANHOLE	36
2	1	INLET CHUTE (W/ FLOATABLES TRAP)	
3	1	OUTLET CHUTE	
4	1	INLET PIPE (BY OTHERS)	12
5	1	OUTLET PIPE (BY OTHERS)	12
6	1	HIGH FLOW BYPASS	
7	1	FRAME AND COVER (OR GRATE)	24

- CAPACITIES:**
1. PEAK HYDRAULIC FLOW: 15.0 cfs (424 l/s)
  2. TYPICAL TREATMENT FLOW: 0.84 cfs (23.78 l/s)
  3. SEDIMENT STORAGE CAPACITY: 0.4 cu. yd. (0.3 cu. m.)
  4. OIL STORAGE CAPACITY: 125 gal. (473 liters)
  5. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)

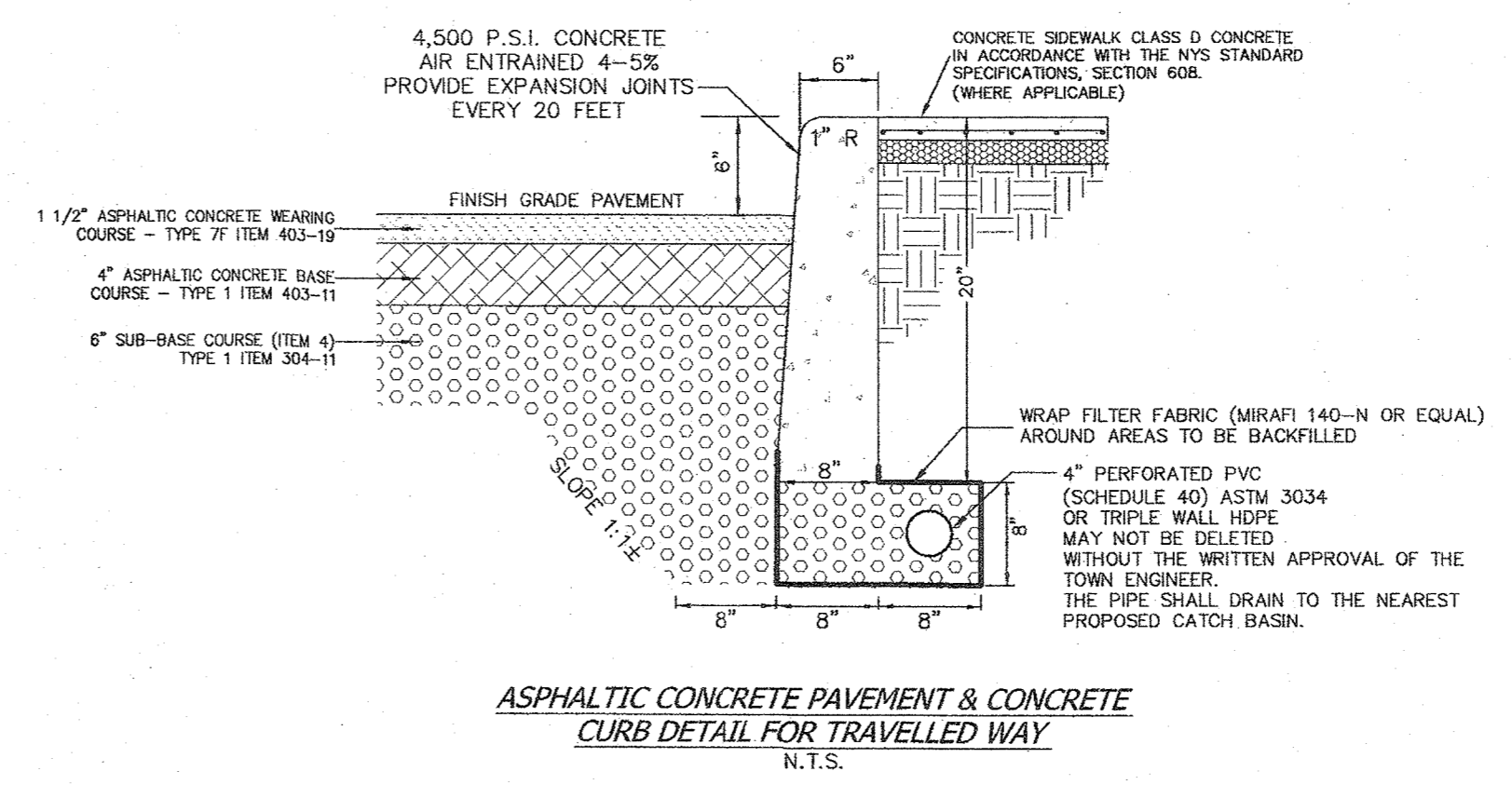
**PRETREATMENT (FIRST DEFENSE FD-3HC OR EQUAL)**  
SCALE: N.T.S.



**TYP. PRECAST FLAT GRATE CATCH BASIN DETAIL**  
N.T.S.



**PRECAST STANDARD DRAINAGE MANHOLE SECTION**  
N.T.S.



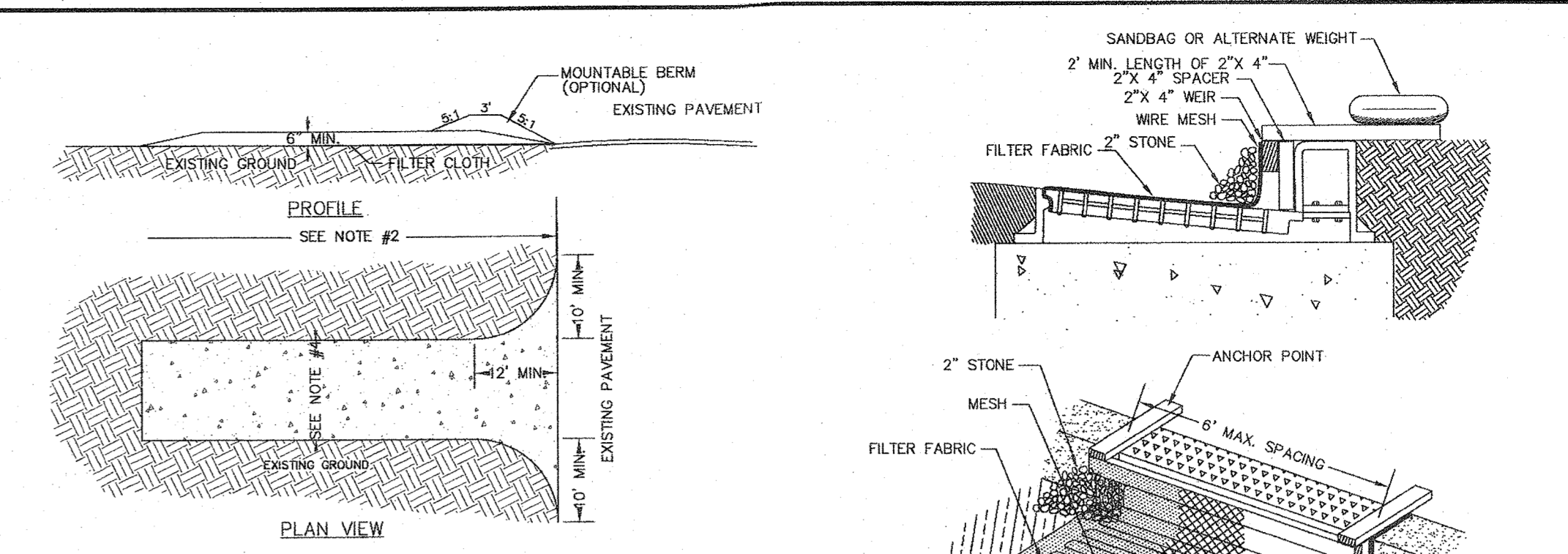
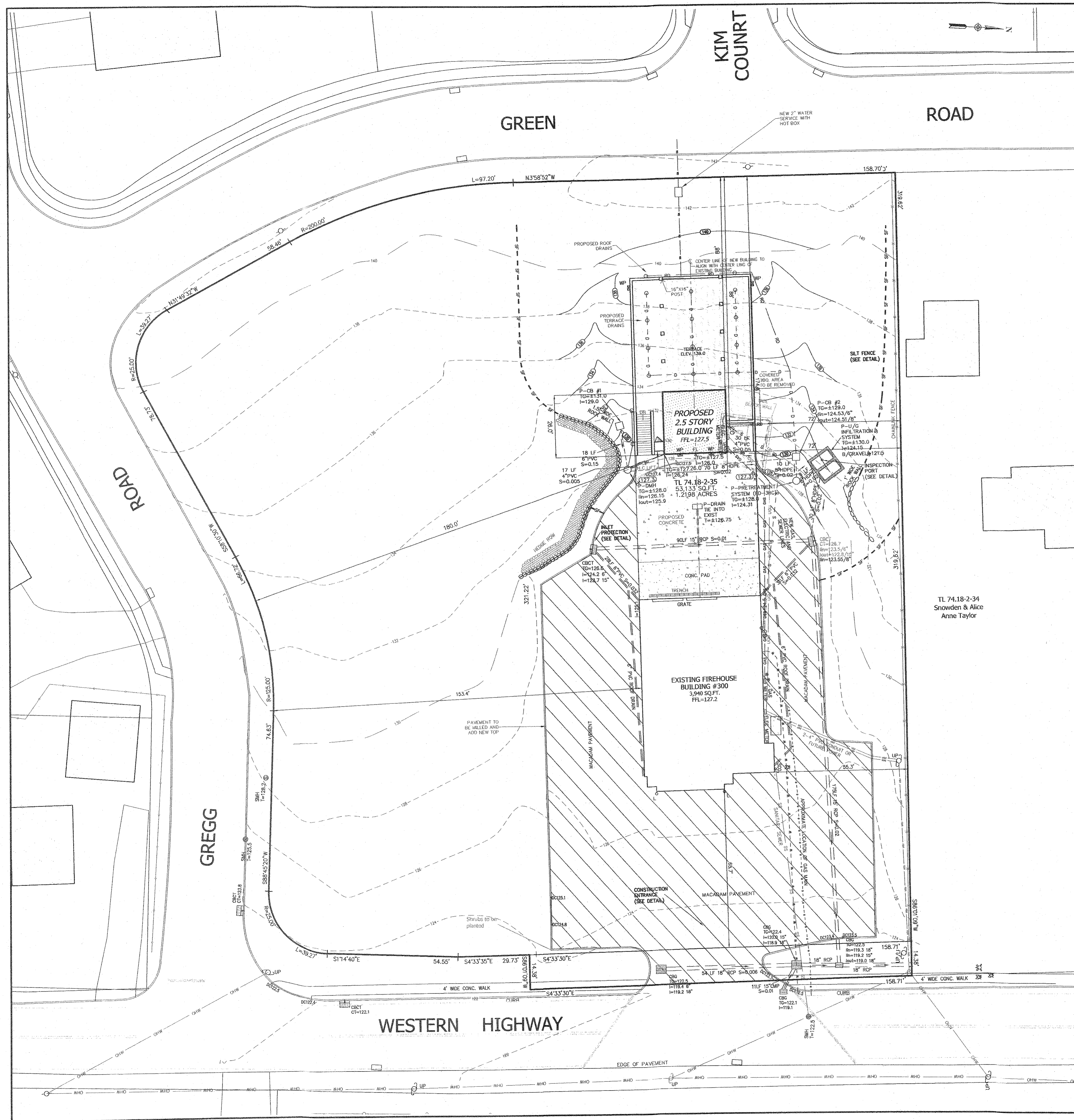
**ASPHALTIC CONCRETE PAVEMENT & CONCRETE CURB DETAIL FOR TRAVELLED WAY**  
N.T.S.

THE CONTRACTOR SHALL BE RESPONSIBLE TO THE TOWN OF ORANGETOWN FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER AND THE TOWN BOARD OF SUPERVISORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER AND THE TOWN BOARD OF SUPERVISORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER AND THE TOWN BOARD OF SUPERVISORS.

RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 59066

ADRIAN R. ATZL, P.E.  
N.Y.S. P.E. LIC. NO. 50228

1	07-15-22	PER COMMENTS BY ARCHITECT
REVISION	DATE	DESCRIPTION
<b>ATZL, NASHER &amp; ZIGLER P.C.</b> ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT: <b>TAPPAN FIRE DISTRICT</b>		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
<b>DETAILS</b>		
DRAWN BY: LF	CHECKED BY: JRA	
DATE: OCTOBER 28, 2021	SCALE: 1 IN. = 20 FT.	
PROJECT NO:	DRAWING NO:	
4924	4	



**SPECIFICATIONS FOR CONSTRUCTION ENTRANCE**

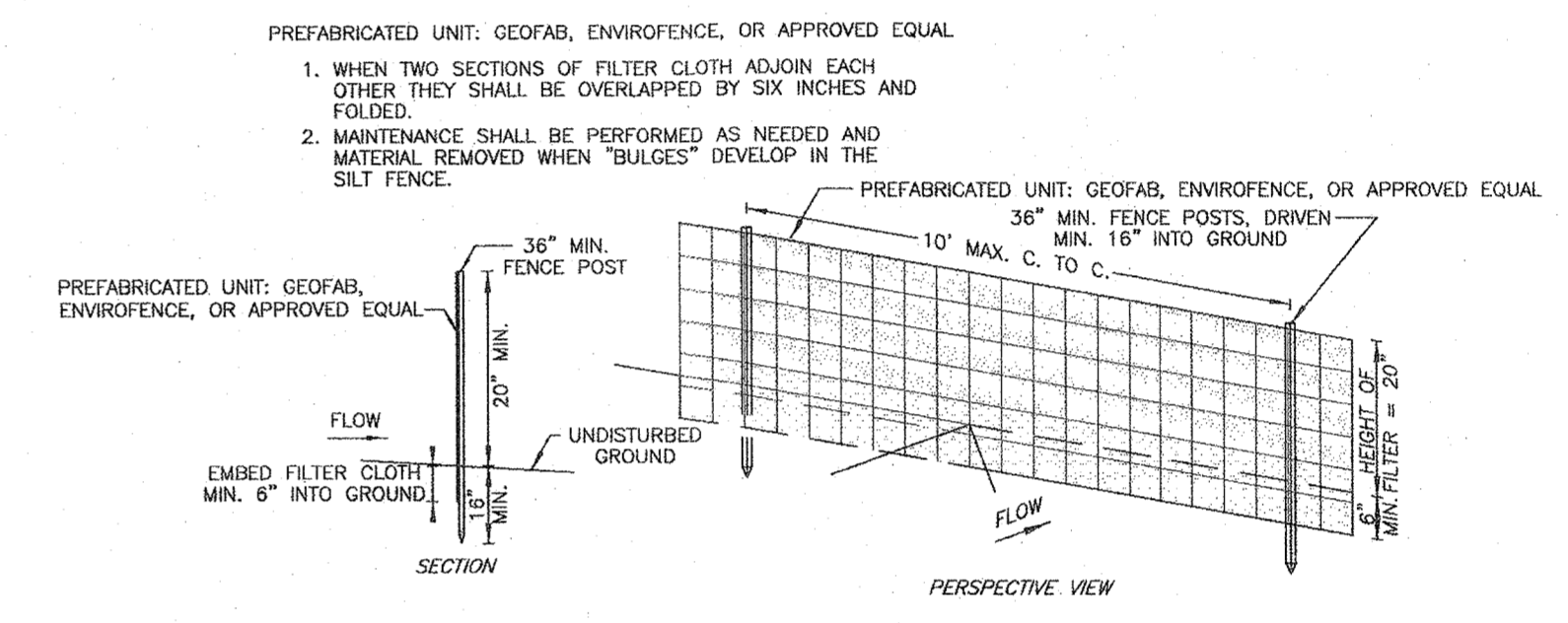
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 6 IN.
4. WIDTH - 12 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS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

**SPECIFICATIONS FOR CURB INLET PROTECTION**

1. FILTER FABRIC SHALL HAVE AN EOS OF 60-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30" MINIMUM WIDTH WITH LENGTH 4 FT. LONGER THAN THE THROAT. IT SHALL BE SHAVED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9" LONG SPACED NO MORE THAN 6 FT. APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2x4 ANCHORS 2 FT. LONG EXTENDING ACROSS THE TOP OF WEIR. IT SHALL BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

**CURB INLET PROTECTION DETAIL**  
N.T.S.

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



**SILT FENCE DETAIL**  
N.T.S.

**GENERAL SOIL RESTORATION NOTES AND REQUIREMENTS:**

- 1) Soil restoration is not required to the area where no soil disturbance is proposed.
- 2) Soil restoration is not required to the area where minimal soil disturbance is proposed such as clearing and grubbing.
- 3) Aerate and apply 6 inch of top soil to areas where topsoil is stripped only and no change in grade. Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.
- 4) Soil Restoration (de-compaction and compost enhancement) is required to areas where cut and fill are proposed.
- 5) Soil Restoration (de-compaction and compost enhancement) is required to areas where heavy traffic areas on site, especially in a zone 5-25 feet around buildings but not within a 5 foot perimeter around foundation wall.
- 6) Soil Restoration (de-compaction and compost enhancement) is required on redevelopment projects in areas where existing impervious area will be converted to pervious area. During periods of relatively low to moderate subsoil moisture, the disturbed subsoils are returned to rough grade and the following Soil Restoration steps applied:
  - a) Apply 3 inches of compost over subsoil
  - b) Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils
  - c) Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site
  - d) Apply topsoil to a depth of 6 inches
  - e) Vegetate as required by approved plan.

**LEGEND**

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- FH --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- SD --- EXISTING STORM DRAIN LINE
- SM --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- S.E. --- EXISTING SPOT ELEVATION
- SW --- EXISTING STONEWALL
- S --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- U.P. --- EXISTING UTILITY POLE
- 100 --- LIMIT OF 100 YEAR FLOODPLAIN
- 500 --- LIMIT OF 500 YEAR FLOODPLAIN
- GAS --- PROPOSED GAS LINE

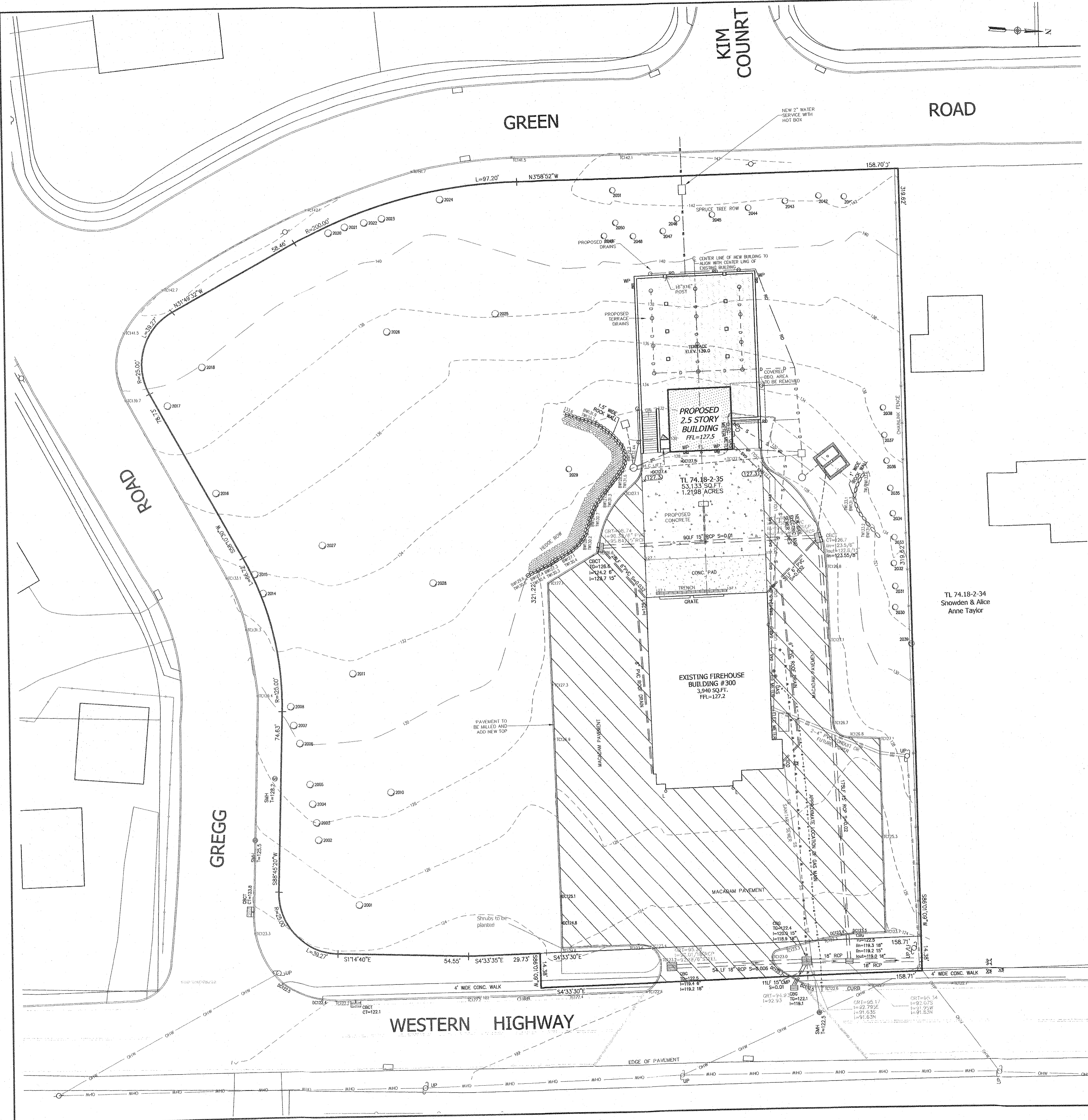
THE EDUCATION LAW OF THE STATE OF NEW YORK REQUIRES ANY PERSON ADVERTISING ANYTHING ON THESE PLANS AND FOR THE ACCOMPANYING SPECIFICATIONS TO BE A MEMBER OF "SECTION 2203" OF THE NEW YORK STATE EDUCATION LAW. THE TITLE OF THE CONTRACTOR SHALL BE DETERMINED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTEREST AND THE SAFETY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTEREST AND THE SAFETY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTEREST AND THE SAFETY OF THE PROJECT.

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

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

1	07-15-22	PER COMMENTS BY ARCHITECT
REVISION	DATE	DESCRIPTION
<p><b>ATZL, NASHER &amp; ZIGLER P.C.</b> ENGINEERS-SURVEYORS-PLANNERS</p> <p>232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZny.com</p>		
PROJECT: <b>TAPPAN FIRE DISTRICT</b>		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE: <b>EROSION &amp; SEDIMENT CONTROL PLAN</b>		
DRAWN BY: MM	CHECKED BY: JRA	
DATE: OCTOBER 28, 2021	SCALE: 1 IN. = 20 FT.	
PROJECT NO: 4924	DRAWING NO: 5	





**LEGEND**

- EXISTING 2" CONTOUR
- EXISTING 10' CONTOUR
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- LIMIT OF 100 YEAR FLOODPLAIN
- LIMIT OF 500 YEAR FLOODPLAIN
- PROPOSED GAS LINE

**PLANTING NOTES**

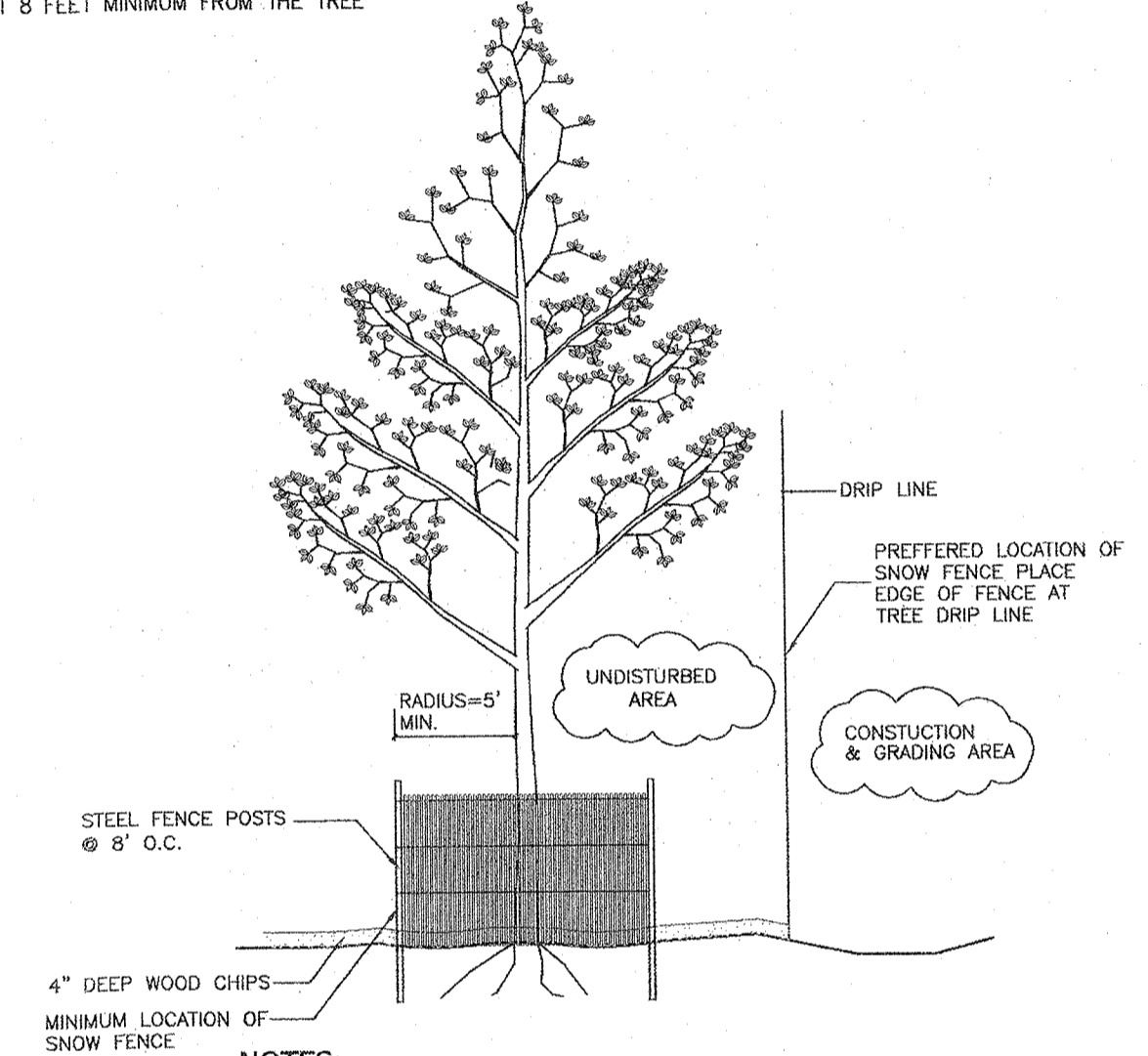
1. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE AND AFTER PLANTING.
2. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. GIVE 48 HOURS NOTICE BEFORE PLANTING.
3. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR A PERIOD OF TWO PLANTING SEASONS (ONE FULL YEAR).
4. PLACE 4" OF TOPSOIL ON ALL LAWN AREAS AND 12" TOP SOIL IN ALL PLANTING BEDS.
5. PLANT PITS SHALL BE 36" WIDER FOR TREES (MINIMUM OF TWO TIMES ROOT BALL DIAMETER) AND 24" WIDER FOR SHRUBS AND 6" DEEPER THAN THE ROOT BALL. SET PLANTS AT SAME LEVEL AS ORIGINALLY GROWN ON BASE OF UNDISTURBED SOIL. REMOVE ALL EXISTING SOIL FROM PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS, ONE PART DEHYDRATED COW MANURE, AND FOUR PARTS TOPSOIL. FERTILIZE ALL PLANTS WITH 2 TO 3 OZ PER FOOT OF SHRUB HEIGHT AND 2 TO 3 LBS. PER INCH OF TREE TRUNK OF 5-10-5 FERTILIZER. FOR EVERGREEN PLANTING, ADD 1 LB. PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE.
6. STAKE ALL TREES WITH TWO CEDAR STAKES, COVER TWISTED TO GAGE GALVANIZED WIRE WITH RUBBER HOSE AND FASTEN AROUND TREE AT 5 FOOT HEIGHT MINIMUM. WRAP TRUNK WITH KRAFT PAPER TO FIRST BRANCH. REMOVE WIRES AND STAKES AFTER THE ONE YEAR.
7. MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDDED PINE, OAK BARK.
8. FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
9. LAWN AREAS SHALL BE SEEDED AT 5 LBS. PER 1000 SQUARE FEET WITH THE FOLLOWING SEED MIX: 40% JAMESTOWN CHEWINGS FESCUE, 40% BARON KENTUCKY BLUEGRASS, AND 20% YORKTOWN PERENNIAL RYE. MULCH NEWLY SEEDS LAWN AT 50 LBS. PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH.
10. THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. THE QUANTITIES OF PLANTING SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.
11. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4 FOOT HIGH SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK.

**TREE LIST**

NO.	SIZE	TYPE	CONDITION
2001	19"	MAPLE	GOOD
2002	11"	TRIPLEMAPLE	GOOD
2003	19"	TWIN MAPLE	GOOD
2004	21"	QUAD MAPLE	GOOD
2005	24"	MAPLE	GOOD
2006	12"	TRIPLE MAPLE	GOOD
2007	12"	TRIPLE MAPLE	GOOD
2008	14"	QUADMAPLE	GOOD
2010	26"	MAPLE	GOOD
2011	20"	MAPLE	GOOD
2014	16"	TRIPLE MAPLE	GOOD
2015	12"	QUAD MAPLE	GOOD
2016	30"	MAPLE	GOOD
2017	12"	TRIPLE MAPLE	GOOD
2018	16"	MAPLE	GOOD
2020	10"	MAPLE	POOR
2021	12"	MAPLE	GOOD
20225	6"	CLUMP MAPLE	GOOD
2023	22"	TWIN MAPLE	GOOD
2024	21"	TRIPLE MAPLE	GOOD
2025	27"	MAPLE	GOOD
2026	23"	MAPLE	GOOD
2027	24"	SYCAMORE	GOOD
2028	15"	MAPLE	GOOD
2029	48"	OAK	GOOD
2030	7"	FIR	GOOD
2031	10"	FIR	GOOD
2032	12"	FIR	GOOD
2033	8"	FIR	GOOD
2034	10"	FIR	GOOD
2035	9"	FIR	GOOD
2036	9"	FIR	GOOD
2037	7"	FIR	GOOD
2038	10"	FIR	GOOD
2039	15"	BIRCH	GOOD
2041	8"	FIR	GOOD
2042	11"	FIR	GOOD
2043	11"	FIR	GOOD
2044	12"	FIR	GOOD
2045	12"	FIR	GOOD
2046	11"	FIR	GOOD
2047	8"	FIR	GOOD
2048	8"	FIR	GOOD
2049	12"	FIR	GOOD
2050	8"	FIR	GOOD
2051	19"	ASH	GOOD

**TREE LEGEND**

- EXISTING TREE
- TREE TO BE PRESERVED
- ✗ TREE TO BE REMOVED



**NOTES:**

- 1) INSTALL SNOW FENCE TREE PROTECTION PRIOR TO ANY CLEARING OR EXCAVATION.
- 2) MAINTAIN SNOW FENCE FOR THE DURATION OF THE CONSTRUCTION PERIOD.

**TREE PROTECTION DETAIL**

1	07-15-22	PER COMMENTS BY ARCHITECT
REVISION	DATE	DESCRIPTION

**AN&Z**  
**ATZL, NASHER & ZIGLER P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 232 North Main Street  
 New City, New York 10956  
 Tel: (845) 634-4694  
 Fax: (845) 634-5643  
 E-mail: info@anzny.com  
 Web: www.ANZNY.com

PROJECT:  
**TAPPAN FIRE DISTRICT**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

TITLE:  
**TREE PLAN**

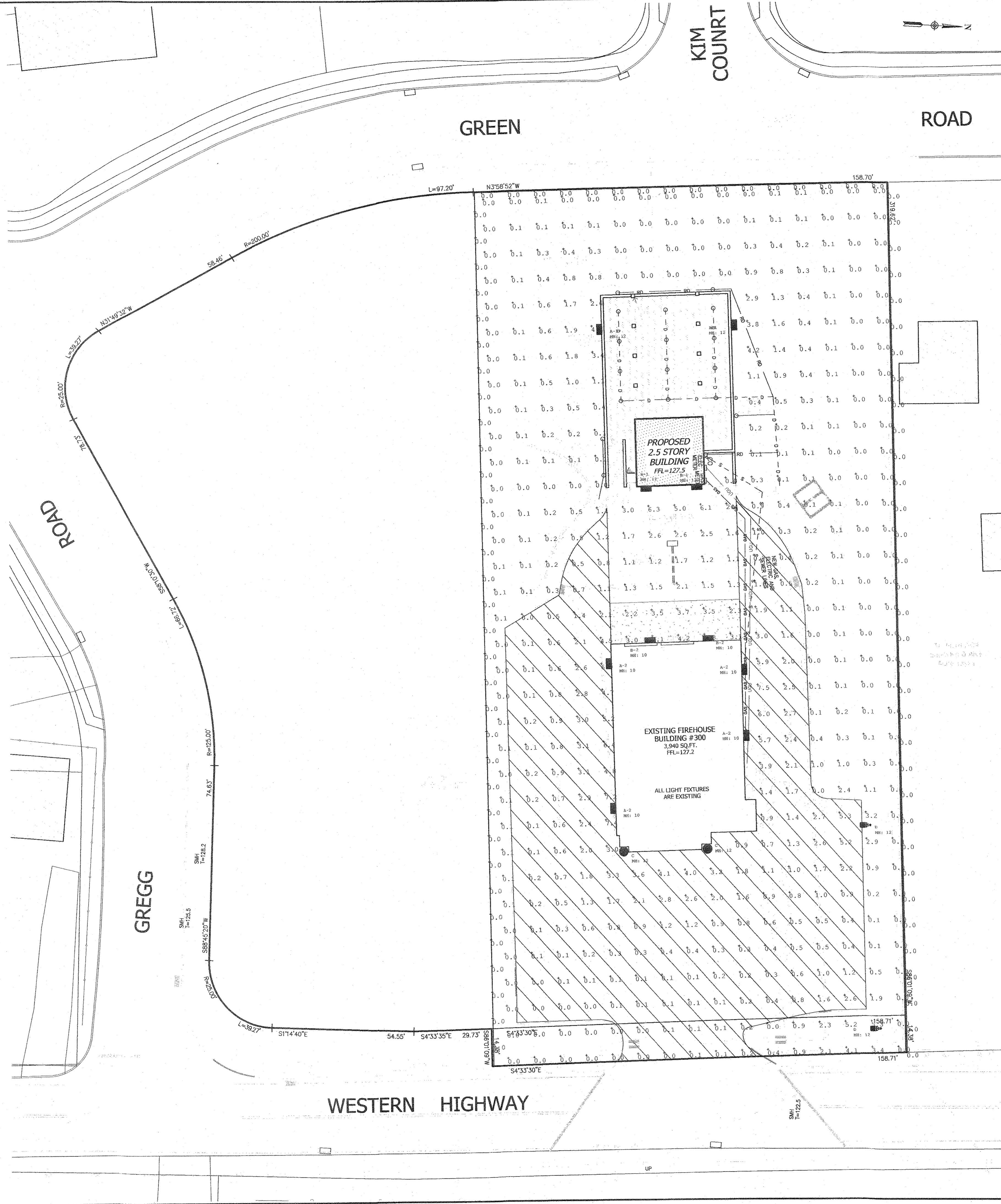
DRAWN BY: LF  
 DATE: OCTOBER 28, 2021  
 PROJECT NO: 4924

CHECKED BY: JRA  
 SCALE: 1 IN. = 20 FT.  
 DRAWING NO: 6

THE ENGINEER HAS REVIEWED THIS PLAN AND CERTIFIES THAT IT COMPLIES WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE DATE OF THE REVIEW AND DOES NOT EXTEND TO ANY CHANGES MADE TO THE PLAN AFTER THE DATE OF REVIEW.

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

**ATZL, NASH & ZIGLER, P.C.**  
 N.Y.S. P.E. LIC. NO. 50228



CALCULATION SUMMARY						
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN MAX/MIN
CALCULATION GRID @ GRADE	ILLUMINANCE	FC	0.91	7.5	0.0	N.A. N.A.
PROPERTY LINE	ILLUMINANCE	FC	0.00	0.0	0.0	N.A. N.A.
SITE	ILLUMINANCE	FC	1.78	7.5	0.0	N.A. N.A.

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	TOTAL LAMP LUM.	LF	DESCRIPTION	TOTAL WATTS	BUG RATING	LUM. WATTS
⊙	2	A-1	SINGLE	N.A.	0.950	VISIONAIRE MLB-1-T3-24LC-5-4K-VOLT @ 12' MTC. HT.	77.71428	B1-U0-G1	38.85714
⊙	5	A-2	SINGLE	N.A.	0.950	VISIONAIRE MLB-1-T3-24LC-5-4K-VOLT @ 10' MTC. HT.	184.2857	B1-U0-G1	38.85714
⊙	2	B-1	SINGLE	N.A.	0.950	VISIONAIRE MLB-1-T4-24LC-5-4K-COLT @ 12' MTC. HT.	77.71428	B1-U0-G1	38.85714
⊙	2	B-2	SINGLE	N.A.	0.950	VISIONAIRE MLB-1-T4-24LC-5-4K-COLT @ 10' MTC. HT.	77.71428	B1-U0-G1	38.85714
⊙	2	C	SINGLE	N.A.	0.950	VISIONAIRE SRL-1-T4-32LC-3-4K-UNV-CL @ 12' MTC. HT.	70	B1-U3-G2	35
⊙	2	D	SINGLE	N.A.	0.950	VISIONAIRE VSK-H-T4L-20L-4K-HS-VOLT-SINGLE @ 12' MTC. HT.	268	B0-U3-G3	134

- LEGEND**
- 300 --- EXISTING 2' CONTOUR
  - 200 --- EXISTING 10' CONTOUR
  - W --- EXISTING WATERLINE
  - EXISTING FIRE HYDRANT
  - C --- EXISTING GAS LINE
  - CB --- EXISTING CATCH BASIN
  - EXISTING STORM DRAIN LINE
  - SMH --- EXISTING SEWER MANHOLE
  - S --- EXISTING SEWER LINE
  - + 360.0 --- EXISTING SPOT ELEVATION
  - EXISTING STONEWALL
  - EXISTING SIGN
  - LP --- EXISTING LIGHT POLE
  - CLUP --- EXISTING UTILITY POLE
  - LIMIT OF 100 YEAR FLOODPLAIN
  - LIMIT OF 500 YEAR FLOODPLAIN
  - GAS --- PROPOSED GAS LINE

REVISION	DATE	PER COMMENTS BY ARCHITECT
1	07-15-22	PER COMMENTS BY ARCHITECT

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PROJECT:  
**TAPPAN FIRE DISTRICT**

TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

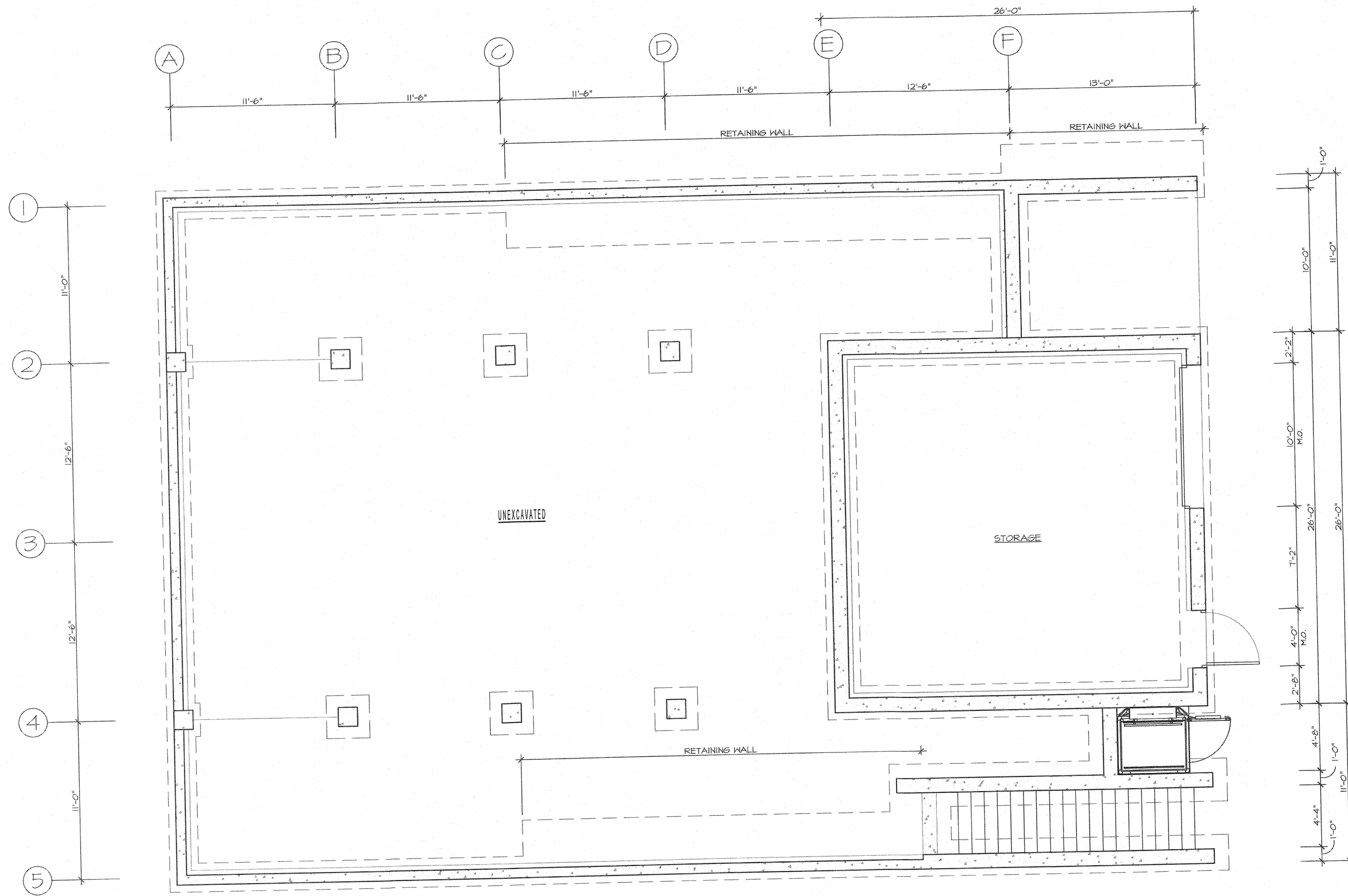
TITLE:  
**LIGHTING PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: OCTOBER 28, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO:	DRAWING NO:
4924	7

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON FROM RECEIVING OR BEING AWARDED A LICENSE OR CERTIFICATE OF QUALIFICATION IN ANY PROFESSION OR BUSINESS WITHOUT THE NECESSARY EDUCATION AND TRAINING. THE PROFESSIONAL ENGINEER MUST BE A LICENSED PROFESSIONAL ENGINEER UNDER SECTION 200 OF THE EDUCATION LAW OF THE STATE OF NEW YORK. THE PROFESSIONAL ENGINEER MUST BE A LICENSED PROFESSIONAL ENGINEER UNDER SECTION 200 OF THE EDUCATION LAW OF THE STATE OF NEW YORK. THE PROFESSIONAL ENGINEER MUST BE A LICENSED PROFESSIONAL ENGINEER UNDER SECTION 200 OF THE EDUCATION LAW OF THE STATE OF NEW YORK.

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

**JOHN R. ATZL**  
 N.Y.S. P.E. LIC. NO. 60228



**LOWER LEVEL/FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

DATE: ISSUE

SEAL:

SENDLEWSKI ARCHITECTS PC  
 ARCHITECTS - PLANNERS  
 215 ROANOKE AVENUE  
 RIVERHEAD, NY 11901  
 (631) 727-5352  
 9 SELENA COURT  
 WALDEN, NY 12586  
 (845) 275-8859

PROPOSED PAVILION  
 TAPPAN FIRE DISTRICT  
 300 WESTERN HIGHWAY SOUTH  
 TAPPAN, NY 10983

LOWER LEVEL/FOUNDATION PLAN

PROJECT #: 2102/C

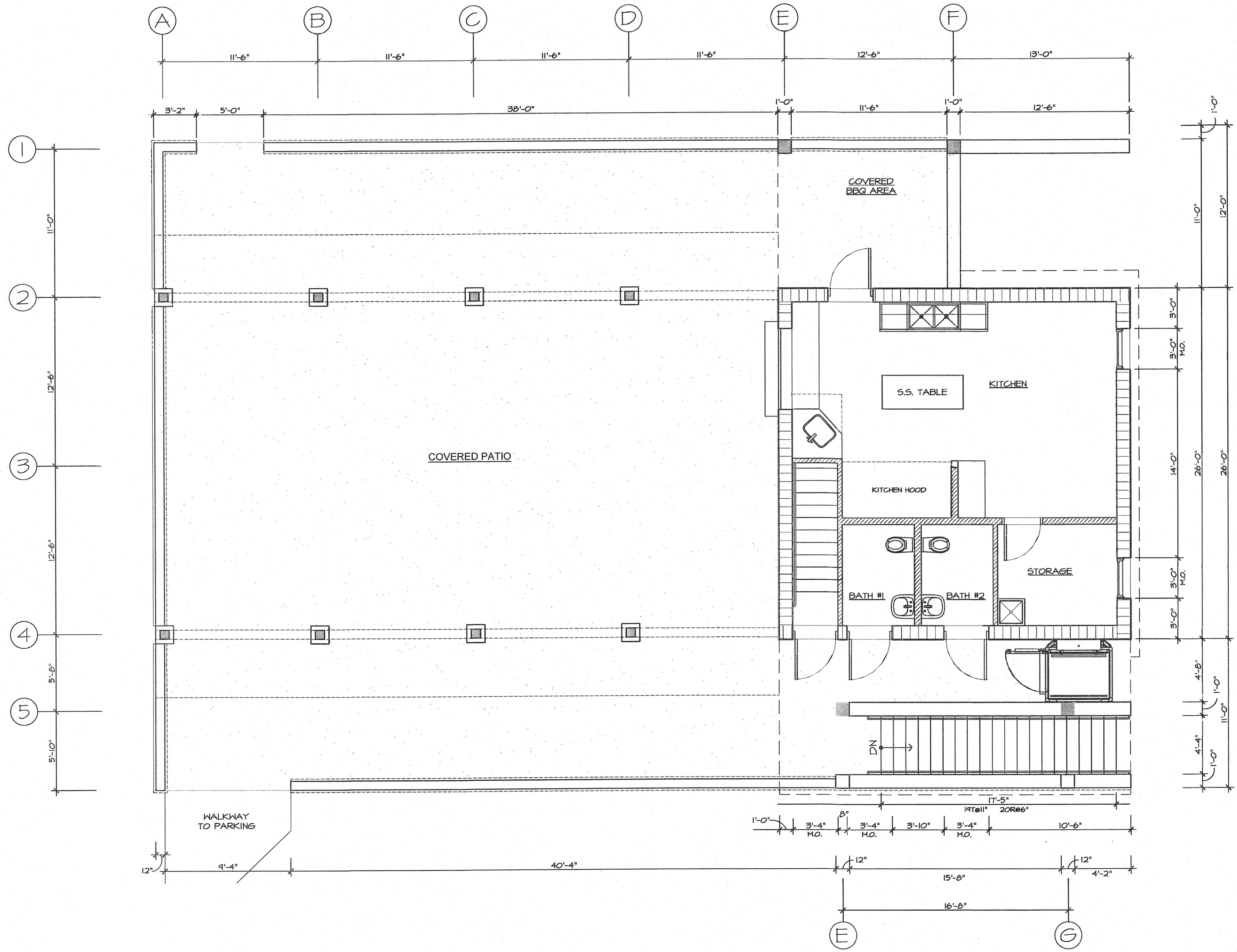
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CAD FILE: 2102.P./BID

DRAWING#:

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PAVILLION



**MAIN LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"

DATE: ISSUE

SEAL:

SENDEWSKI ARCHITECTS PC  
 ARCHITECTS - PLANNERS  
 215 ROANOKE AVENUE  
 RIVERHEAD, NY 11901  
 (631) 727-5552  
 9 SELENA COURT  
 WALDEN, NY 12586  
 (845) 275-8859

PROPOSED PAVILION  
 TAPPAN FIRE DISTRICT  
 300 WESTERN HIGHWAY SOUTH  
 TAPPAN, NY 10983  
 MAIN LEVEL PLAN

PROJECT #: 2108/C

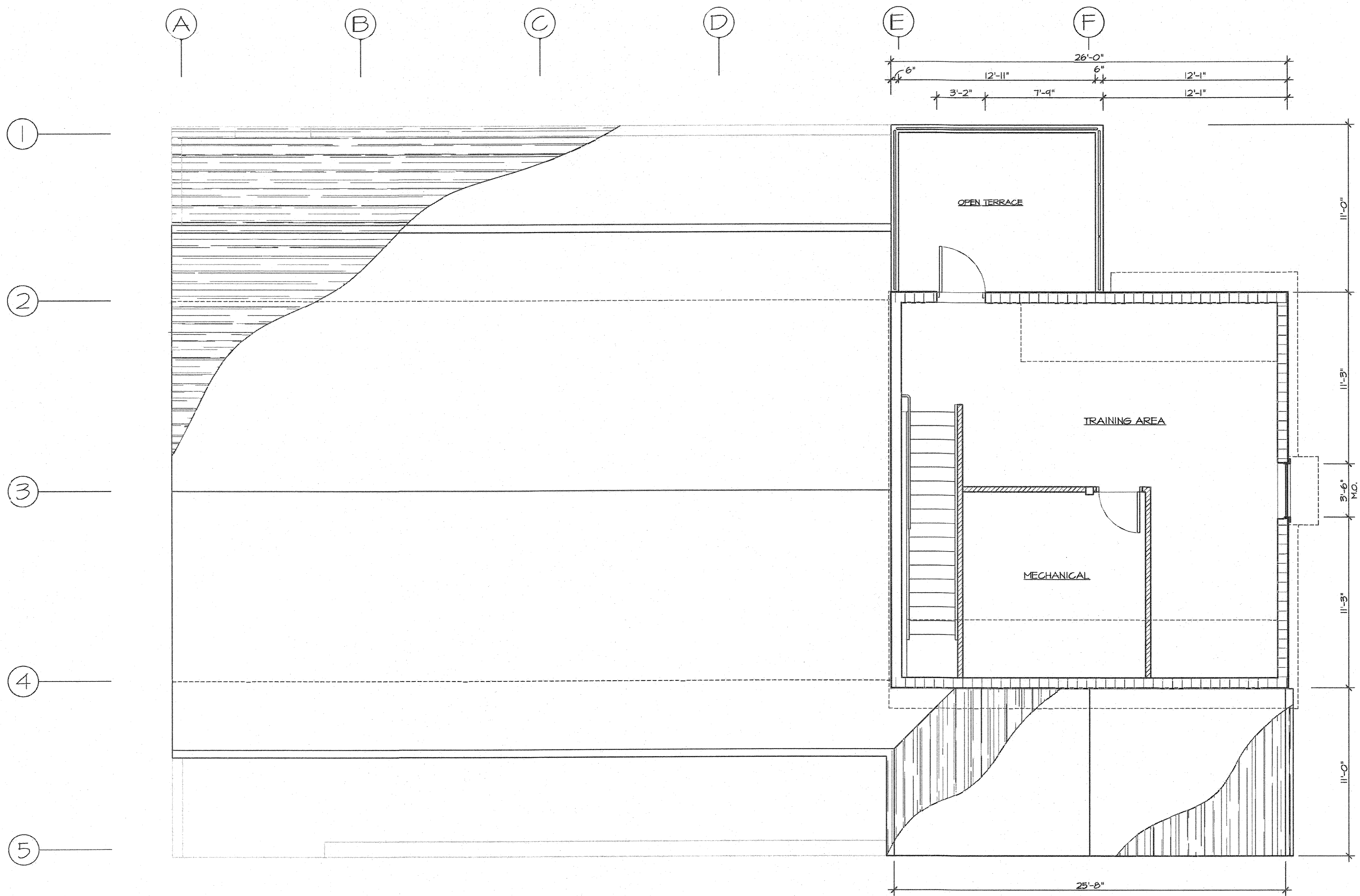
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CAD FILE: 2108/P/BID

DRAWING#:

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PAVILLION

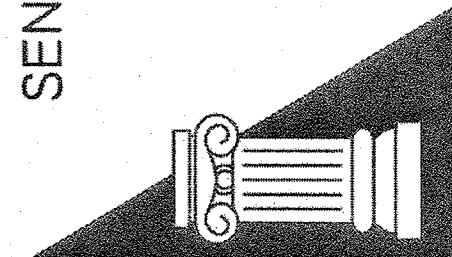



**ATTIC/ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

DATE: I

SEAL:

SENDLEWSKI ARCHITECTS PC  
 ARCHITECTS - PLANNERS  
 215 ROANOKE AVENUE  
 RIVERHEAD, NY 11901  
 (631) 727-5352  
 9 SELENA COURT  
 WALDEN, NY 12586  
 (845) 275-8859



**PROPOSED PAVILION**  
 TAPPAN FIRE DISTRICT  
 300 WESTERN HIGHWAY SOUTH  
 TAPPAN, NY 10983

ATTIC/ROOF PLAN

PROJECT #: 2102/C

DRAWN BY:

CAD FILE: 2102.P/BID

DRAWING#:

A-3

PAVILLION