

ZONING BOARD OF APPEALS

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

Date: January 5, 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

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

DOT

Review of Plans: St. Thomas Aquinas Site Plan, 125 Route 340, Sparkill, NY
Section 74.16 Block 1 Lot 1 R-40 zone

This matter is scheduled for:

Chapter 43, R-40 District, Group H, Section 3.12, Column 4 (Floor Area Ratio: .15 permitted, .194 existing, .195 proposed) and from Section 3.11, R-40 District, Column 6 #4 (parking spaces: 820 required, 740 existing: Variance granted in ZBA#19-46 dated May 15, 2019). The premises are located at 125 Route 340, Sparkill, New York and identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 1 in the R-40 zoning district.

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

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

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

Zoning Board Meeting Date: February 15, 2023

- () 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, February 15, 2023**. **Kindly forward your completed review to this office by February 15, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

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

PERMIT#: BLOG 1955-22
 ASSIGNED
 INSPECTOR: Mike M

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

Project Name: St. Thomas Aquinas College Observation Classroom

Street Address: 125 Route 340, Sparkill, NY 10976

Tax Map Designation:

Section: 74.16 Block: 1 Lot(s): 1
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of Route 340, approximately
+/-1,850 feet East of the intersection of Route 303, in the
 Town of ORANGETOWN in the hamlet/village of Sparkill.

Acreage of Parcel <u>27.5 acres</u>	Zoning District <u>R-40</u>
School District <u>South Orangetown Central School</u>	Postal District <u>Sparkill</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Sparkill-Palisades</u>
Water District <u>Sparkill-Palisades</u>	Sewer District <u>Orangetown Sewer District</u>

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

Proposed new one-story science classroom with an observation/telescope

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

Date: 12.20.22 Applicant's Signature: Edward M...

APPLICATION REVIEW FORM

Applicant: Arcari + Iovino Architects, Edward Arcari Phone # 201-641-0600

Address: 1 Katherine Street Little Ferry NJ 07643
Street Name & Number (Post Office) City State Zip Code

Property Owner: St. Thomas Aquinas College, Joseph Donini Phone # 845-398-4040

Address: 125 Route 340 Sparkill NY 10976
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Collazuol Engineering & Surveying Associates, LLC, Steve Collazuol Phone # 201-944-7774

Address: 1610 Center Ave, Suite 2 Fort Lee NJ 07024
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

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

Contact Person: Edward Arcari Phone # 201-641-0600

Address: 1 Katherine Street Little Ferry NJ 07643
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 checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input checked="" type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Stream Number H-13, Classification: "C"

NY State Route 340

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? N/A
- 2) Is any open space being offered? N/A If so, what amount? N/A
- 3) Is this a standard or average density subdivision? N/A

If site plan:

- 1) Existing square footage 232,392.6 (Building Area)
- 2) Total square footage 233,538.6 (Building Area)
- 3) Number of dwelling units N/A

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

N/A

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. Tributary to Sparkill Creek

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

Yes, ACOE. Proposed development has no impact.

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.

Planning Board Meeting of December 14, 2022, PB#22-64
Saint Thomas Aquinas Site Plan

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

74.11-2-13, 74.11-2-39, 74.11-2-40, 74.12-1-29, 74.15-1-17



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

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: December 21, 2022

To: Debbie Arbolino
Zoning Board of Appeals

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

Subject: **Saint Thomas Aquinas Site Plan**
125 Route 340, Sparkill
74.16/1/1, R-40 zoning district



- 1) Per Chapter 43, Table 3.12, R-40 District, Group H, Column 4, Maximum Floor Area Ratio allowed is .15 with .194 existing and .195 proposed.
- 2) Per Chapter 43, Table 3.11, R-40 District, Column 6, Number 4, Required number of parking spaces is 820, with 740 existing and proposed. (variance granted per ZBA #19-46, May 15, 2019)

JS 12-21-2022

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: St. Thomas Aquinas College Observation Classroom			
Project Location (describe, and attach a location map): 125 Route 340 Sparkill, NY 10976			
Brief Description of Proposed Action: Construction of a new one-story Science Classroom with an observatory/telescope.			
Name of Applicant or Sponsor: Arcari + Iovino Architects, Edward Arcari		Telephone: 201-641-0600	
		E-Mail: earcari@aiarchs.com	
Address: 1 Katherine Street			
City/PO: Little Ferry		State: NJ	Zip Code: 07643
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 checked="" 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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		27.5 acres	
b. Total acreage to be physically disturbed?		0.14 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		27.5 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): EDUCATIONAL			
<input type="checkbox"/> Parkland			

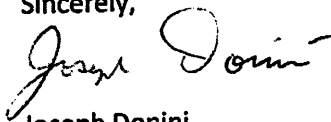
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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	YES	
	<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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

December 20, 2022

To whom it may concern,

This letter is authorization for Anthony Iovino to represent St. Thomas Aquinas College at the Town of Orangetown Zoning Board meetings. For the proposed observatory project at 125 Route 340.

Sincerely,



Joseph Donini

Sr. Vice President for Administration & Finance

Clerk of Boards Review:
Date: _____ Initials: _____

Building Dept. (Accepted By):
Date: _____ Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410 ext. 4330
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: St. Thomas Aquinas College Observation Classroom
PROPERTY ADDRESS: 125 Route 340, Sparkill, NY 10976
TAX LOT ID: SECTION 74.16, BLOCK 1, LOT 1
NAME OF APPLICANT: Arcari + Iovino Architects, Edward Arcari
OWNER OF PROPERTY: St. Thomas Aquinas College, Joseph Donini
Land Use Application/Brief Description of Project: Proposed new one-story science classroom with an observation/telescope.

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required of both the owner and applicant (if not the same) when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Entity:	Arcari + Iovino Architects
Address:	1 Katherine Street, Little Ferry, NJ 07643
Telephone Number:	201-641-0600
E-Mail Address:	earcari@aiarchs.com
State/Date of Formation:	New Jersey/October 1992
Contact Person:	Edward Arcari

PART TWO:

6. Please list all persons, officers, limited or general partners, directors, members, shareholders, managers, authorized persons, beneficial owners, and any others with any interest in or with the above referenced entity.
7. Please NOTE that an "authorized person" means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title, who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity.
8. List all persons with a membership or voting interest or controlling position in the Entity. Please provide that parties' business or personal address and telephone number, email address and other contact information.
9. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

<u>Name of Individual</u>	<u>Address</u>	<u>Telephone</u>	<u>Email</u>	<u>Interest or Role in Entity</u>
1. Edward Arcari	1 Katherine Street, Little Ferry NJ 07643	201-641-0600	earcari@aiarchs.com	Principal
2. Anthony Iovino	1 Katherine Street, Little Ferry NJ 07643	201-641-0600	aiovino@aiarchs.com	Principal
3.				
4.				
5.				
6.				

PART THREE:

10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

14. The information contained herein shall be updated with the Town of Orangetown Office of Building Clerk and Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
15. NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.

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

I, Edward Arcari, being duly sworn, deposes and says that I am (Title)
Principal, an active or qualified member of the Arcari + Iovino Architects,
a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing
Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact
upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the
Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any
land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as
NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers,
authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a
membership or voting interest in the entity is required to be made in any land use application or request for any approval
from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot
take place.

Edward Arcari
Signature

Sworn to and subscribed in my presence

This 21 day of December, 2022

Patricia Parker
NOTARY PUBLIC

Patricia Parker
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES May 3, 2026

St. Thomas Aquinas College

**200 FT Radius of
TL 74.12-1-29 and TL 74.16-1-1**

(Information provided by the Town)

<u>Tax Lot #</u>	<u>Name and Address</u>
74.11-2-5	Uovo Kings Hwy LLC 26 West 17th St Ste 801 New York, NY 10011
74.11-2-6	County of Rockland 18 New Hempstead Rd New City, NY 10956
74.11-2-7	Peter Shine 6 Deer Park Rd Orangeburg, NY 10962
74.11-2-8	Michael Donovan 5 Deer Park Rd Orangeburg, NY 10962
74.11-2-9	Hank Wang 4 Deer Park Rd Orangeburg, NY 10962
74.11-2-10	Miroslav Valentik 3 Deer Park Rd Orangeburg, NY 10962
74.11-2-11	John Cusack 2 Deer Park Rd Orangburg, NY 10962
74.11-2-12	Lourdes Abdullah 1 Deer Park Rd Orangeburg, NY 10962
74.11-2-13	St Thomas Aquinas College 125 Rte 340

Sparkill, NY 10976

74.11-2-14 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.11-2-15 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.11-2-16 Daniel Nolan
68 Kings Hwy
Orangeburg, NY 10962

74.11-2-17 Alexander Petersen
64 Kings Hwy
Orangeburg, NY 10962

74.11-2-18 George & Ann Marie Schlinck
60 Kings Hwy
Orangeburg, NY 10962

74.11-2-19 Robert Romano
54 Kings Hwy
Orangeburg, NY 10962

74.11-2-20 Thomas Caputo
50 Kings Hwy
Orangeburg, NY 10962

74.11-2-21 Cynthia Mc Phaul
46 Kings Hwy
Orangeburg, NY 10962

74.11-2-22 Thomas Taylor
40 Kings Hwy
Orangeburg, NY 10962

74.11-2-23 Rose Ann Dugan
36 Kings Hwy
Orangeburg, NY 10962

74.11-2-24 Metropole LLC
2571 E 17th St Fl 3

Brooklyn, NY 11235

74.11-2-28 Frank Scala
5 Rte 340
Orangeburg, NY 10962

74.11-2-29 Lenin Vega
7 Rte 340
Orangeburg, NY 10962

74.11-2-30 Flora Hernandez
9 Rte 340
Orangeburg, NY 10962

74.11-2-31 Menachem M Polter
11 Rte 340
Orangeburg, NY 10962

74.11-2-32 Elaine Rizzo
13 Rte 340
Orangeburg, NY 10962

74.11-2-33 Tadeusz Szeliga
15 Rte 340
Orangeburg, NY 10962

74.11-2-34 Thomas Clifford
17 Rte 340
Orangeburg, NY 10962

74.11-2-35 William Tobin
19 Rte 340
Orangeburg, NY 10962

74.11-2-36 Rebecca Seeman
21 Rte 340
Orangeburg, NY 10962

74.11-2-37 Walter Ostrom
23 Rte 340
Orangeburg, NY 10962

74.11-2-38 Kirk Vega
25 Rte 340

Orangeburg, NY 10962

74.11-2-39 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.11-2-40 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.11-2-41 Fermin Garcia
28 Rte 340
Orangeburg, NY 10962

74.11-2-42 An H Nguyen
26 Rte 340
Orangeburg, NY 10962

74.11-2-43 Jaimie T Garcia Jr
24 Rte 340
Orangeburg, NY 10962

74.11-2-44 Rockland County Sewer Dist #1
4 Rte 340
Orangeburg, NY 10962

74.11-2-45 Rockland County Sewer Dist #1
4 Rte 340
Orangeburg, NY 10962

74.12-1-2 David A Chilson
8 Kingswood Dr
Orangeburg, NY 10962

74.12-1-3 Janet Russo
6 Kingswood Dr
Orangeburg, NY 10962

74.12-1-4 Bogdan J Tabor
4 Kingswood Dr
Orangeburg, NY 10962

74.12-1-5 Gene Lennon
3 Kingswood Dr

Orangeburg, NY 10962

74.12-1-6 Benjamin Bedell
5 Kingswood Dr
Orangeburg, NY 10962

74.12-1-7 Ludovic Littee
7 Kingswood Dr
Orangeburg, NY 10962

74.12-1-8 Mario M Gonzalez
9 Kingswood Dr
Orangeburg, NY 10962

74.12-1-9 Robert Liebert
121 Kings Hwy
Orangeburg, NY 10962

74.12-1-10 Robert Liebert
121 Kings Hwy
Orangeburg, NY 10962

74.12-1-12.1 Angela Langston
80 Mt Nebo Rd
Orangeburg, NY 10962

74.12-1-12.2 Alan Raftery
43 Contempra Cir
Tappan, NY 10983

74.12-1-13.1 Michael Maratea
50 Mt Nebo Rd
Orangeburg, NY 10962

74.12-1-13.2 Jennifer Mc Kenna
60 Mt Nebo Rd
Orangeburg, NY 10962

74.12-1-15 James R Jones
30 Mt Nebo Rd
Orangeburg, NY 10962

74.12-1-16 Richard A Mc Quade
157A Kings Hwy

Orangeburg, NY 10962

74.12-1-17 Susan R Ferguson
157 Kings Hwy
Orangeburg, NY 10962

74.12-1-18 John P Bartolotta
148 Kings Hwy
Orangeburg, NY 10962

74.12-1-19 Mia C Pagnozzi
147 Kings Hwy
Orangeburg, NY 10962

74.12-1-20 Peter Gordon
141 Kings Hwy
Orangeburg, NY 10962

74.12-1-21.1 Lori Destefano
135 Kings Hwy
Orangeburg, NY 10962

74.12-1-21.2 Lawrence Lepore
21 Mt Nebo Rd
Orangeburg, NY 10962

74.12-1-22 Richard L Nelson
P.O. Box 34
Orangeburg, NY 10962

74.12-1-23.1 Henry Ostrom
129 Kings Hwy
Orangeburg, NY 10962

74.12-1-23.2 Michael Woulfe
131 Kings Hwy
Orangeburg, NY 10962

74.12-1-24 Paul Byrne
119 Kings Hwy
Orangeburg, NY 10962

74.12-1-25 Feliberto Germosen
117 Kings Hwy

Orangeburg, NY 10962

74.12-1-26 Denis Doyle
1 Kingswood Dr
Orangeburg, NY 10962

74.12-1-27 Jason A Bartlett
2 Kingswood Dr
Orangeburg, NY 10962

74.12-1-28 Masuo Ono
105 Kings Hwy
Orangeburg, NY 10962

74.12-1-29 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.15-1-13 Aron Streit Inc
171 Route 303
Orangeburg, NY 10962

74.15-1-15 Rockland County Sewer Dist 1
4 Route 340
Orangeburg, NY 10962

74.15-1-16.1 Kirk Vega
25 Rte 340
Orangeburg, NY 10962

74.15-1-16.2 Vienna Vega-Clarke
34 Rte 340
Orangeburg, NY 10962

74.15-1-17 St Thomas Aquinas College
125 Route 340
Sparkill, NY 10976

74.15-1-18 Town Of Orangetown
26 Orangeburg Rd
Orangeburg, NY 10962

74.16-1-1 St Thomas Aquinas College
125 Route 340

Sparkill, NY 10976

74.16-1-2.1 Dominican Convent
175 Rte 340
Sparkill, NY 10976

74.16-1-2.2 Dowling Housing Corp
P.O. Box 276
Sparkill, NY 10976-0276

74.16-1-4 Joseph Madden
159 Kings Hwy
Orangeburg, NY 10962

74.16-1-5 Joel J Rhodes
165 Kings Hwy
Orangeburg, NY 10962

74.16-1-6 Walter Aurell
171 Kings Hwy
Orangeburg, NY 10962

74.16-1-7 Regina Fogarty
175 Kings Hwy
Orangeburg, NY 10962

74.16-1-8 Camp Venture Inc
25 Smith St Ste 512
Nanuet, NY 10954

74.16-1-24.1 St Thomas Aquinas College
125 Rte 340
Sparkill, NY 10976

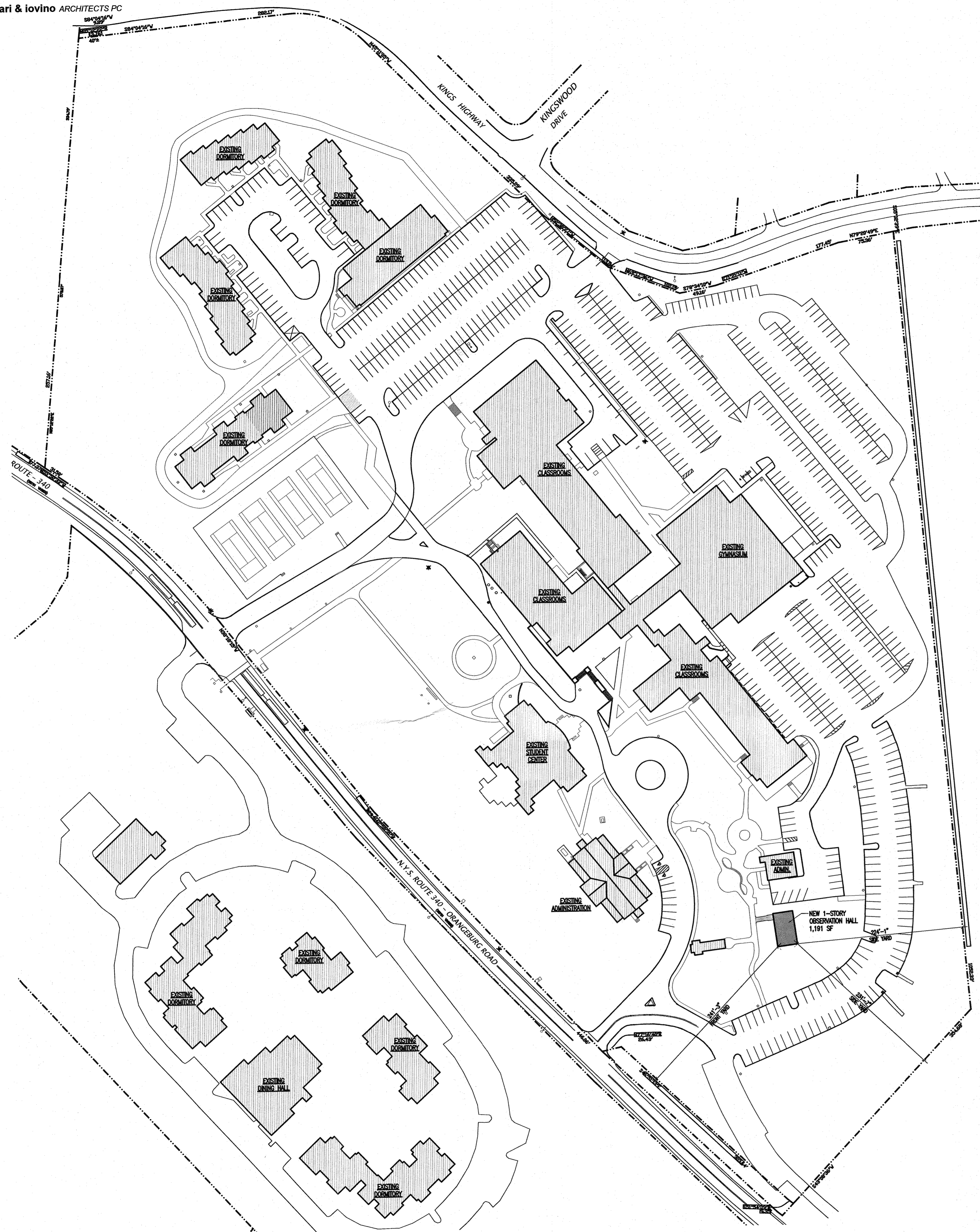
74.16-1-24.2 Camp Venture Inc
25 Smith St Ste 512, Nanuet, NY 10954

74.16-1-3.1 Mary Kate Dillon
150 Kings Hwy
Orangeburg, NY 10962

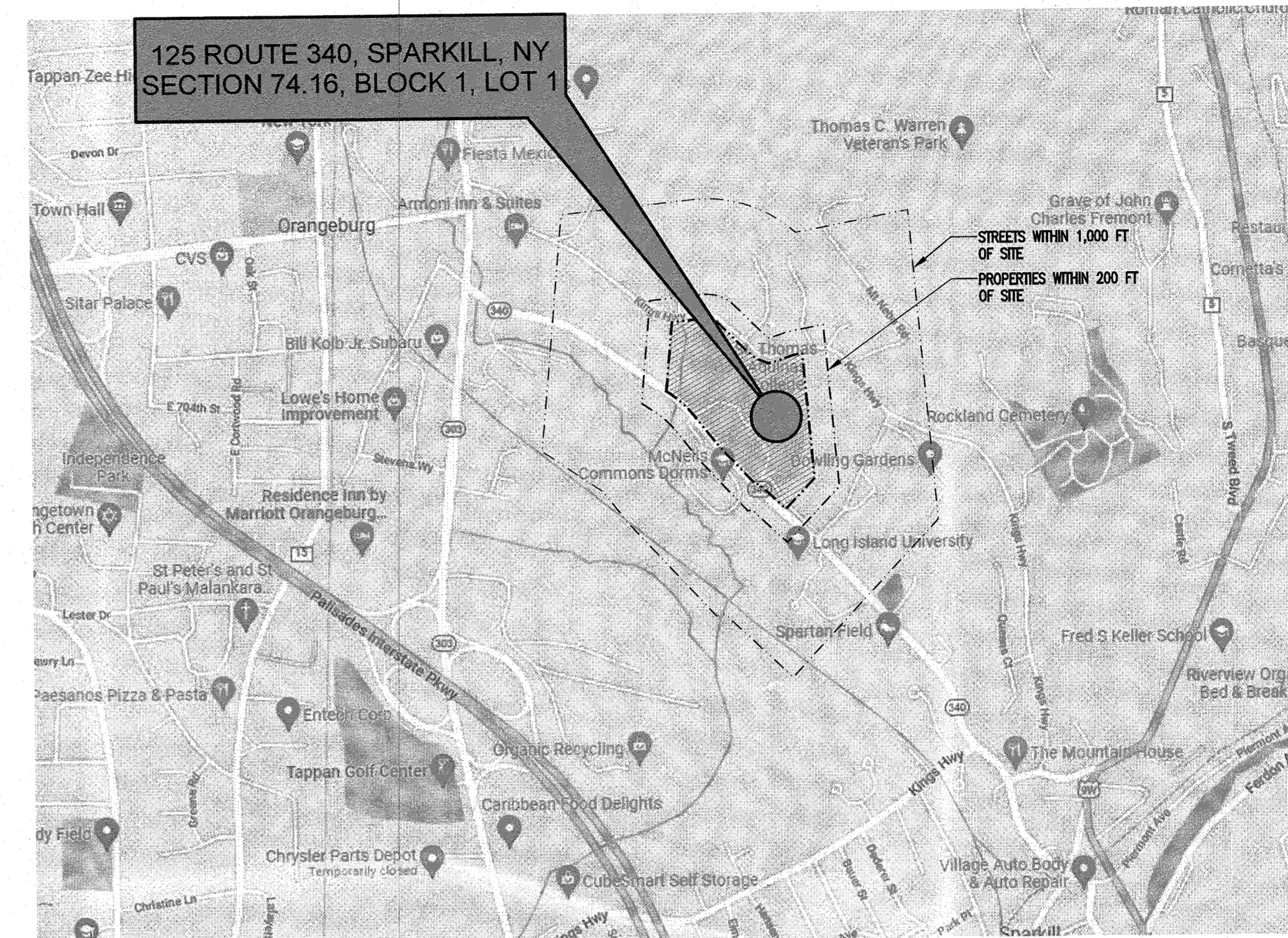
74.16-1-3.2 Kenneth L Doller
22 Trevor Lake Rd
Congers, NY 10920

74.16-1-3.3

Shawn Loram
154 Kings Hwy
Orangeburg, NY 10962



1 ZONING DIAGRAM
1" = 80'-0"



2 VICINITY MAP
SCALE: 1" = 1000'

125 NY-340 SPARKILL, NY					
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK					
SECTION:	74.16	BLOCK:	1	LOT:	1
ZONE:	R-40	GROUP:	F		
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE	
MAXIMUM FLOOR AREA RATIO	0.15	0.194	0.195*	YES	
MAXIMUM DEVELOPMENT COVERAGE	0.75	0.697	0.698**	NO	
MINIMUM LOT AREA	5 ACRES	27.5 ACRES	27.5 ACRES	NO	
MINIMUM LOT WIDTH	400 FT	1,250 FT	1,250 FT	NO	
MINIMUM STREET FRONTAGE	50 FT	2,766 FT	2,766 FT	NO	
MINIMUM FRONT YARD	50 FT	101 FT (KINGS HWY)	241.25 FT (NY-340)	NO	
MINIMUM SIDE YARD	30 FT	132 FT	224.08 FT	NO	
MINIMUM TOTAL SIDE YARD	80 FT	297 FT	364.42 FT	NO	
MINIMUM REAR YARD	50 FT	N/A	N/A	NO	
MAXIMUM BUILDING HEIGHT	8 INCHES (PER FOOT FROM LOT LINE) = 224.08 FT * 8 = 1,792.64 IN = 149.38 FT	33.5 FT (DORMITORY)	32 FT	NO	
PARKING REQUIREMENTS*** (ART. III, S3.11, COL. 6)	820 SPACES	740 SPACES	740 SPACES	YES	

NOTES:
 * FAR CALCULATIONS: SITE AREA = 119790 SF, EXISTING FAR = 0.194 = 232,392.6 SF, ADDITIONAL FLOOR AREA = 1,191 SF, TOTAL AREA = 233,583.6 SF / 119790 = 0.195 FAR
 ** COVERAGE CALCULATIONS: SITE AREA = 119790 SF, EXISTING COVERAGE = 0.697 = 834,938.3 SF, ADDITIONAL COVERAGE = 1,346.3 SF, TOTAL COVERAGE = 836,284.6 SF = 0.698
 *** PARKING REQUIREMENTS
 SCHOOL: 1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA, BUT NOT LESS THAN 1 SPACE/6 STUDENTS
 TOTAL AREA OF ACADEMIC & ADMINISTRATIVE BUILDING (INCLUDING PROPOSED OBSERVATION CLASSROOM) = 182,700 + 1,191 = 183,891 SQ. FT.
 183,891 SQ.FT. / 1 SPACE/200 SQ.FT. = 919.46 OR 820 SPACES REQUIRED
 1,011 STUDENTS / 1 SPACE/6 STUDENTS = 168.5 OR 169 SPACES REQUIRED
 740 TOTAL SPACES PROVIDED ON NORTHEAST SIDE OF ROUTE 340 VARIANCE FOR 74 SPACES GRANTED ON MAY 15, 2019 AS ZBA #19-46
 VARIANCE REQUIRED FOR 80 SPACES TOTAL

3 ZONING TABLE
N.T.S.

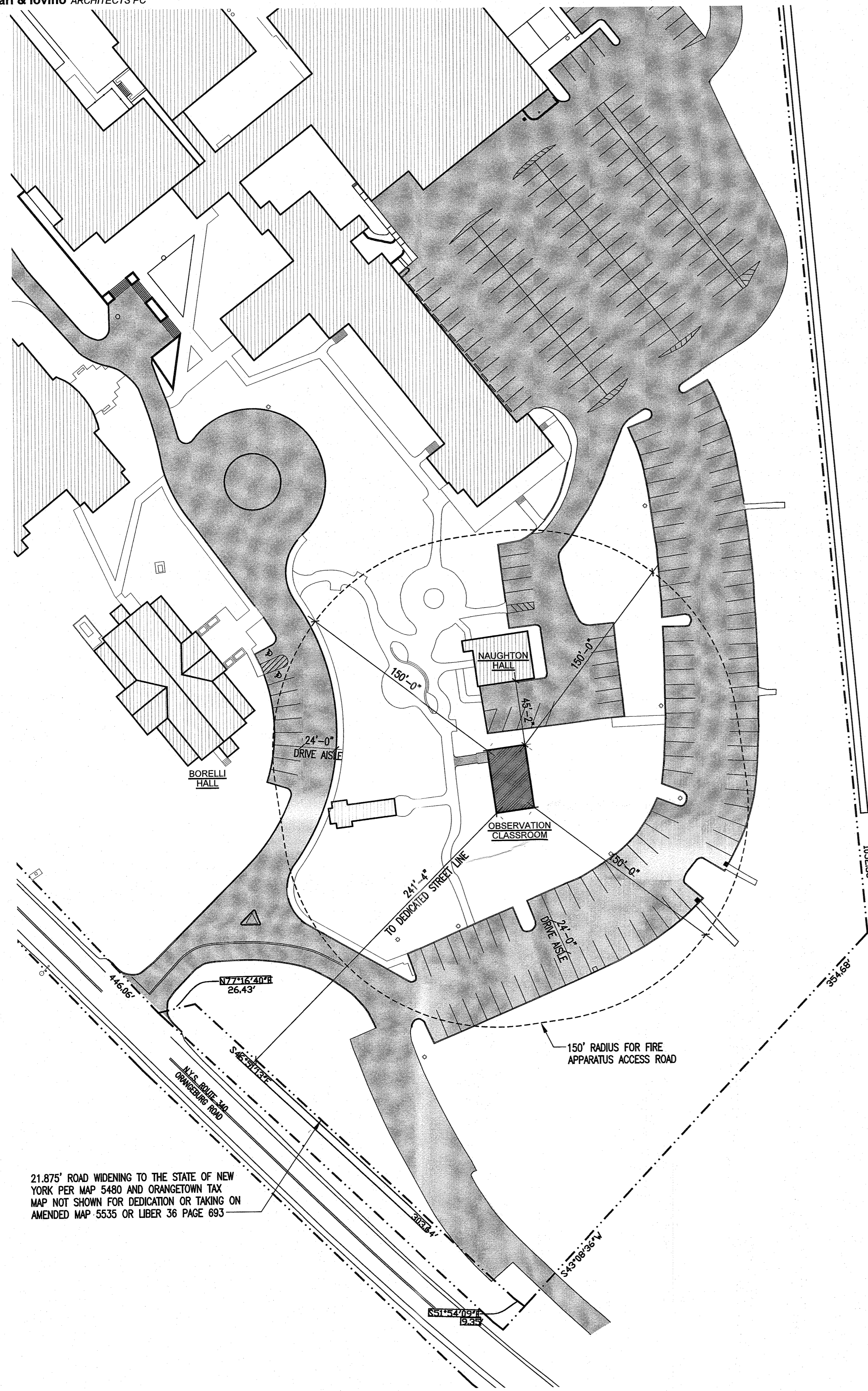
ST. THOMAS AQUINAS COLLEGE
125 NY-340, SPARKILL, NEW YORK

ST. THOMAS AQUINAS COLLEGE OBSERVATION CLASSROOM
12.20.2022

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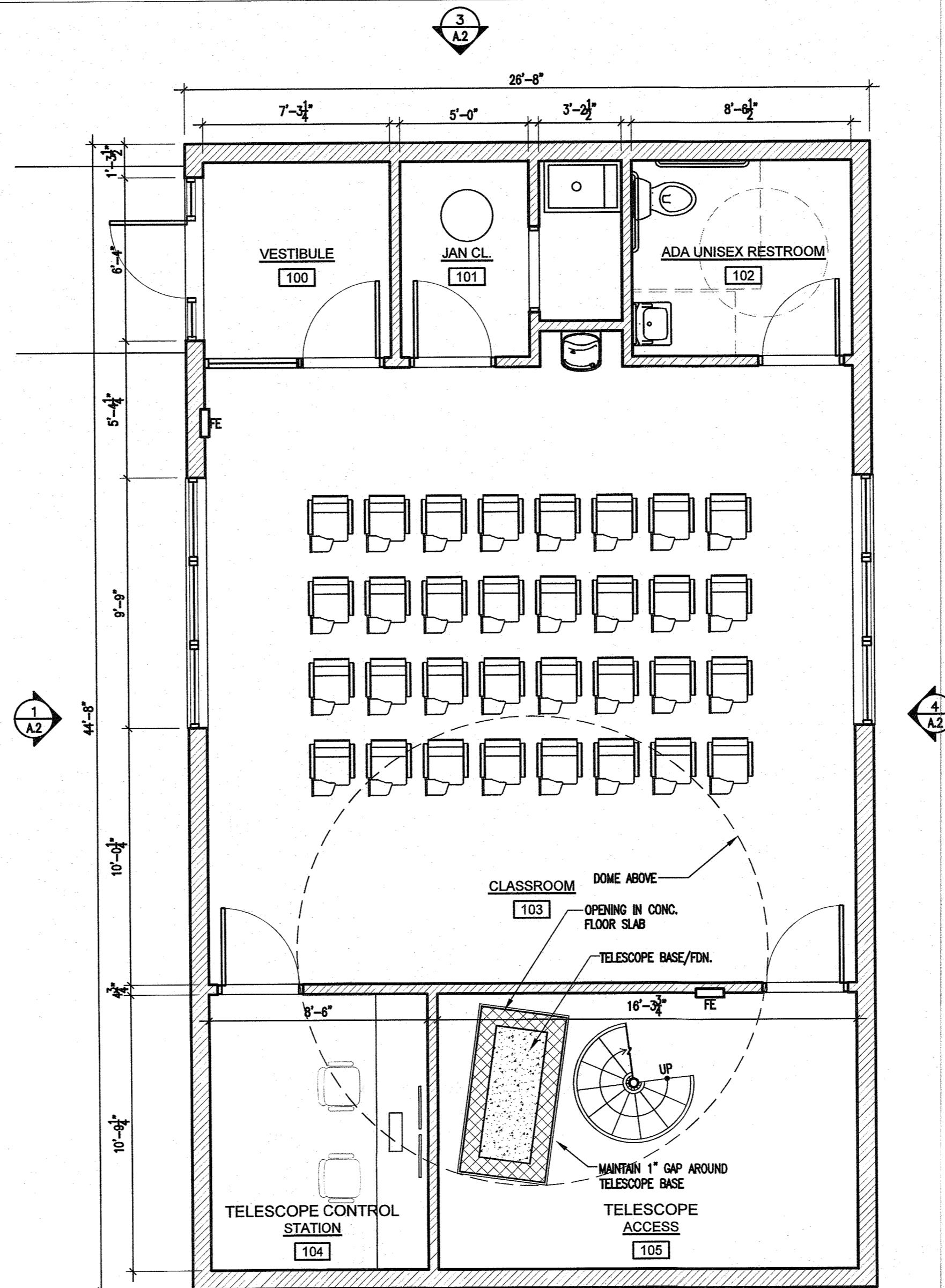


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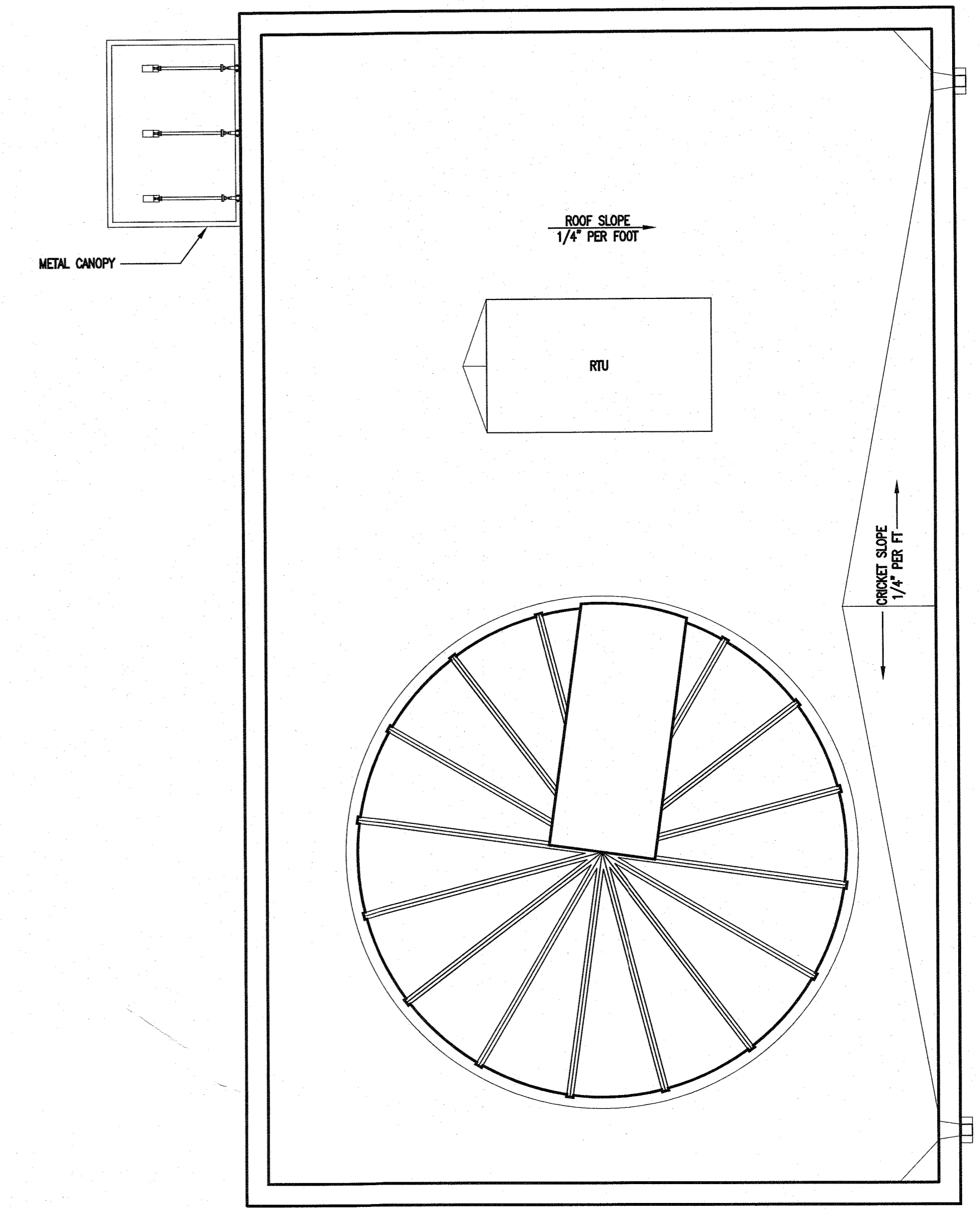


1 PARTIAL SITE PLAN
1" = 50'-0" NORTH

21.875' ROAD WIDENING TO THE STATE OF NEW YORK PER MAP 5480 AND ORANGETOWN TAX MAP NOT SHOWN FOR DEDICATION OR TAKING ON AMENDED MAP 5535 OR LIBER 36 PAGE 683

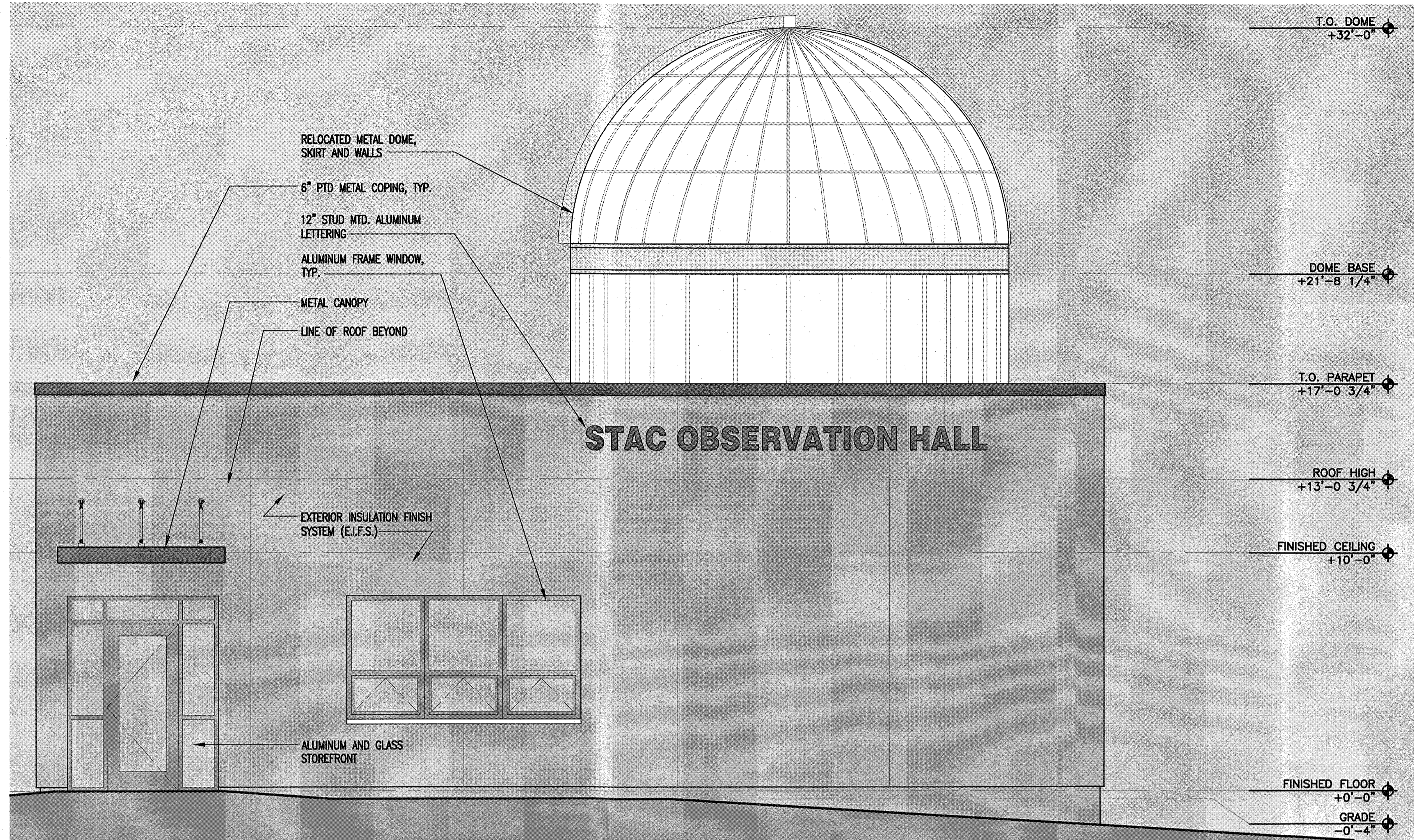


2 PROPOSED PLAN
1/4" = 1'-0" NORTH

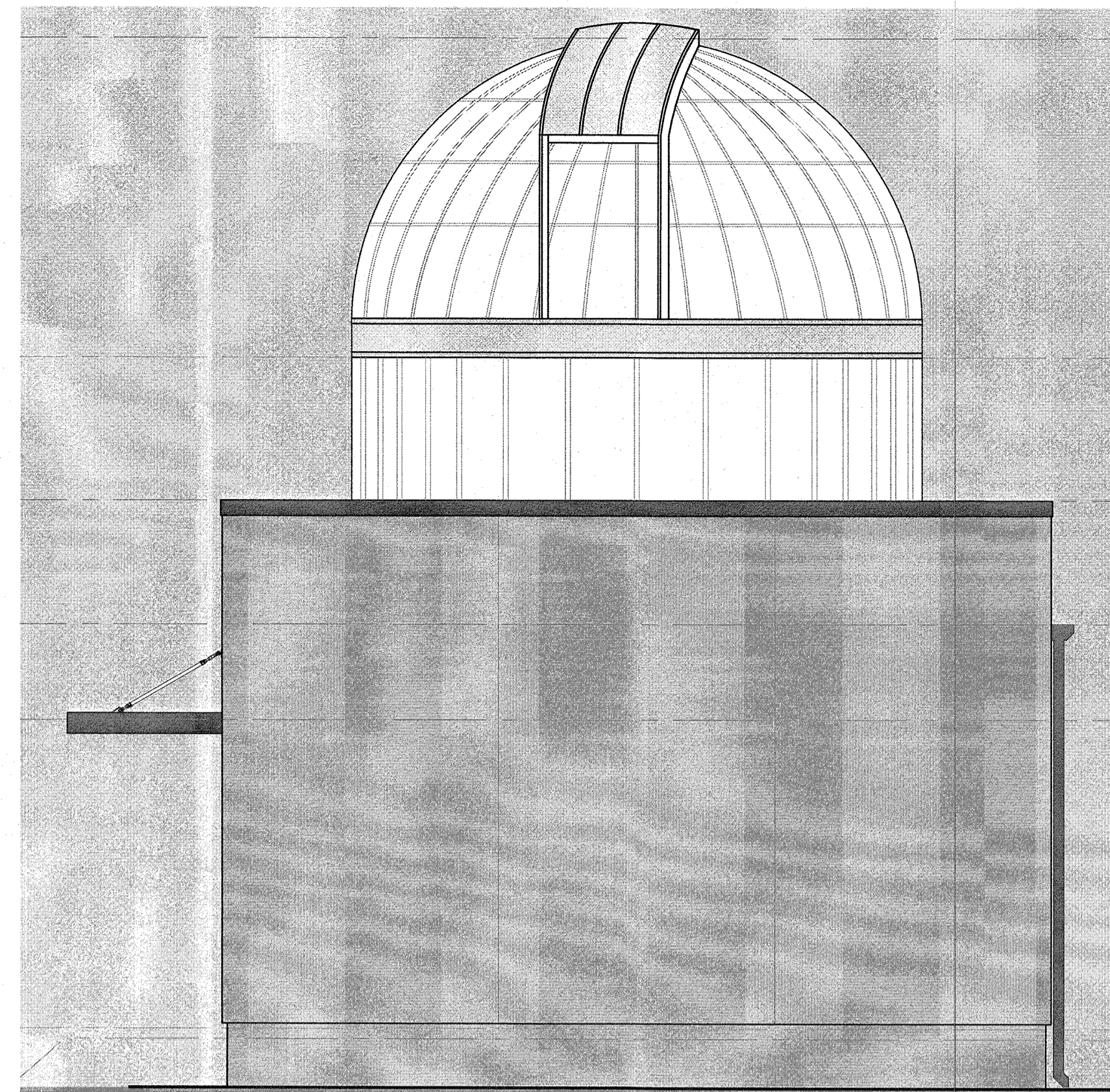


3 ROOF PLAN
1/4" = 1'-0" NORTH

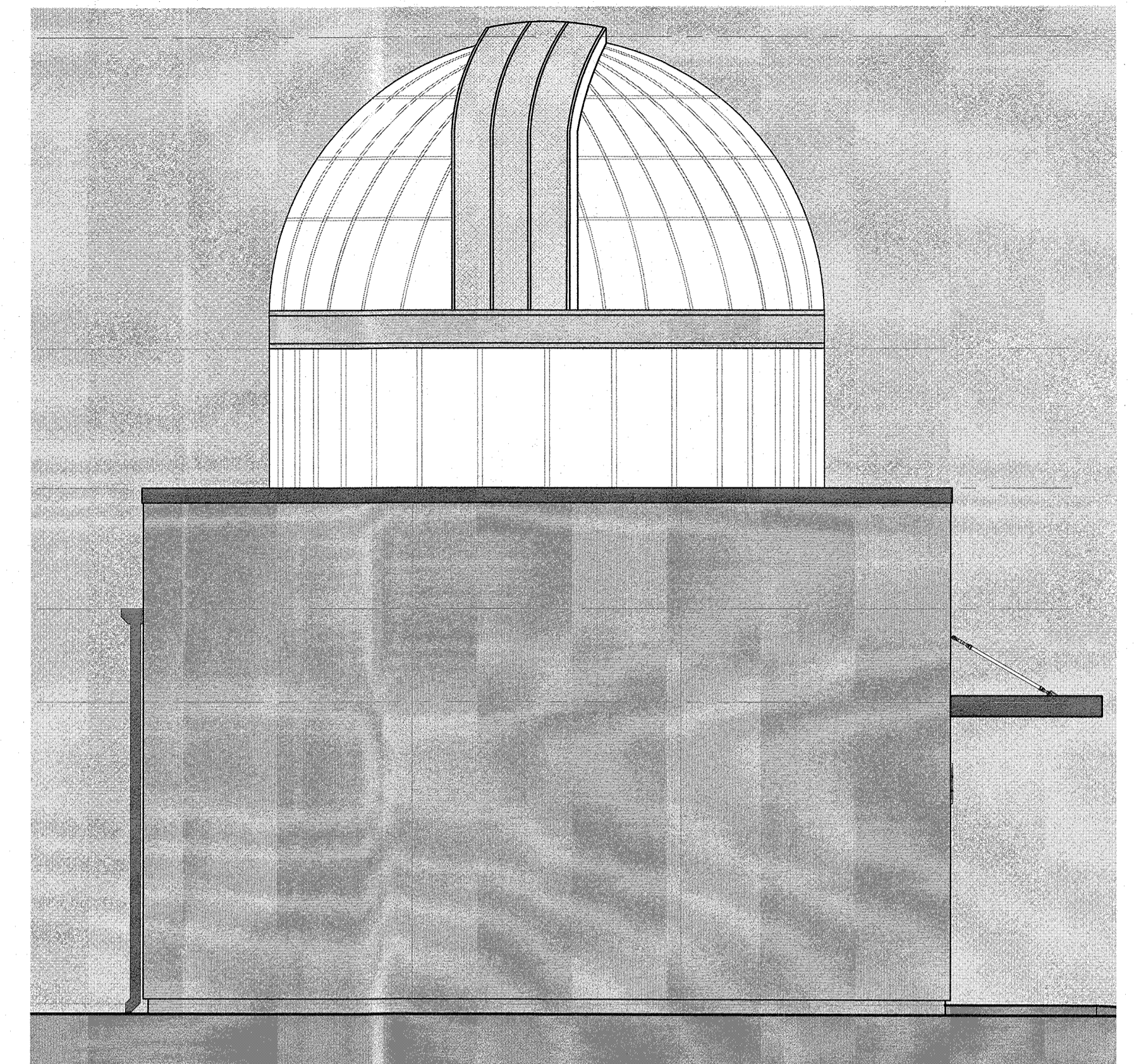




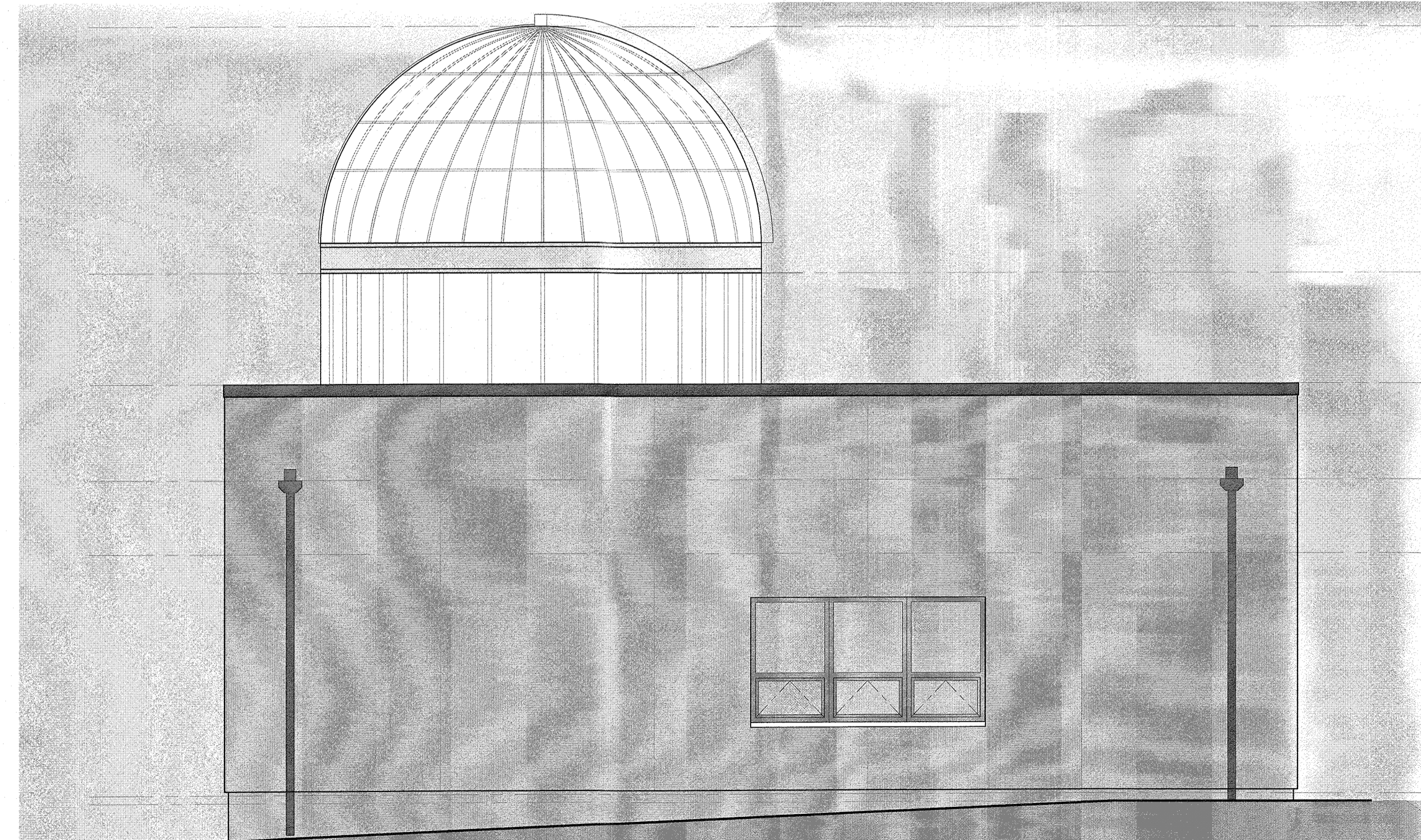
1 WEST ELEVATION
1/4" = 1'-0"



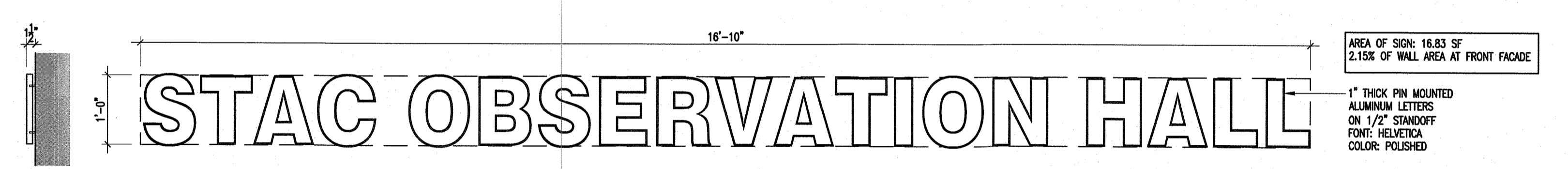
2 SOUTH ELEVATION
1/4" = 1'-0"



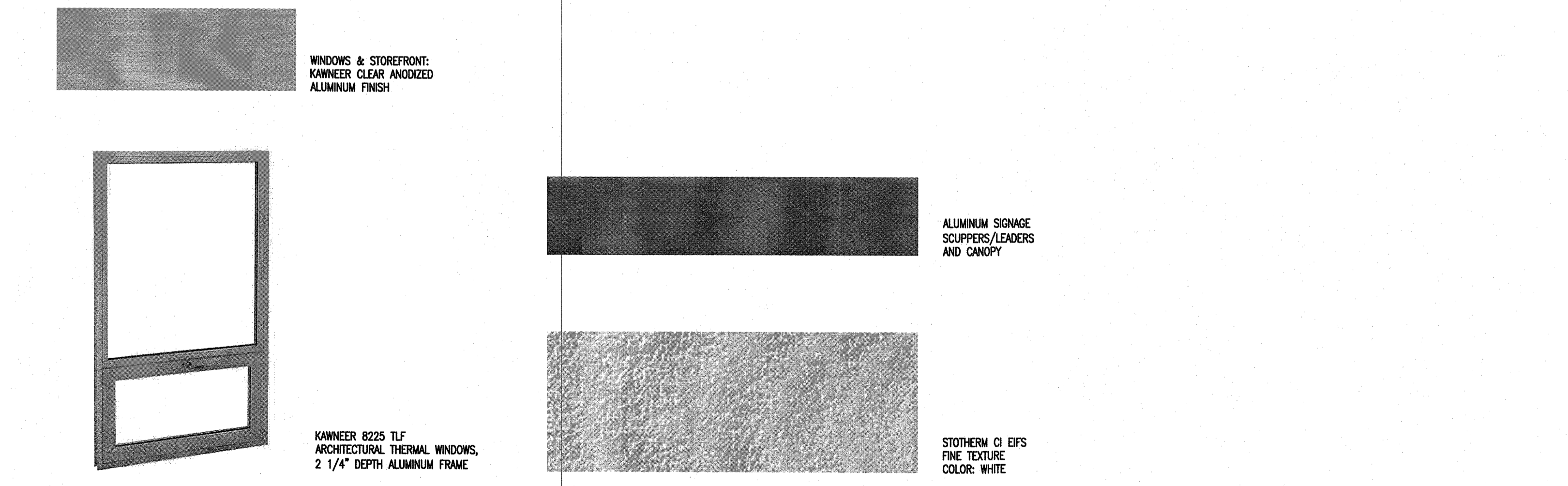
3 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



5 SIGNAGE DETAILS
3/4" = 1'-0"

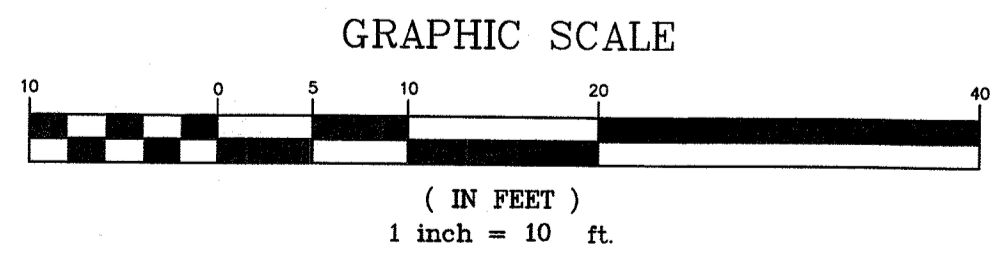
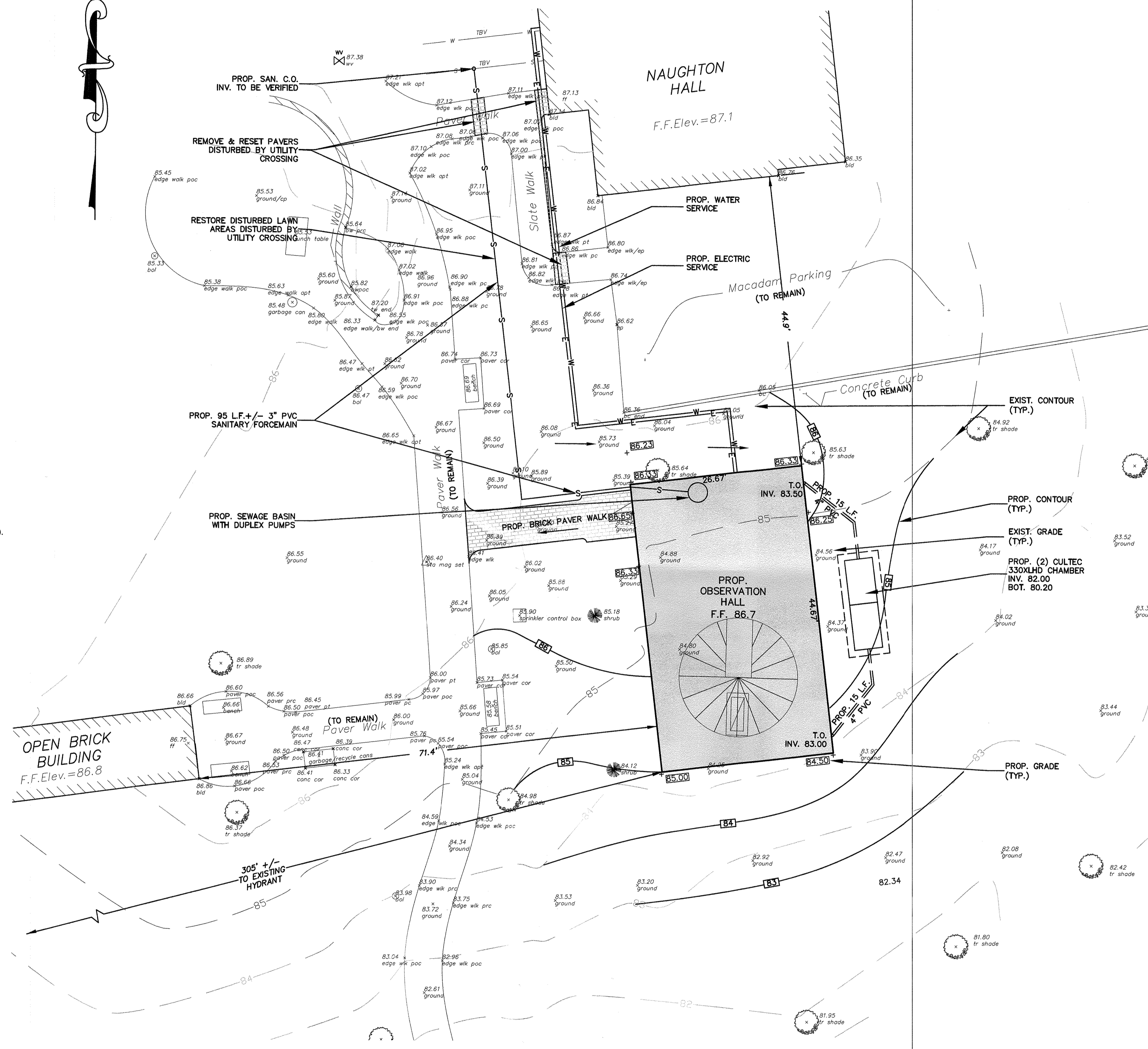


6 EXTERIOR MATERIALS
N.T.S.



GENERAL NOTES

- RECORD OWNER : SAINT THOMAS AQUINAS COLLEGE
125 ROUTE 340
SPARKILL, NY 10976
- APPLICANT : SAINT THOMAS AQUINAS COLLEGE
(C/O MR. PETER SKAE)
125 ROUTE 340
SPARKILL, NY 10976
- EXISTING TAX LOT : 74.16-1-1
- ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- DUE TO THE ASSUMPTION OF A PERCOLATION RATE FOR THE DESIGNED DRAINAGE SYSTEM THE APPLICANT'S ENGINEER SHALL ADMINISTER A FIELD PERCOLATION TEST PRIOR TO THE INSTALLATION OF THE PROPOSED CHAMBERS, TO ENSURE ADEQUACY OF THE DESIGNED DRAINAGE SYSTEM. THE APPLICANT'S ENGINEER SHALL PROVIDE A COPY OF THE PERCOLATION TEST TO DEME AND THE BUILDING DEPARTMENT.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
- ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
- ALL BUILDING SEWER CONNECTIONS SHALL BE GRAVITY SEWERS WITH A MINIMUM SLOPE OF 2%.
- WATER TO BE SUPPLIED BY VEOLIA NORTH AMERICA.
- " THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK."
- "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 OF SEWERS."
- ALL DRAINAGE STRUCTURES MUST MEET REQUIREMENTS OF NYS STANDARD SHEETS AND MUST BE FABRICATED BY A NYS APPROVED SOURCE.
- REFERENCE TO: SITE PLAN PREPARED BY ATZL, NASH & ZIGLER P.C. DATED 3/12/20 AS PROJECT NO. 2486-F.
- 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 MAY 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.
- 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:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPIILING OF EARTH UNDERNEATH THE TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - 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 3/4" INCH 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 RADIUS OF THREE (3) FEET OR LARGER THAN THE TREE CANOPY.
- ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
- 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. 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.
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- MAINTENANCE OF STORMWATER SYSTEM
 - MAINTENANCE OF THE SUBJECT PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
 - MAINTENANCE SHALL INCLUDE THE FOLLOWING:
 - PERIODIC CLEANING OF ROOF LEADERS TO PREVENT DEBRIS FROM ENTERING THE CHAMBERS (SIX MONTH INTERVALS).
 - MOWING AND FERTILIZING OF GRASS AREAS. ALSO, PRUNING AND FERTILIZING OF TREES AND SHRUBS (DURING SEASONAL INTERVALS).
 - CHAMBERS SHALL BE INSPECTED AND MAINTAINED YEARLY. CONTACT PERSON PETER SKAE FOR YEARLY REPORT TO BE SUBMITTED TO DEME.



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.

12.20.22 ISSUED FOR ZONING BOARD REVIEW
10.6.22 ISSUED FOR PLANNING BOARD REVIEW
9.1.22 ISSUED FOR BUILDING DEPT REVIEW

**ST. THOMAS AQUINAS COLLEGE
OBSERVATION HALL**

125 NY-340 SPARKILL, NY

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Consulting Engineers

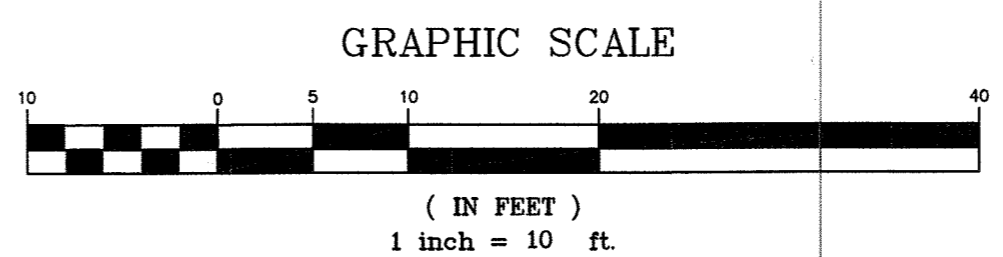
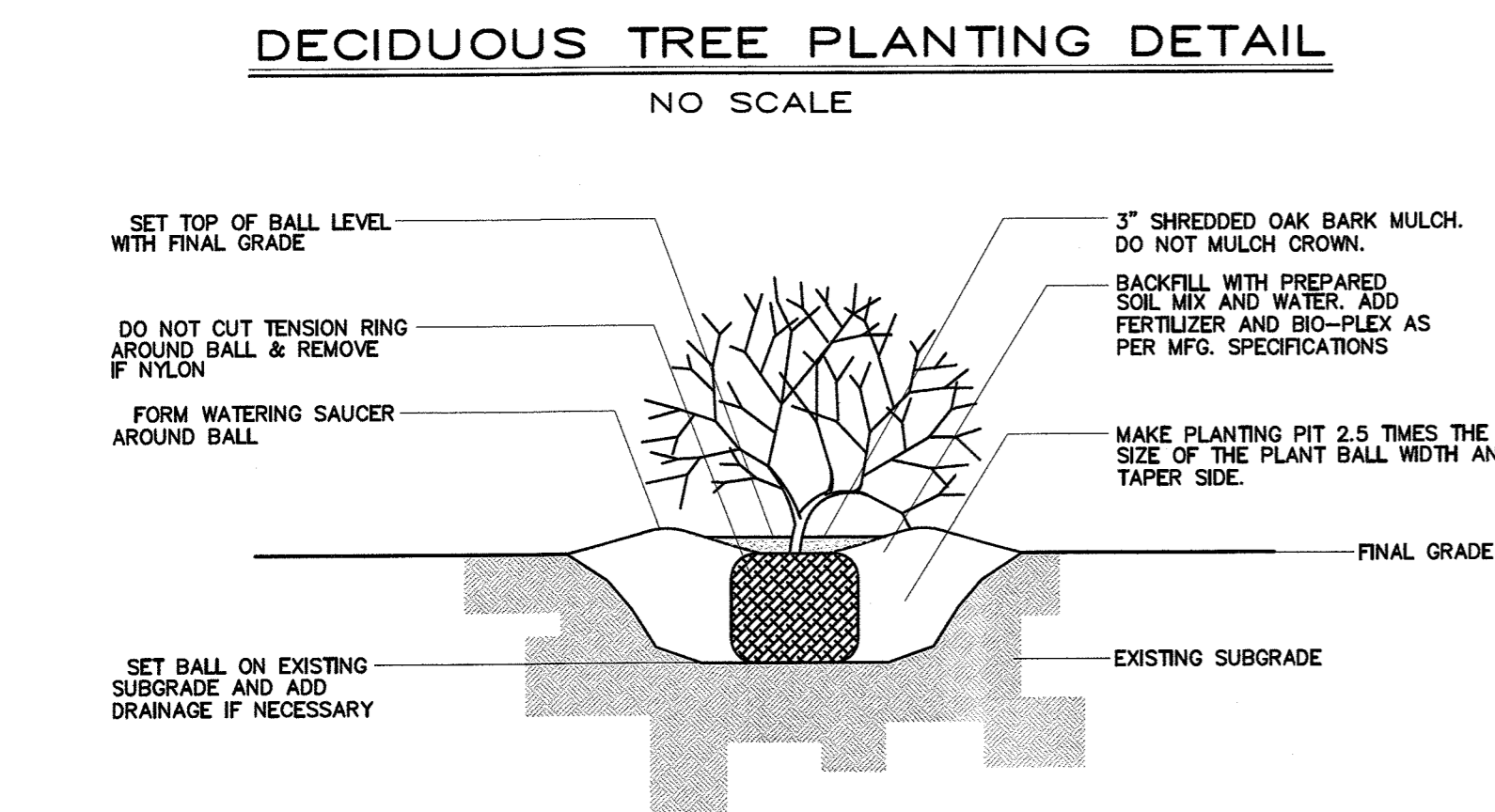
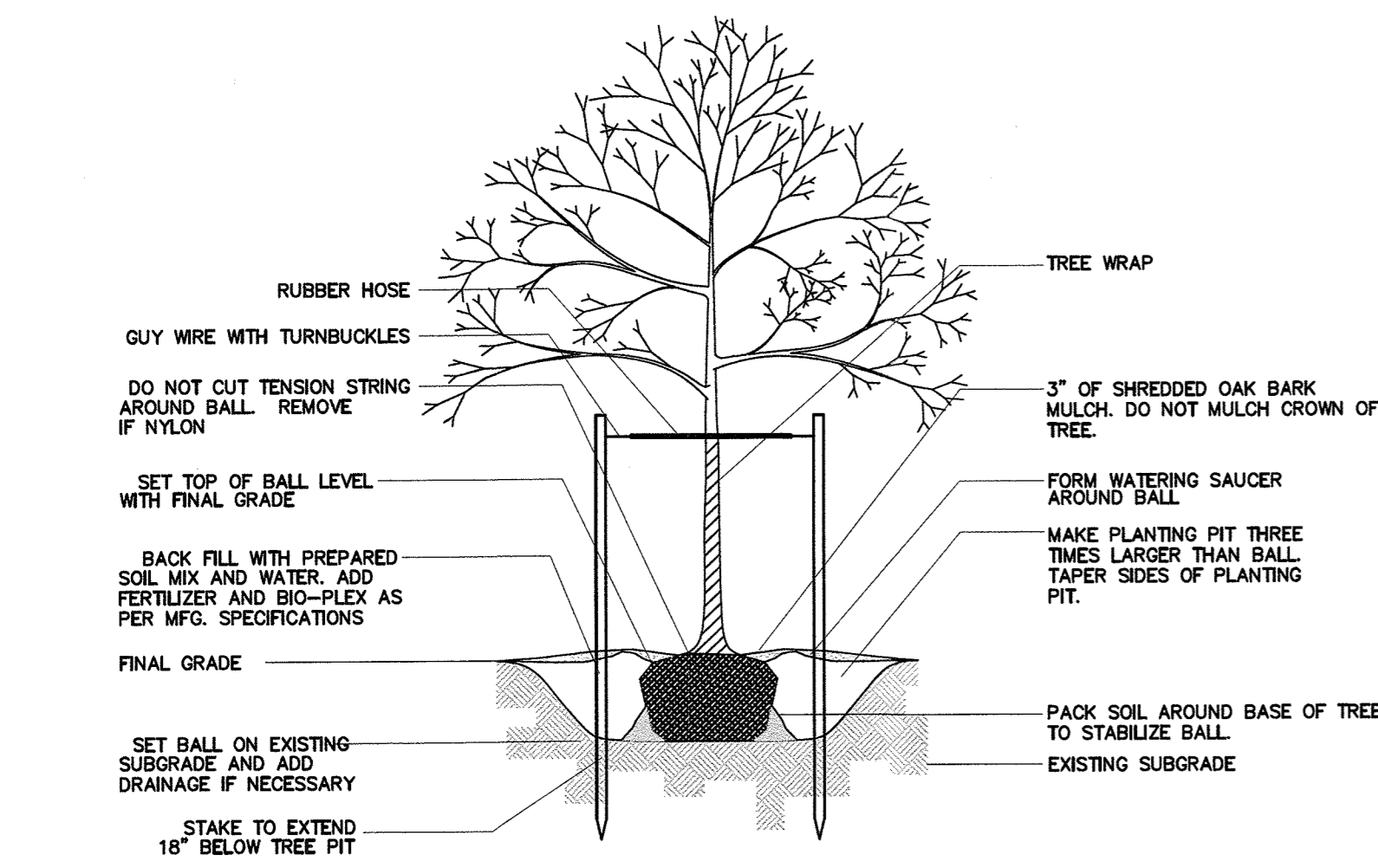
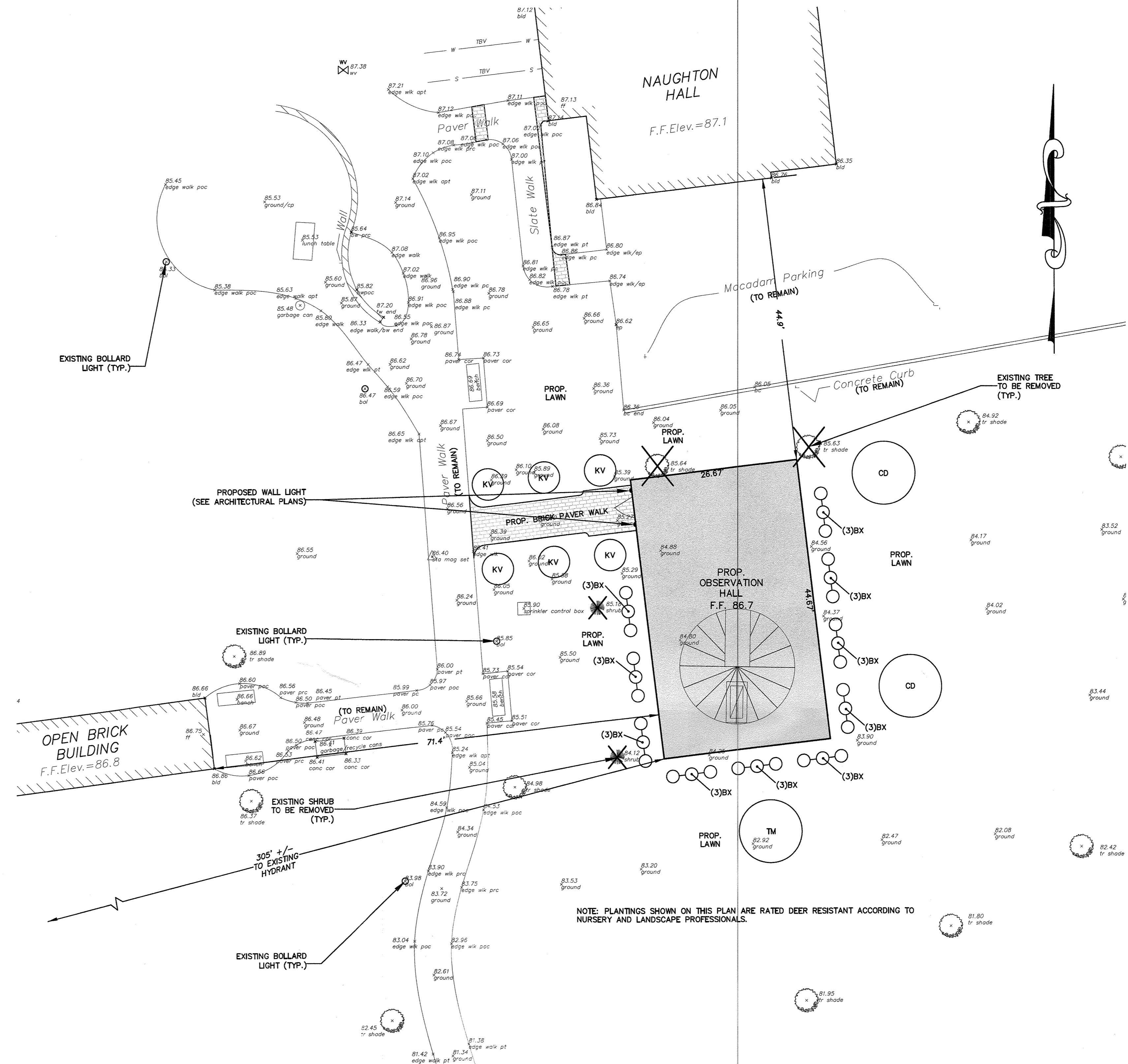
21 Cross Avenue
Midland Park, NJ 07432-1811
(201) 444-0753 FAX (201) 444-0839

GRADING & UTILITIES PLAN

SCALE: AS NOTED	S.1
DATE: 07.26.22	
FILE: 2207/CURRENT/	
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LANDSCAPE NOTES:

- EVERY EFFORT TO BE MADE BY THE CONTRACTOR TO PREVENT/MINIMIZE COMPACTION OF SOIL IMMEDIATELY OVER THE TREES ROOT SYSTEM WITHIN THE DRIP LINE.
- ALL STUMPS AND OTHER TREE PARTS, LITTER, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
- PRIOR TO ANY EXCAVATION FOR THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOILING OR PLANTING IS BEGUN TO ENSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE LANDSCAPED SHOW EVIDENCE OF POOR DRAINAGE, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY FOR CORRECTIVE ACTION. ANY PLANT MATERIAL THAT DIES DUE TO POOR OR INADEQUATE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING, SODDING OR PLANTING.
- TOPSOIL SHALL BE A NATURAL, FRIABLE TOPSOIL, REPRESENTATIVE OF PRODUCTIVE SOILS IN THE VICINITY. IT SHALL BE OBTAINED FROM WELL-DRAINED AREAS, FREE OF SUBSOIL, FOREIGN MATTER, TOXIC SUBSTANCES AND ANY HARMFUL MATERIAL.
- BACKFILL MATERIAL FOR BACKFILLING AROUND TREE/SHRUB BALLS SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 1/5 PEAT MOSS, ADD 15 LBS. OF 20-10-5 FERTILIZER PER CUBIC YARD OF BACKFILL. BACKFILL MATERIAL BY ANALYSIS SHALL HAVE AT LEAST 15% ORGANIC MATERIAL.
- ALL PLANT MATERIAL THAT IS TO BE INSTALLED TO BE IN FULL COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
- ALL LANDSCAPE MATERIALS TO BE OF NURSERY STOCK AND FREE OF INSECTS AND DISEASE.
- ALL TREES, SHRUBS, AND GROUND COVERS TO COMPLY WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" AND AS FURTHER SPECIFIED.
- ALL TREES TO BE STRAIGHT TRUNKED AND LEADER(S) INTACT.
- PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
- IF AFTER REGRADING AND ROCK IS EXPOSED, PLANTINGS SHALL BE ADJUSTED ACCORDINGLY.
- MAINTENANCE:**
 - BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
 - MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL FINAL ACCEPTANCE, BUT IN NO CASE LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING.
 - MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - MAINTAIN LAWNS FOR NOT LESS THAN THE PERIOD STATED BELOW, AND LONGER AS REQUIRED TO ESTABLISH A ACCEPTABLE LAWN.
 - SEEDED LAWNS, NOT LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
 - IF SEEDING IN FALL AND NOT GIVEN A FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
 - SODDED LAWNS, NOT LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION.
 - MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
- NO PROPOSED PLANTINGS SHALL IMPEDE SIGHT DISTANCE NOW OR IN THE FUTURE.
- TREES TO BE SAVED SHALL BE PROTECTED WITH SNOW FENCING TO THE DRIP LINE DURING CONSTRUCTION.



NOTE: PLANTINGS SHOWN ON THIS PLAN ARE RATED DEER RESISTANT ACCORDING TO NURSERY AND LANDSCAPE PROFESSIONALS.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
KV	6	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	2 gal .can.	2'-3'	UNIFORM SIZE & SHAPE
BX	30	BUXUS x "GREEN GEM"	GREEN GEM BOXWOOD	1 gal .can.	18"-24"	UNIFORM SIZE & SHAPE
TM	1	ACER BUERGERIANUM 'TRIDENT'	TRIDENT MAPLE	B & B	15'-18'	UNIFORM SIZE & SHAPE
CD	2	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	B & B	13'-15'	UNIFORM SIZE & SHAPE

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LANDSCAPE & LIGHTING PLAN

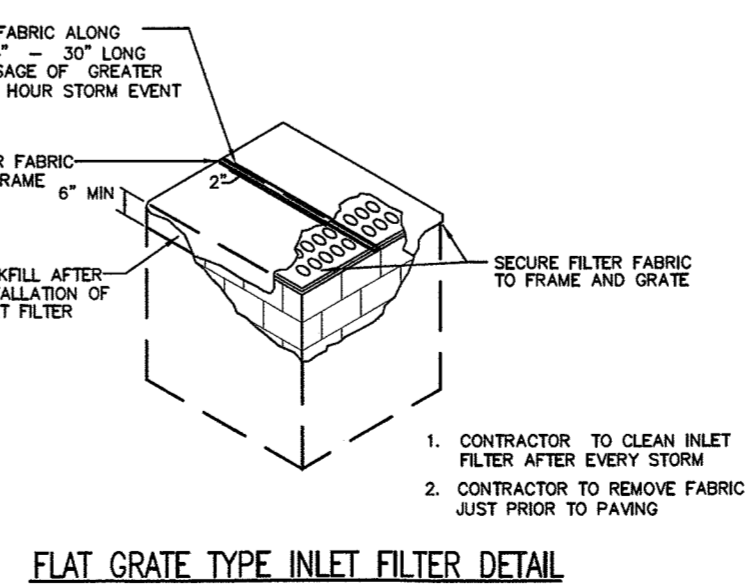
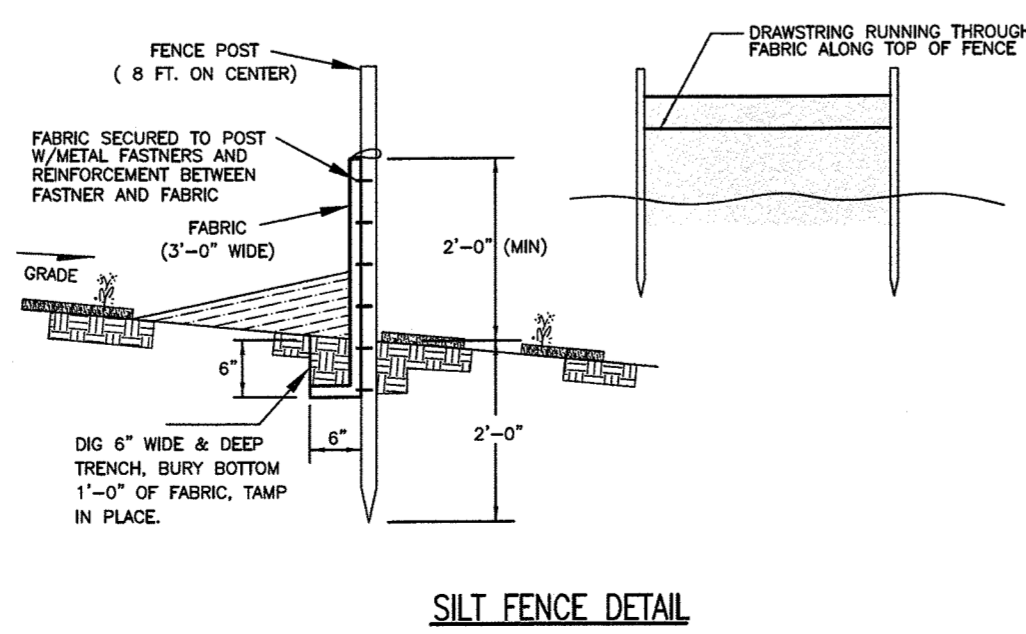
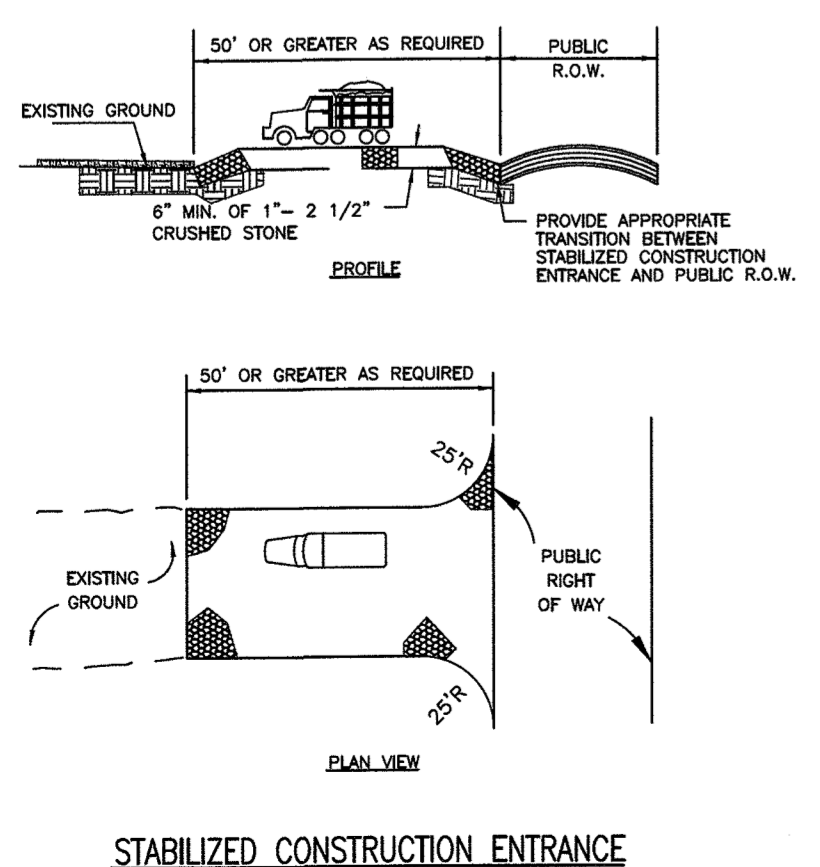
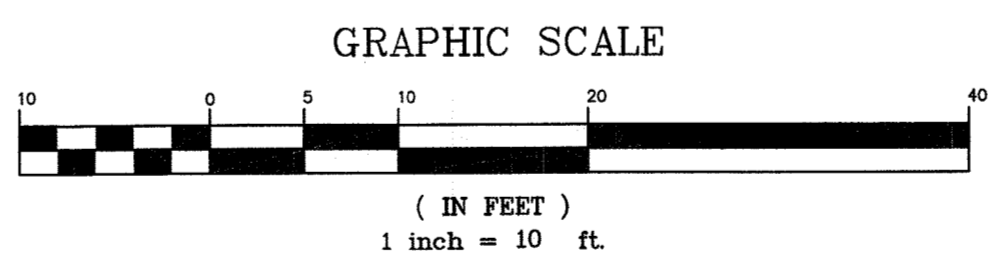
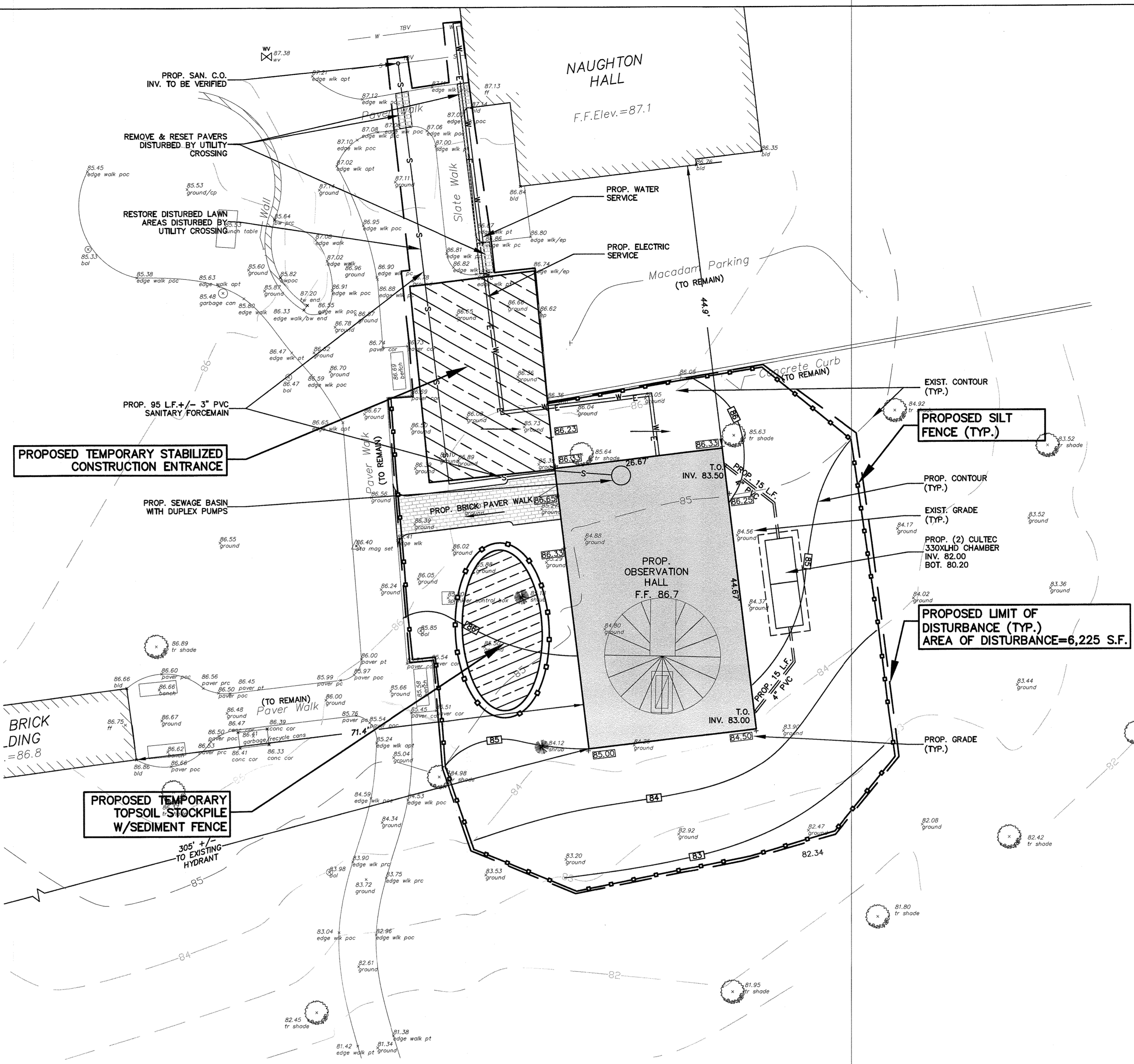
SCALE: AS NOTED
DATE: 07.26.22
FILE: 2207/CURRENT/

S.2

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SOIL EROSION AND SEDIMENT CONTROL NOTES

- All soil erosion and sediment control practices will be installed in accordance with the NY Standards for Soil Erosion and Sediment Control, and will be installed in proper sequence and maintained until permanent protection is established.
- Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding. If the season prohibits temporary seeding, the disturbed area will be mulched with salt hay or equivalent and bound in accordance with the NY Standards (i.e. peg and twine, mulch netting, or liquid mulch binder).
- Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NY Standards.
- Stabilization Specifications:**
 - Temporary Seeding and Mulching:**
 - Lime - 90 lbs/1,000 sf ground limestone; Fertilizer - 14 lbs/1,000 sf; 10-20-10 or equivalent worked into soil a minimum of 4".
 - Seed - Annual Ryegrass 40 lbs/acre or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Salt hay or small grain straw at a rate of 70 to 90 lbs/1,000 sf, to be applied according to the NY Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
 - Permanent Seeding and Mulching:**
 - Lime - 90 lbs/1,000 sf ground limestone; Fertilizer - 14 lbs/1,000 sf; 10-20-10 or equivalent worked into soil a minimum of 4".
 - Seed - Perennial Ryegrass 40 lbs/acre or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Salt hay or small grain straw at a rate of 70 to 90 lbs/1,000 sf, to be applied according to the NY Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binding).
- Temporary berms are to be installed on all cleared roadways and easement areas in accordance with the NY Standards.
- The site shall at all times be graded and maintained such that all storm-water run-off is diverted to soil erosion and sediment control facilities.
- All sedimentation structures will be inspected and maintained on a regular basis.
- Stockpiles are not to be located within 50' of a floodplain, slope, roadway, or drainage facility. The base of all stockpiles should be protected by a hay bale barrier or sediment fence.
- A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Solid blanket will be composed of 2 1/2" crushed stone, 6" thick, will be at least 30'x100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
- Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the local authorities.
- All driveways must be stabilized with 2 1/2" crushed stone or subbase prior to individual lot construction.
- Paved roadways must be kept clean at all times.
- All catch basin inlets will be protected with a crushed stone or fabric filter (filter details appear on the plan).
- All storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- All dewatering operations must discharge directly into a sediment filter area. The sediment filter should be composed of a suitable sediment filter fabric (see detail).



- LOT DEVELOPMENT CONSTRUCTION SEQUENCE**
- INSTALL SILT FENCES, INSTALL CONSTRUCTION ACCESS DRIVEWAY, STRIP TOPSOIL - 1 WEEK.
 - EXCAVATE FOR BUILDING FOUNDATION. 2 WEEKS.
 - CONSTRUCT DRAINAGE SYSTEM & UTILITY SERVICES. - 2 WEEKS.
 - CONSTRUCT BUILDING. - 6 MONTHS.
 - CONSTRUCT SIDEWALK - 2 DAYS.
 - FINAL GRADING, PLANTING, SEEDING. - 2 WEEKS.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON PERMANENT STABILIZATION OF DISTURBED AREAS. 1 WEEK.

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.

12.20.22 ISSUED FOR ZONING BOARD REVIEW
 10.6.22 ISSUED FOR PLANNING BOARD REVIEW
 9.1.22 ISSUED FOR BUILDING DEPT REVIEW

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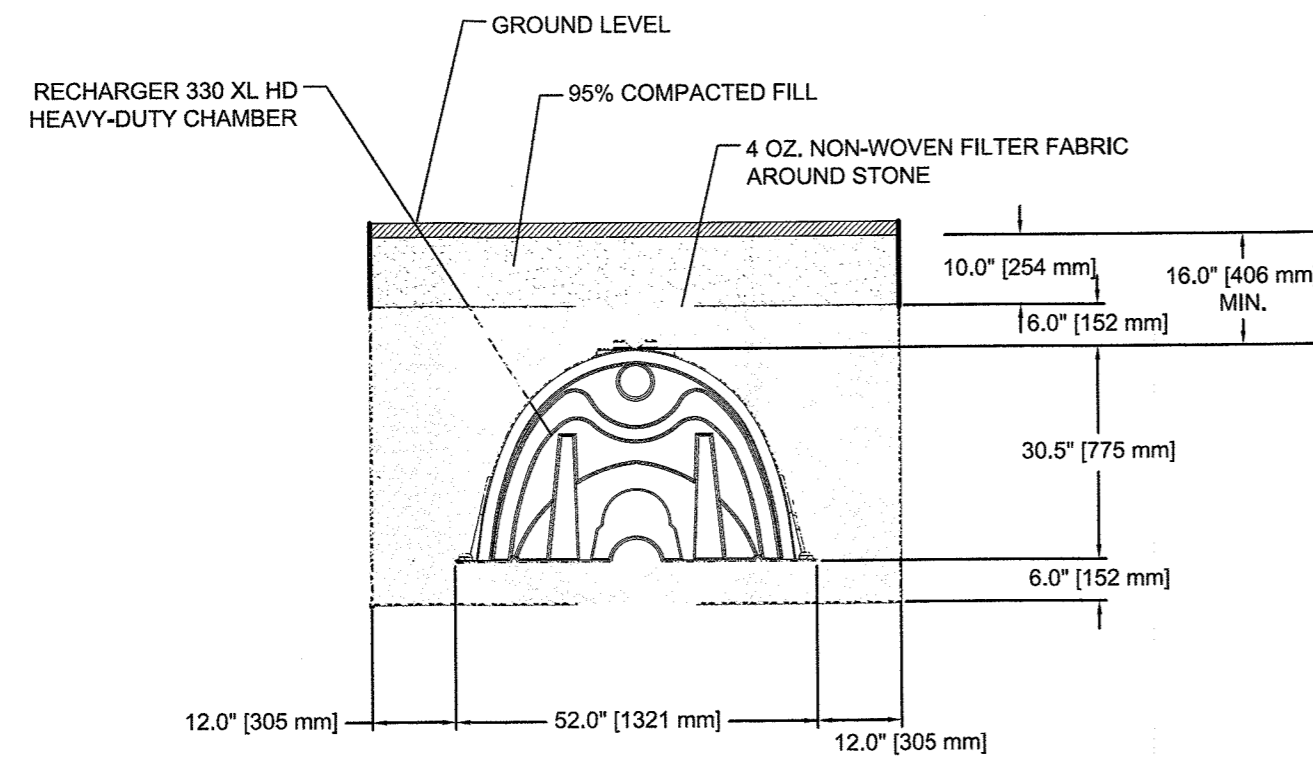
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SOIL EROSION AND SEDIMENT CONTROL PLAN

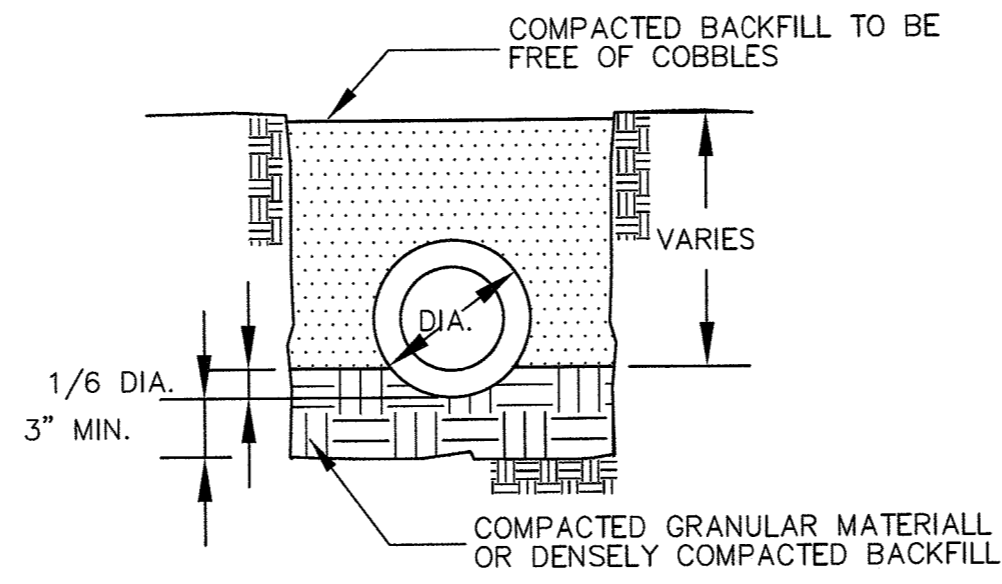
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GENERAL NOTES
 RECHARGER 330 XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
 STORAGE PROVIDED @ 11.22 CF/FT PER DESIGN UNIT.
 REFER TO CULTEC, INC.'S CURRENT RECOMMENDED
 INSTALLATION GUIDELINES.
 USE RECHARGER 330 XL HD HEAVY DUTY FOR TRAFFIC AND/OR
 H2O APPLICATIONS.
 ALL RECHARGER 330 XL HD HEAVY DUTY UNITS ARE MARKED
 WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE
 LENGTH OF THE CHAMBER.
 ALL RECHARGER 330 XL HD CHAMBERS MUST BE INSTALLED IN
 ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND
 FEDERAL REGULATIONS.

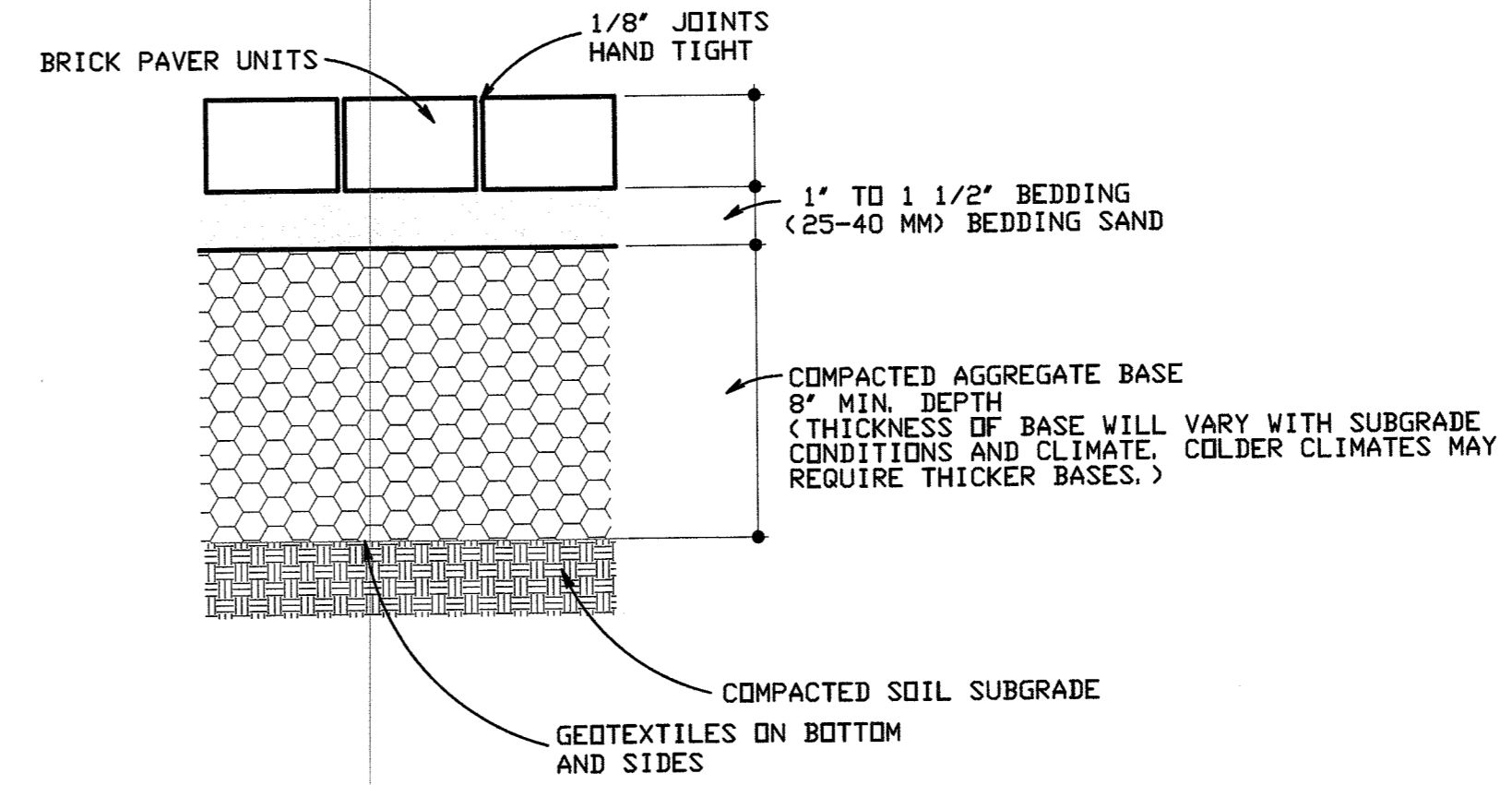
**CULTEC RECHARGER 330 XL
 TYPICAL CROSS SECTION**

N. T. S.



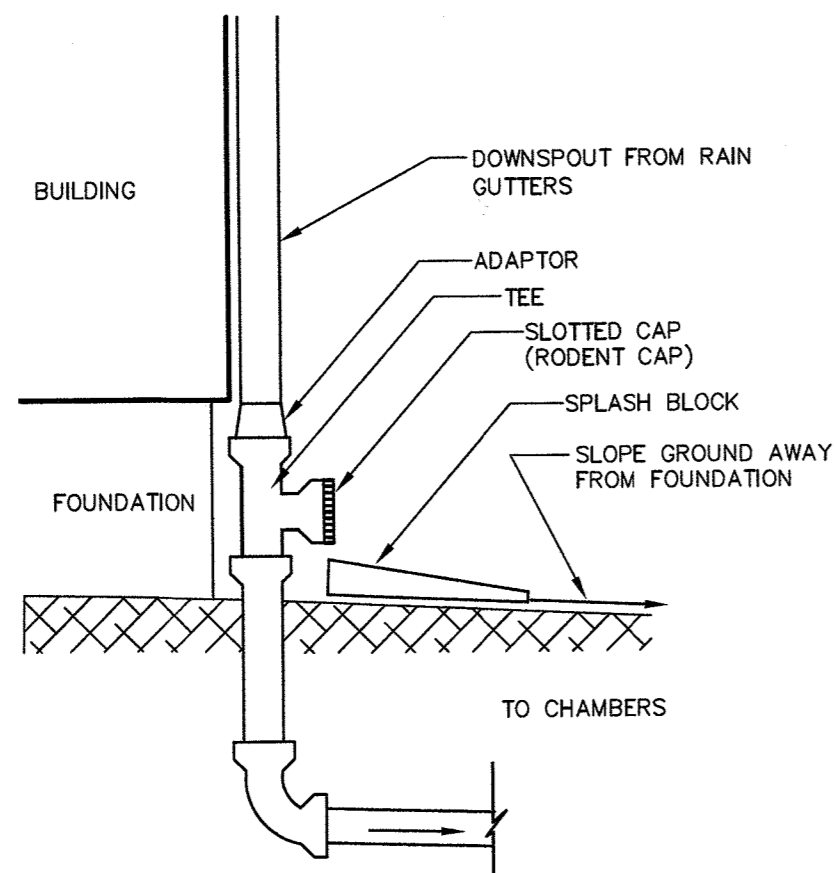
PIPE TRENCH BEDDING DETAIL

N. T. S.



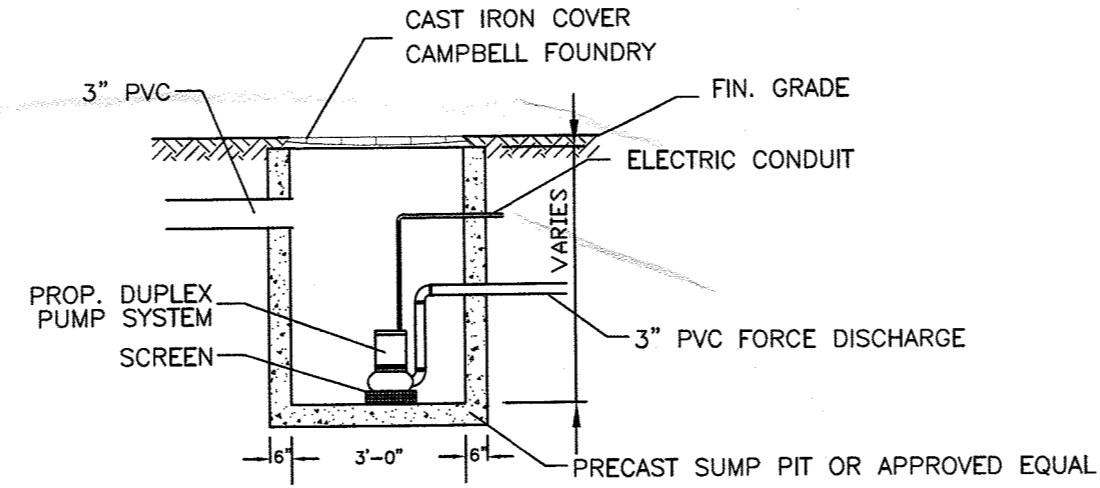
BRICK PAVER DETAIL

N. T. S.



TEE OVERFLOW DETAIL

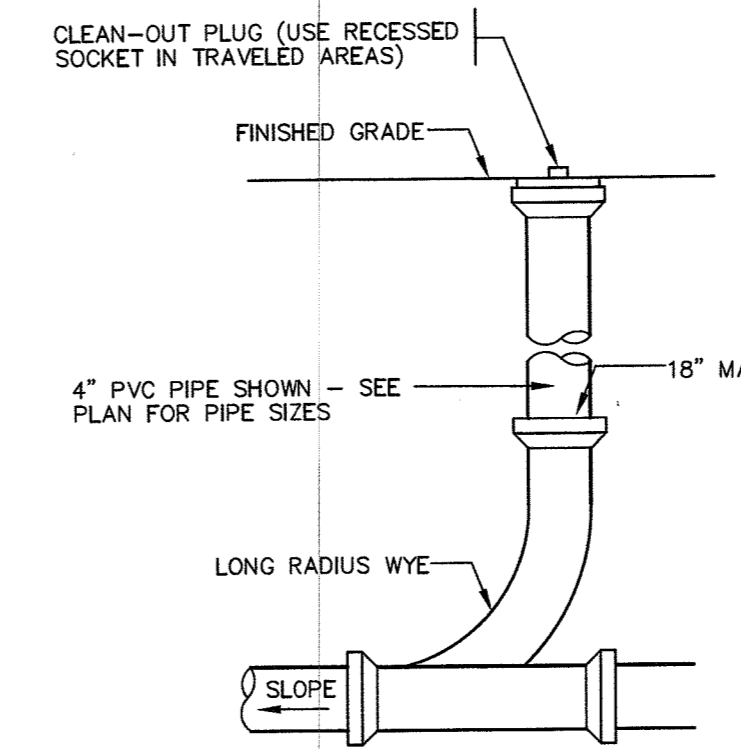
N. T. S.



SECTION A-A

SEWAGE BASIN DETAIL

NOTE: SEWAGE BASIN & PUMP DETAILS TO BE DETERMINED.
 N. T. S.



PIPE CLEAN-OUT DETAIL

N.T.S.

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DETAILS

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