

MEMORANDUM

TO: Robert Magrino, Town Attorney
CC: Jane Slavin, R.A.
Nicole T. Allen, AICP, Planning Services Manager, Laberge Group
FROM: Susan Roth, AICP, Senior Planner, Laberge Group
DATE: April 13, 2023
RE: Draft Review and Revision to proposed Agri-Tourism Special Use Amendment

Under this cover is a review and suggested revised zoning petition to the Orangetown Town Board for consideration. The petition was submitted on behalf of Van Houton Farms, located on 68 Sickletown Road. The petition would amend the special uses in the R-80 zone.

BACKGROUND

This farm was acquired by the family in 1946 and was larger than the current parcel. Today, the remaining 7.1 acres is used for four primary businesses: 1) a horse-riding academy, 2) a garden center, 3) seasonal farmers market selling products grown on other farms and 4) for the making and selling of cider and wine products. Most of the activity on site is subject to seasonal use. The cider operation and the sale of liquor for consumption on site has prompted the applicant to submit a draft zoning law for consideration by the Town Board.

Our research indicated that since the Orangetown location is mostly characterized as a retail and service facility (rather than an active farm that sells their own product). They do have other property holdings where they grow apples that could be used for their cidery products. According to the Building Inspector at the Town, the property is also currently zoned R-40. However special uses permitted in the R-80 Zone are also permitted in the R-40 zone.

The agricultural protection provided by the State and County for active farms no longer applies to this site. While there are a few eligible activities still conducted on site, there is not enough contiguous area used as eligible agricultural uses to meet the State’s definition as an “agricultural site.” However, the operations conducted by the owner within the farm community has value to the local community and local farming community by providing a local market for farm products grown and produced in the New York State.

RECOMMENDATIONS

We have several general comments and recommendations that shaped our suggested revisions to the local law:

1. The term “Agricultural Use” was stricken from definitions, since it had the potential to disagree with the New York State and County Definitions under the terms of the Agricultural Programs. Other adjustments to Agri-Tourism were also changed to be more in line with the State’s definitions, and what is considered under a Farm Cidery License.
2. The applicant should clarify the terms of the license that it holds with the State Liquor Authority as testimony before the Town Board. The applicant claims to be operating under a “Farm Cidery” license, which has specific limitations on the number of places where they can sell cider that they produce

Preliminary Review of Proposed Agricultural Tourism Law

3. The applicant should also clarify how much cider it can produce under the license it currently holds, and any limiting factors for sales, either wholesale or retail or consumption on the property, and whether production/sales can transfer from one property to another, or if they are required to hold separate licenses as part of their operations.
4. In order to keep the license, the holder is required to provide an annual report declaring the source of all materials used in the cider making process, to ensure that all agricultural products used in the cider are grown in New York State. State laws allow the local municipalities to demand copies their farm winery/cidery license and any reporting that is required by the State.
5. We disagree with the SEQRA status as unlisted, as determined by the applicant's representative. Since this law could apply to other properties meeting the same conditions, it is a Type I Action, since as a whole, the aggregate land in the R-40 and R-80 zoning districts where the law could apply is more than 25 acres. Even if other current parcel sizes would not meet the minimum requirements, an assembly of parcels could be made to meet the minimum requirements.
6. Although this is not part of the current special permit amendment, the applicant claims to have a farmer's market that sells vegetables from other New York Farmers. The applicant should disclose the farms that are providing the supply for fruits and vegetables during the farmer's market season.

We have attached a suggested amendment of the petitioner's proposed law for your review. Please feel free to contact Susan Roth, AICP at sroth@laberge.com or at (518) 458-7112 ext. 149

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Attachment: "J:\2023022\Reports\Drafts\Revised DRAFT - Proposed Text Amendment Agritourism submitted 4-13-2023.docx"

TOWN OF ORANGETOWN

PROPOSED LOCAL LAW # ___ - 2023

A LOCAL LAW TO AMEND CHAPTER 43 OF THE TOWN CODE ENTITLED ZONING TO PROVIDE FOR A USE BY SPECIAL PERMIT ISSUED BY THE TOWN BOARD OF AGRITOURISM, FARM WINERY AND FARM CIDERY

Be it enacted by the Town Board of the Town of Orangetown as follows: The Code of the Town of Orangetown, Chapter 43 shall be amended to incorporate revisions as described:

Section 1. Title

A Local Law to amend the General requirements for the R-80 Zoning District in Chapter 43 (Zoning) of the Town Code of the Town of Orangetown. Amending the General Use and Bulk Requirements for R-80 Zone Districts.

Section 2. Legislative Intent.

The Town Board recognizes ~~that the protection importance of agriculture and agri-tourism allowing for the sale of locally grown and New York produced agricultural products and seeks to allow this use as a~~ legitimate zoning objective ~~under New York State's statutes, which the regulations set forth in this section seek to achieve~~ in the Town of Orangetown. ~~It is also a policy of the New York State Constitution to preserve agriculture and uses related thereto.~~ The mechanism for achieving this balance is to permit a modification in the Town's use and bulk requirements in the R-80 Zone District. If an applicant meets the requirements below, the Town Board shall grant a special use permit, with reasonable conditions, allowing agricultural retail sales activities and agri-tourism cider production -uses to be developed and operated on qualified sites, ~~with a minimum of five (5) acres.~~ The special use permit would remain in effect and run with the land until such time the use of the land changes or unless the permit was revoked for non-compliance of the conditions imposed during site plan approval.

Section 3. §11.2 (Definitions), of Article XI (Definitions and Word Usage), of Chapter 43 (Zoning), of the Code of the Town of Orangetown, is amended to the extent only of adding new definitions, which new definitions shall read as follows: Text Amendments.

Chapter 43 (Zoning) is hereby amended to incorporate the following modifications:

Article XI — Definitions and Word Usage

§11.2 — Definitions

Article XI Definitions and Word Usage, section 11.2 Definitions., shall be amended by adding the following terms: "Agricultural Activities," and "Agri-Tourism," "Farm Winery and Farm Cidery," "Food Truck" and "Agri-tourism Entertainment" as set forth below:

AGRICULTURAL ACTIVITIES

~~Land, buildings and equipment used to produce, prepare and market crops, livestock and livestock products as a commercial enterprise, including but not limited to the following on sites of five (5) acres or more: 1) field crops including corn, wheat, oats, rye, barley, hay, potatoes, dry beans and sod; 2) vegetables including tomatoes, snap beans, cabbage, carrots, beets, onions and corn; 3) fruits including apples, berries, cherries, peaches and pumpkins; 4) horticultural ornamental specialties including nursery stock, shrubs, ornamental trees, flowers and vegetables; 5) Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump; 6) Further, agricultural operations shall include any activity engaged in, by, or on behalf of a farmer in connection with any furtherance of the business of agriculture or farming and shall include, without limitation, tillage, planting, harvesting and marketing; construction of farm structures and facilities, including farm wineries, cideries and other on-farm food processing, as permitted by local and state building code regulation, in order to enhance the marketing of farm products; construction and maintenance of certain farm buildings and other structures related to agricultural practices.~~

AGRI-TOURISM

~~As defined in Chapter 69, Article 25-AA, §301 of the New York Agriculture and Markets Law, ; A set of activities that occurs when people link travel with the products, services, and experiences of agriculture. Agri tourism is conducted for the enjoyment or education of the public and primarily promotes the sale, marketing, production, harvesting, or use of the products of the farm operation. Examples of agri-tourism include, but are not limited to, hayrides, food trucks, music, farm winery or cidery pursuant to Section 76-A of the New York State Alcoholic Beverage Control Law, farm tours and events, designed to support farm operations. means activities, including the production of maple sap and pure maple products made therefrom, conducted by a farmer on-farm for the enjoyment and/or education of the public, which primarily promote the sale, marketing, production, harvesting or use of the products of farms and enhance the public's understanding and awareness of farming and farm life.~~

FARM WINERY AND FARM CIDERY

~~As defined by New York State Law Chapter 3-B, Article 6 § 76-a (Farm Winery License) and Article 4-A, Section §58-C (Farm Cidery License) of the New York State Alcoholic Beverage Control law as may be amended; -a farm winery or farm cidery is characterized by the conversion of fruit and other edible products grown on the premises or in the state of New York, into wine or cider for sale in the wholesale market and to the public for on-site or off-site consumption ~~on~~ at a duly licensed location as authorized by permit of the New York State Liquor Authority.~~

FOOD TRUCK

Mobile trucks designed and maintained for the retail sales of food that is normally purchased and consumed on a to-go or on-site basis, as permitted and licensed under state and local health regulations.

AGRI-TOURISM ENTERTAINMENT

Those activities not related to the regular production of food a farm, but provided as way to entertain and educate visitors on on the premises about farm life, such as music and hay rides.

Section 4. §4.3 (Special permit uses; special findings and additional requirements and conditions for certain uses), of Article IV (Additional Use Regulations), of Chapter 43 (Zoning), of the Code of the Town of Orangetown, is amended to the extent only of adding a new subsection to be enumerated §4.32.(R) and entitled “Agri-tourism,” which new §4.32.(R) shall read as follows:

Article IV—Additional Use Regulations

§ 4.3—Special permit uses; special findings and additional requirements and conditions for certain uses

Chapter 43 (Zoning), Article IV (Additional Use Regulations), § 4.3 (Special permit uses; special findings and additional requirements and conditions for certain uses), shall be amended so as to insert a new subsection numbered 4.32.(R), entitled Agricultural operations and aAgri-tourism as defined in Article XI, Chapter 43 of the Town Code, and shall be read as follows:

4.32.(R). ~~Agricultural Activities and Agri-Tourism,~~ Agri-tourism Entertainment, Farm Cidery/Winery.

- i. Such uses, shall be permitted uses by special permit of the Town Board on lots of five (5) acres or more, but only after due consideration of the underlying zoning district and surrounding uses. The Town Board shall be authorized to exclude uses from the list below if the Board finds that it is necessary to protect the surrounding neighborhood or the welfare of the public, and such reasons for exclusion for such use shall be documented in the resolution of approval of the special use permit.
 - a. Agri-tourism, (as defined in Article XI;
 - b. Farm Cideries or Farm Wineries as defined in Article XI;
 - c. Agri-tourism Entertainment as defined in Article XI;
- ii. Hours of Operation. The Town Board finds that it is in the interest to control those uses that create noise or attract the general public in association with the proposed uses above, and when proposed by the applicant shall only occur within the permitted time period.
 - a) Farm Cideries/Farm Wineries, for on site —consumption; Agri-tourism Entertainment :

— Thursday: 3:00 p.m. to ~~67~~:00 p.m.
Friday: 3:00 p.m. to ~~89~~:00 p.m.
Saturday: 12:00 p.m. to ~~89~~:00 p.m.
Sunday: 12 p.m. -3:00 p.m. ~~(and~~
Any Federal holiday that occurs on a Monday: 12:00 p.m. to 7:00 p.m.

b) Retail Sales ÷

Monday to Saturday: 9:00 a.m. to ~~57~~:00 p.m.
Sunday: 9:00 a.m. to ~~66~~:00 p.m.

c) Food Trucks:

Thursday: 3:00 p.m. to 6:30 p.m.
Friday: 3:00 p.m. to ~~67~~:30 p.m.
Saturday: ~~12:00~~ p.m. to ~~7:0030~~ p.m.
Sunday ~~(and any federal holiday that occurs on a Monday): 12:00 p.m. to~~
5:~~0030~~ p.m.
Any Federal Holiday that occurs on a Monday 2:00 p.m. to 5:00 p.m.

iii. Permitted general accessory uses. All accessory uses shall be identified and approved as part of the site plan and may include:

- a. Accessory buildings and seasonal temporary structures and/or portable structure for the use of patrons.
- b. Storage ~~or shed~~ for on-site equipment and material used as part of the business.
- ~~c. Building and/or portable structure for the retail sale of products related to Agricultural Activities and Agri-Tourism, including but not limited to, cider.~~

iv. Site Plan Required

Application for the special permit shall be made to the Town Board in accordance with applicable provisions of §10.5 of this chapter. A petition for a special use permit shall be in a form sufficient to enable the Town of Orangetown to evaluate the applicant's proposal and its consistency with the intent, purposes and general design standards expressed herein. The petition for a special use permit shall also be accompanied by the following:

- a. A written description of the proposed special use
- b. A concept plan including all the items listed below:

- (1) The disposition of various land uses and the areas covered by each, in acres, including proposed parking, temporary and permanent structures
 - (2) A sketch of any and all existing and proposed rights-of-way and easements, whether public or private
 - (3) Delineation of any residences within 500 feet of the proposed special use.
 - (4) Physical characteristics of the site, including topography, areas of slope in excess of 15%, soils, rock outcrops, streams, wetlands, lakes, ponds and floodplains and all proposed alterations of said physical characteristics.
 - (5) Estimates of peak-hour traffic generation derived from recognized traffic engineering source material or actual field counts, and its relation to surrounding development, including surrounding roads and intersections, including methods developed for mitigating any demonstrated adverse traffic impacts.
- c. The Town Board may retain professional consultants as deemed necessary in order to review any proposed PAC concept plans, with funding for said consultants provided by the applicant for the PAC development through the establishment of an escrow account. The amount of said escrow shall be determined by the Town Board in consultation with the applicant.
 - d. Concurrent site plan review. An applicant may submit a detailed site plan subject to site plan review procedures for the Town of Orangetown by the Planning Board review of said plans and related documentation. Approval of a site plan may not however, occur until the special use permit has been approved by the Town Board
 - e. If the Director of OBZPAE determines that the proposed site plan may substantially deviate from the final concept plan or layout presented to and reviewed by the Town Board as part of the issuance of a special use permit, the Director may refer matter to the Town Board., prior to any preliminary approval issued by the Planning Board, to make the ultimate determination as to whether or not the proposed site plan substantially deviates from the plan reviewed by the Town Board. .
 - f. The term "substantially deviate," as used herein, shall mean that the site development plan presented to the Planning Board for preliminary approval differs in a material manner from the final concept plan reviewed by the Town Board, and upon which the Town Board approved the special use, and that that material change or deviation that may have been made to the concept plan, in the Town Board's sole judgment and discretion, is not consistent with the goals sought to be achieved by the granting of the special use permit. The decision of the Town Board that the site development plan proposed for approval by the Planning Board substantially deviates shall require a majority vote of the Town Board plus one.

g. A special permit issued under this section shall be authorized for a period of up to three (3) years from the date of the decision of the Town Board issuing such permit. Such time period shall be set by the Town Board. The special permit may thereafter be renewed for a period of up to an additional three (3) years by the Town Board. The applicant shall apply to the Town Board for any such renewal. There is no limit to the amount of renewals that may be granted. No additional site development plan review shall be required unless there are changes to the conditions at the property that would necessitate an amendment to the plan.

iv.v. Parking.

a. Required off-street parking spaces. Accessory off-street parking spaces, open or enclosed shall be provided and subject to Planning Board review and approval. Dimensions shall be in accordance with Article VI. Off Street Parking, 6.33 - 6.35.

b. All on-site parking shall be set back at least 50 feet from the property lines of residentially developed properties and shall be separated from said residentially developed property by an opaque barrier consisting of a wall, slatted fence, and/or evergreen planting sufficient to screen such residentially developed property from fugitive light, provided that such barrier shall not be required where the actual setback is greater than 200 feet.

c. Parking Requirements: There shall be at least one space per employee, and 1 space per 2.5 guests at permitted full capacity.

d. The Planning Board may permit as part of site plan approval a gravel or non-paved parking area, with exception of handicapped parking spaces which shall be paved and constructed in accordance with Article VI. Off-Street Parking.

v.vi. Additional regulations.

a. A maximum of one (1) Food trucks shall be permitted on site in an area that has been designated on the site plan, and provided with appropriate hook ups. ~~only be permitted on site.~~

b. No gasoline powered generators shall be used by food trucks. Food trucks shall only be powered by electric plug-in.

~~b.c.~~ Food provided outside the food truck shall be prepackaged food and provided for guests in accordance with the Farm Cidery/Winery License. No commercial kitchen or restaurant service shall be permitted.

~~e.d.~~ Minimum lot area: five acres. Noise generated by all uses shall ~~not be audible beyond the property lines.~~ Be in compliance with Chapter 22 Noise, of the Town of

- Orangetown local laws. In any case, no amplified music shall be permitted after the close of the Winery/Cidery operations.
- e. Fire pits shall ~~are~~ be subject to applicable regulations and approval by the fire inspector.:- Subject to applicable regulations and approval by fire inspector.
- f. The applicant shall submit a copy of the liquor license obtained for the Farm Winery or Farm Cidery business, and a copy of any reports required to demonstrate compliance with such license.
- g. Except for what is necessary for safety and security, all exterior lighting shall be turned off between the hours of 9:00 p.m. and 6:00 a.m.
- h. All permanent principal buildings shall be set back at least 175 feet from the property line adjoining residentially developed properties.
- i. All permanent accessory buildings shall be set back at least 150 feet from the property line adjoining residentially developed properties.
- j. All outdoor dining areas, such as decks or patios shall be set back at least 200 feet from the property lines of residentially developed properties or shall be adequately screened from said residentially developed properties by a permanent building.
- k. All temporary facilities, such as tents, dance floors, sound systems, or location of live entertainment, shall be set back at least 200 feet from the property lines of a residentially developed properties or shall be adequately screened from said residentially developed properties.
- l. All on-site lighting shall be shielded from residentially developed property. Outdoor moving or flashing lighting, including but not limited to spotlights, floodlights, searchlights, or strobe lights is not permitted at any time. Seasonal decorative lighting displays shall be permitted, provided that all such seasonal decorative lighting shall be located a minimum distance of 50 feet from the property lines of all residentially developed properties, shall not contain or include any bulbs, lamps, or light sources with an individual light output in excess of the equivalent of a one-hundred watt incandescent bulb or 1800 lumens, and shall be extinguished no later than an hour after closing time of the Cidery/Winery or other areas where patrons are permitted, and shall remain extinguished until two (2) hours before dusk the next day.
- m. Maximum Site Capacity: The maximum capacity of guests for the proposed Agricultural Use shall be 25 person per acre and based on areas shown in the site plan exclusive of other uses on the site.

a. Special Events for Agri-tourism or Agricultural Entertainment Uses. Subject to Town Board, ~~Planning Board~~ approval, and upon written application, ~~certain~~ of the above-referenced regulations and restrictions may be expanded or loosened to accommodate on-site special events. All special event permits for ~~a~~Agri-tourism or agricultural entertainment shall be referred by the Town Board to the Planning Board for consideration of any special temporary site plan changes required with such permit. Special events may be approved if the applicant has provided information about the duration and type of the event, and such permit shall be subject to a public hearing. The following shall also apply:

1. In no case, shall the special event cause noise to exceed noise levels off property.
2. Patrons shall not be ~~permitted to park on street.~~
3. The anticipated number of guests shall be provided as part of the special events permit, =
4. Such Special Permit may be reapproved on an annual basis if activities have been conducted within the expected limits of the special use permit, and no incidents have occurred on site that have resulted in tangible losses to the neighborhood or have caused harm to guests as a result of the approval.

Section 4. Severability

If any part or provision of this Local Law, or the application thereof to any person or circumstance, is adjudged invalid or unconstitutional by a court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law, or the application thereof to other persons or circumstances. The Town Board of the Town of Orangetown hereby declares that it would have enacted the remainder of this Local Law even without any such invalid or unconstitutional part, provision or application.

Section 45. When effective.

This local law shall take effect immediately upon filing with the Secretary of State

Chapter 26

Public Meetings - Videoconferencing

§ 26-1 **Definitions.**

Unless otherwise expressly stated, wherever used in this chapter, the following terms shall have these meanings:

EXECUTIVE SESSION

The same meaning as that term has in New York Public Officers Law § 105.

EXTRAORDINARY CIRCUMSTANCES

A disability, a hospitalization, an illness, caregiving responsibilities, exposure to a serious communicable disease, the hospitalization, death or illness of a relative or a significant or unexpected factor or event that prevents a member of a public body from being physically present at the location of such public body's meeting.

PUBLIC BODY

The Town Board, the Planning Board, Zoning Board of Appeals, the Architecture and Community Board of Review, the Board of Assessment Review, the Historical Areas Board of Review, the Project Review Committee and Traffic Advisory Board .

§ 26-2 **Discretion to use videoconferencing.**

At its discretion, a public body may employ videoconferencing during any meeting that is required to be open to the general public pursuant to Article 7 of the New York Public Officers Law, even in the absence of a declaration of emergency, provided that a quorum of the members of the public body is present in the same physical location where members of the public can attend such meeting and such body complies with this chapter.

§ 26-3 **Attendance requirement; circumstances for videoconferencing.**

Members of the public body shall be physically present at the location of such meeting unless a member is unable to be physically present due to extraordinary circumstances. If the public body exercises its discretion under § 26-3 of this Chapter, a member of the public body who is not physically present at the location of such meeting due to extraordinary circumstances may participate at such meeting and vote on any matters on which the public body votes by means of videoconferencing. The extraordinary circumstance preventing that member's physical attendance shall be announced during the meeting.

§ 26-4 **Public notice of videoconferencing.**

If it is contemplated that videoconferencing will be used at a meeting, the public notice for that meeting shall inform the public that videoconferencing will be used, where the public can view and/or participate in such meeting, where required documents and records will be posted or be available and identify the physical location where the public can attend the meeting. If extraordinary circumstances present themselves on an emergent basis, the public body shall update its notice as soon as practicable to update its notice to include that information, which updated notice shall be posted on the Town's website.

§ 26-5 **Participation in meetings.**

A. Except in the case of executive sessions, the videoconferencing shall enable members of the public body to be heard, seen and identified while the meeting is being conducted, including those portions of the meeting where any motions, proposals, resolutions and any other matter are discussed and voted upon.

- B. Members of the public shall have the opportunity to view such meeting through video and to participate by way of videoconferencing in real time at times when public comment or participation is authorized by law or by the procedural rules of the public body in a way similar to the way members of the public who are physically present at the meeting are allowed to comment or participate at such meeting.

§ 26-6 Accessibility requirements for videoconferencing media.

The videoconferencing media shall utilize technology that permits access by members of the public with disabilities in a manner that is consistent with the 1990 Americans with Disabilities Act, as amended, and its corresponding guidelines and regulations.

§ 26-7 Minutes.

The minutes of any meeting where videoconferencing is used shall include which members participated remotely and shall be made available to the members of the public pursuant to New York Public Officers Law § 106.

§ 26-8 Recordings of videoconferenced meetings.

The public body shall provide that each meeting where videoconferencing is used be recorded and that such recording be posted or linked on the public website of the Town of Orangetown within five business days following the meeting. The recording shall not contain discussions during an executive session or during recesses to obtain advice of counsel. The recording shall remain available on the website for a minimum of five years after the meeting was adjourned. Such recordings shall be transcribed upon request at a cost to the requestor equivalent to the rate charged by a court reporter for transcribing the minutes of a trial or hearing.

§ 26-9 Compliance with written procedure requirement.

This Chapter is deemed to be the written procedures governing member and public attendance required by New York Public Officers Law § 103-a Subdivision 2(b). It shall be posted conspicuously on the Town of Orangetown's website.

§ 26-10 Exemption.

The requirement for physical presence by members of a public body contained in § 26-3 of the Code shall not apply during a state disaster emergency declared by the Governor pursuant to § 28 of the New York Executive Law, or a local state of emergency proclaimed by the County Executive of Rockland County or the Supervisor of the Town of Orangetown pursuant to § 24 of the New York Executive Law, if the public body determines that the circumstances that led to the declaration of a state disaster emergency or a local state of emergency would affect or impair the ability of the public body to conduct an in-person meeting.

McKinney's Consolidated Laws of New York Annotated
Public Officers Law (Refs & Annos)
Chapter 47. Of the Consolidated Laws
Article 7. Open Meetings Law (Refs & Annos)

McKinney's Public Officers Law § 103-a

§ 103-a. Videoconferencing by public bodies

Effective: April 9, 2022

[Currentness](#)

<[Expires and deemed repealed July 1, 2024, pursuant to [L.2022, c. 56, pt. WW, § 4.](#)]>

1. For the purposes of this section, “local public body” shall mean a public corporation as defined in [section sixty-six of the general construction law](#), a political subdivision as defined in [section one hundred of the general municipal law](#) or a committee or subcommittee or other similar body of such entity, or any entity for which a quorum is required in order to conduct public business and which consists of two or more members, performing a governmental function for an entity limited in the execution of its official functions to a portion only of the state, or a political subdivision of the state, or for an agency or department thereof. For the purposes of this section, a public body shall be as defined in [subdivision two of section one hundred two](#) of this article.

2. A public body may, in its discretion, use videoconferencing to conduct its meetings pursuant to the requirements of this article provided that a minimum number of members are present to fulfill the public body's quorum requirement in the same physical location or locations where the public can attend and the following criteria are met:

(a) the governing board of a county, city, town or village has adopted a local law, or a public body has adopted a resolution, or the senate and assembly have adopted a joint resolution, following a public hearing, authorizing the use of videoconferencing:

(i) for itself and its committees or subcommittees; or,

(ii) specifying that each committee or subcommittee may make its own determination;

(iii) provided however, each community board in a city with a population of one million or more shall make its own determination;

(b) the public body has established written procedures governing member and public attendance consistent with this section, and such written procedures shall be conspicuously posted on the public website of the public body;

(c) members of the public body shall be physically present at any such meeting unless such member is unable to be physically present at any such meeting location due to extraordinary circumstances, as set forth in the resolution and written procedures

adopted pursuant to paragraphs (a) and (b) of this subdivision, including disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the member's physical attendance at such meeting;

(d) except in the case of executive sessions conducted pursuant to [section one hundred five](#) of this article, the public body shall ensure that members of the public body can be heard, seen and identified, while the meeting is being conducted, including but not limited to any motions, proposals, resolutions, and any other matter formally discussed or voted upon;

(e) the minutes of the meetings involving videoconferencing shall include which, if any, members participated remotely and shall be available to the public pursuant to [section one hundred six](#) of this article;

(f) if videoconferencing is used to conduct a meeting, the public notice for the meeting shall inform the public that videoconferencing will be used, where the public can view and/or participate in such meeting, where required documents and records will be posted or available, and identify the physical location for the meeting where the public can attend;

(g) the public body shall provide that each meeting conducted using videoconferencing shall be recorded and such recordings posted or linked on the public website of the public body within five business days following the meeting, and shall remain so available for a minimum of five years thereafter. Such recordings shall be transcribed upon request;

(h) if videoconferencing is used to conduct a meeting, the public body shall provide the opportunity for members of the public to view such meeting via video, and to participate in proceedings via videoconference in real time where public comment or participation is authorized and shall ensure that videoconferencing authorizes the same public participation or testimony as in person participation or testimony; and

(i) a local public body electing to utilize videoconferencing to conduct its meetings must maintain an official website.

3. The in person participation requirements of paragraph (c) of subdivision two of this section shall not apply during a state disaster emergency declared by the governor pursuant to [section twenty-eight of the executive law](#), or a local state of emergency proclaimed by the chief executive of a county, city, village or town pursuant to [section twenty-four of the executive law](#), if the public body determines that the circumstances necessitating the emergency declaration would affect or impair the ability of the public body to hold an in person meeting.

4. No later than January first, two thousand twenty-four, the committee on open government, created by [paragraph \(a\) of subdivision one of section eighty-nine](#) of this chapter, shall issue a report to the governor, the temporary president of the senate, the speaker of the assembly, the chair of the senate standing committee on local government, the chair of the senate standing committee on investigations and government operations, the chair of the assembly standing committee on local governments, and the chair of the assembly standing committee on governmental operations concerning the application and implementation of such law and any further recommendations governing the use of videoconferencing by public bodies to conduct meetings pursuant to this section.

5. Open meetings of any public body that are broadcast or that use videoconferencing shall utilize technology to permit access by members of the public with disabilities consistent with the 1990 Americans with Disabilities Act (ADA), as amended, and corresponding guidelines. For the purposes of this section, "disability" shall have the meaning defined in [section two hundred ninety-two of the executive law](#).

Credits

(Added L.2022, c. 56, pt. WW, § 2, eff. April 9, 2022.)

McKinney's Public Officers Law § 103-a, NY PUB OFF § 103-a

Current through L.2023, chapters 1 to 49, 61 to 123. Some statute sections may be more current, see credits for details.

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April 20, 2023

Via Hand Delivery

Hon. Rosanna Sfraga, Town Clerk
Town of Orangetown
26 W. Orangeburg Road
Orangeburg, New York 10962

*Re: Petition of FB Orangetown Retail LLC, FB Orangetown Retail Two LLC, FB Orangetown Retail Three LLC, FB Orangetown Hotel LLC, FB Orangetown Hotel Two LLC (the "FB Orangetown Entities") and FB Greenbush LLC for Amendment of the Town of Orangetown Town Code, Section 4.32(O)iii(h) and Application for Amended Special Permit Approval
Tax Parcels: Section 74.15, Block 1, Lots 21./1, 21./2, 21./3, 21./4, 21./5 and 22*

Dear Ms. Sfraga:

Our firm represents the owners and ground lessee of the above-referenced properties, commonly known as Orangeburg Commons and The Shops at Orangeburg Commons. Enclosed for filing are fifteen (15) copies of a Petition for Zoning Amendment and Amended Special Permit Application for the Concept Plan for the mixed use development and mixed use expansion on the respective properties. We would appreciate having the matters scheduled for discussion and consideration at the Town Board's May 9, 2023 meeting.

If you require additional information or the payment of any fees, kindly let me know. Thank you.

Respectfully submitted,

Hocherman Tortorella & Wekstein, LLP

By: 
Geraldine N. Tortorella

GNT:hc
Enclosures

cc: Jane Slavin, R.A. Director of the Office of Buildings,
Zoning, Planning, Administration and Enforcement
Robert Magrino, Esq., Town Attorney
Mr. Richard Birdoff
Alfred Rossi, P.E.
Mr. Michael Rossi



HOCHERMAN
TORTORELLA
& WEKSTEIN LLP

Hon. Rosanna Sfraga, Town Clerk
April 20, 2023
Page 2

Mr. Jordan Goldblum
Chirag V. Thakkar, P.E., LEED AP
A. Peter Russillo, P.E., PTOE
Ronald P. Rieman, Project Manager
Mr. Todd Nagy

S:\# MATTERS\Birdoff 0163\Orangeburg Commons Fast Casual Rest & Site Plan Amds 012\Letters\Town Clerk 4-20-2023.docx



April 20, 2023

Via Hand Delivery

Hon. Teresa M. Kenny, Esq., Supervisor
and Members of the Town Board
Town of Orangetown
26 W. Orangeburg Road
Orangeburg, New York 10962

*Re: Petition of FB Orangetown Retail LLC, FB Orangetown Retail Two LLC, FB Orangetown Retail Three LLC, FB Orangetown Hotel LLC, FB Orangetown Hotel Two LLC (the "FB Orangetown Entities") and FB Greenbush LLC for Amendment of the Town of Orangetown Town Code, Section 4.32(O)iii(h) and Application for Amended Special Permit Approval
Tax Parcels: Section 74.15, Block 1, Lots 21./1, 21./2, 21./3, 21./4, 21./5 and 22*

Dear Supervisor Kenny and Members of the Town Board:

Our firm represents the FB Orangetown Entities, owners of the five condominium units commonly known as Orangeburg Commons, which is located at the southwest corner of the intersection of Route 303 and Stevens Way ("Orangeburg Commons" or the "Property") and FB Greenbush LLC, Ground Lessee of property on the south end of the Greenbush Road cul-de-sac ("The Shops Parcel"). (Hereinafter, The FB Orangetown Entities and FB Greenbush LLC are collectively referred to as the "Applicants".) Orangeburg Commons is developed as a Mixed Use Development pursuant to Section 4.32(O) of the Town of Orangetown Town Code ("Town Code"); The Shops Parcel is approved for development as a Mixed Use Expansion pursuant to Section 4.32(P) of the Code. Your Board granted special permits, and the Planning Board granted site plan approvals, for a food market, two hotels, a "traditional" restaurant and a bank with a drive through on the Property and for retail and restaurant space on The Shops Parcel. As you know, the Stop & Shop Supermarket and Residence Inn Hotel have been operating on the Property for several years.¹

A Mixed Use Development was first approved on the Property in 2006 and the site plan originally included, among other improvements, pads for retail buildings, a restaurant and a bank building with drive-through services. The FB Orangetown Entities obtained amended approvals for the project to permit the Stop & Shop food store, which has been a successful addition to the Property. It has been more than a decade since the Residence Inn and Stop & Shop were constructed. Despite diligent efforts to find tenants for the restaurant and bank pads, such uses have not been attracted to the Property.² Recently, Chipotle has expressed a serious

¹ In February 2020, your Board granted amended special permit approval for a dual-brand hotel on the Property, but the pandemic intervened and amended site plan approval for the project was never sought. The child day care project once proposed on The Shops Parcel never received final approval. Therefore, the Concept Plan is based on the last-approved site plans, which include the second hotel and The Shops on their respective parcels.

² As you may recall, the Property was in the Brownfield Cleanup Program and all site remediation was fully completed before any buildings were built.

Hon. Teresa M. Kenny, Esq., Supervisor
and Members of the Town Board
April 20, 2023
Page 2

commitment to establishing and operating one of its restaurants on the Property. However, according to Building Inspector Jane Slavin, R.A., the Chipotle Restaurant is not permitted on the Property under current regulations.

By this submission, the Applicants petition your Board for (i) an amendment to Section 4.32(O)iii(h) of the Town Code to permit all restaurant types in Mixed Use Developments and Mixed Use Expansions and (ii) Amended Special Permit approval to use the two commercial pads (three tenant spaces) on the eastern side of the Property for a Chipotle Restaurant with a drive-through (“Tenant-B”) and a mix of restaurant, retail and/or personal service uses. In addition, the use of the approximately 18,304 SF commercial building on The Shops Parcel is proposed to be limited to retail use.³

Enclosed are fifteen (15) copies of the following documents in support of these requests:

1. Petition for Amendment of the Town Code, signed by Richard Birdoff, Managing Member of the FB Orangetown Entities and FB Greenbush LLC;
2. Concept Plan, prepared by Bhatt Thakkar Engineering, DPC, Drawing Nos. CP16 and CP-16A, dated April 5, 2023 and last revised April 12, 2023;
3. Renderings, Elevations and Lease Outline Drawing Site Plan for Chipotle, the abutting tenant space and the tenant space on the north pad, prepared by Onyx Creative, dated April 18, 2023;⁴ and
4. Full Environmental Assessment Form signed by Alfred Róssi, to which are attached a Trip Generation Analysis prepared by Colliers Engineering, dated April 14, 2023, an amended Fiscal Impact Analysis, and a Sewer and Stormwater Statement prepared by Bhatt Thakkar Engineering, DPC., dated April 18, 2023.⁵

Also enclosed is one copy of an Entity Disclosure Statement for the FB Orangetown Entities and FB Greenbush LLC.⁶

As shown on the Concept Plan, the Chipotle Restaurant (“Tenant-B,” 2,435 SF) is proposed on a part of the “southern” commercial pad previously approved for an approximately 5,167 SF traditional restaurant. The balance of the southern pad is proposed to be improved with an approximately 2,054 SF space for a “traditional” restaurant, retail or personal service use (“Tenant-C”) and 187 SF of landlord utility room and corridor. The “northern” pad is proposed to be developed with an approximately 2,556 SF building that could be used for all restaurant types or a retail or personal service use. Together, Tenants A, B and C total in the aggregate 1,604 SF less than the two buildings previously approved by this Board and the Planning Board on the two pads.

³ The Shops approval included up to 5,000 SF. for restaurant use.

⁴ Items 2 and 3 are provided to inform your Members how the Chipotle Restaurant and other commercial uses would be situated, function and appear on the Property and relate to the existing and approved uses. We recognize that following favorable action by your Board on these applications, we must also obtain amended approvals from the Planning Board and the Architecture and Community Appearance Board of Review.

⁵ The Full Environmental Assessment Form has been prepared as if the amendment has been granted and the site is developed for a Chipotle Restaurant, a “traditional” restaurant/retail/personal service use and a restaurant/retail/personal service use with a drive through.

⁶ At the appropriate time before the public hearing, we will provide the Board with stamped, addressed envelopes for the public hearing notices.

Hon. Teresa M. Kenny, Esq., Supervisor
and Members of the Town Board
April 20, 2023
Page 3

We believe the proposed amendment is consistent with the purposes and objective of the Mixed Use Development regulations, which “are to facilitate the development of a plan for a large-scale site development that combines several economically viable, nonresidential uses, planned as an integrated whole. The site plan shall provide for adequate vehicular and pedestrian access, traffic circulation, parking and loading for each individual use. The site and building designs shall recognize the importance of the interchange location and the proximity to Palisades Interstate Parkway, and shall provide sufficient landscaping, buffers and other design treatments in recognition of said location.” Town Code Section 4.32(O)ii(b). Orangeburg Commons will continue to be “a large-scale site development that combines several economically viable, nonresidential uses, planned an integrated whole.” The Chipotle Restaurant represents a substantial investment in the Property, will expand food options in the vicinity of the Route 303 corridor and on-site and will support the existing hotel which has no food service for its guests, all in furtherance of the economic success of the Center.

Review of the Environmental Assessment Form (“EAF”), Concept Plan and zoning data table (on the Concept Plan) demonstrates that the amendment and resulting potential mix of uses will not adversely affect vehicle and pedestrian access, traffic circulation, parking or loading. According to the Trip Generation Analysis performed by Colliers’ Engineering (formerly Maser Consulting, formerly John Collins Engineers), the newly proposed mix of uses is not expected to have an adverse impact on the operation of surrounding roadways or internal driveways. While a net increase in Weekday Peak PM Hour and Saturday Peak hour trips is expected (20 and 84 trips, respectively), the surrounding intersections and road network can absorb the additional trips without any adverse effect. This is due, in part, to the fact that the actual number of trips generated by the Stop & Shop and Residence Inn is considerably less than was projected for the food market and hotel in the original traffic study. According to traffic counts recently collected on the Applicant’s behalf on Tuesday, March 28, 2023 and Saturday, March 25, 2023, the number of trips actually generated during the Weekday Peak PM hour is approximately 41% less than was originally projected for the approved, existing food market and hotel (383 actual trips vs. 647 projected trips) during the Weekday Peak PM hour and the number generated during the Saturday Peak hour period is approximately 58.5% less than was projected (284 actual trips vs. 684 projected trips). Thus, Colliers concludes, “the current development plan is not anticipated to have a significant impact on the area roadways.” (The Colliers Trip Generation Analysis is annexed to the EAF.)

Colliers further notes that the number of cars accommodated in the drive-through queues provided for Chipotle (i.e. Tenant-B) (11 vehicles) and Tenant-A (9 vehicles) is commensurate with the rates of use published in the Institute of Transportation Engineers (ITE) Transportation and Land Development Handbook.

As the zoning table indicates, the proposed mix of uses requires 700 parking spaces; 701 spaces are provided, which include 89 spaces proposed to be landbanked until such time as they are needed (if ever). The existing and proposed uses will comply with all area, dimensional and other requirements applicable to Mixed Use and Mixed Use Expansion developments.⁷

At the time Orangeburg Commons was undergoing its original review, considerable attention was devoted to landscaping, buffers, lighting, signage and other design considerations because of the development’s proximity to the Palisades Interstate Parkway. Controls related to those considerations were incorporated into the site design,

⁷ An attachment to the EAF also addresses the capacity of existing utilities and stormwater management facilities and systems to meet the needs of the proposed mix of uses.

Hon. Teresa M. Kenny, Esq., Supervisor
and Members of the Town Board
April 20, 2023
Page 4

have been implemented and have been maintained throughout subsequent reviews of Orangeburg Commons and the related Shops Mixed Use Expansion next door. No material change to such conditions will be required to develop the proposed mix of uses shown on the amended Concept Plan.

The proposed amendment to permit all restaurant types in Orangeburg Commons is also consistent with and will promote the policies for development in the Route 303 Corridor, which discourage large scale retail development in the Route 303 Corridor (Comprehensive Plan, pages iv-19-20), encourage upscale development such as hotel and conference uses (Comprehensive Plan, page iv-6) and favor buffers to the Palisades Interstate Parkway (Comprehensive Plan, page iv-21). Development on the Property has been stagnant for several years. We hope that the investment required to bring Chipotle to the Property will stimulate other activity on the Property (and, by extension, The Shops Parcel), such as construction of the approved dual brand hotel and other restaurant, retail and/or personal service uses, so that the Town Board's vision for the Mixed Use Development in the Route 303 Corridor can be fully realized.

Kindly schedule this matter for discussion at the Board's May 9, 2023 meeting, at which time we would like to make a presentation of the proposed amended Concept Plan and have your Board refer the Petition and Amended Special Permit application to the required agencies, declare the Board's intent to be lead agency of the environmental review under SEQRA, circulate the FEAF to the involved agencies and schedule a public hearing.

Respectfully submitted,

Hocherman Tortorella & Wekstein, LLP

By: 
Geraldine N. Tortorella

GNT:hc

Enclosures

cc: *(via electronic mail with enclosures)*
Jane Slavin, R.A. Director of the Office of Buildings,
Zoning, Planning, Administration and Enforcement
Robert Magrino, Esq., Town Attorney
Mr. Richard Birdoff
Alfred Rossi, P.E.
Mr. Michael Rossi
Mr. Jordan Goldblum
Chirag V. Thakkar, P.E., LEED AP
A. Peter Russillo, P.E., PTOE
Ronald P. Rieman, Project Manager
Mr. Todd Nagy

STATE OF NEW YORK
TOWN OF ORANGETOWN TOWN BOARD

Petition of
FB GREENBUSH LLC,
FB ORANGETOWN RETAIL LLC,
FB ORANGETOWN RETAIL TWO LLC,
FB ORANGETOWN RETAIL THREE LLC,
FB ORANGETOWN HOTEL TWO LLC, and
FB ORANGETOWN HOTEL LLC

**ZONING
PETITION**

to amend Chapter 43, Zoning, of the Code of the Town
of Orangetown to add “Fast-Food Restaurants”
(i.e. “Restaurant, Fast Food”) to the list
of uses permitted in “Mixed Use Developments”
and, by extension, “Mixed Use Expansions”

WHEREAS, FB ORANGETOWN RETAIL LLC, FB ORANGETOWN RETAIL TWO LLC, FB ORANGETOWN RETAIL THREE LLC, FB ORANGETOWN HOTEL TWO LLC, FB ORANGETOWN HOTEL LLC (collectively, the “FB Orangetown Entities”) are the owners of the five condominium units commonly known as Orangeburg Commons, which is approved as a Mixed Use Development pursuant to Section 4.32(O) of the Town of Orangetown Zoning Ordinance (Chapter 43 of the Town of Orangetown Code), designated on the Town of Orangetown Tax Map as Section 74.15, Block 1, Lots 21./1, 21./2, 21./3, 21./4, and 21./5, and located in the LI Zoning District (collectively, the “Commons Parcel”); and

WHEREAS, FB GREENBUSH LLC (“FB Greenbush”) is the ground lessee of an approximately .98-acre parcel of real property in the Town of Orangetown, designated on the Town of Orangetown Tax Map as Section 74.15, Block 1, Lot 22, which is approved as a Mixed Use Expansion pursuant to Section 4.32(P) of the Town of Orangetown Zoning Ordinance (Chapter 43 of the Town of Orangetown Code) and is located in the LI Zoning District (the “Shops Parcel”)(FB

Greenbush LLC and the FB Orangetown Entities, collectively, “Petitioners”); and

WHEREAS, the Commons Parcel and the Shops Parcel have been approved for development as a single, functionally-integrated commercial center sharing certain facilities and infrastructure; and

WHEREAS, the purpose of the Mixed Use Development is to “facilitate the development of a plan for a large-scale site development that combines several economically viable, nonresidential uses planned as an integrated whole,” with the proposed mix of uses being subject to review and approval by your Town Board pursuant to Sections 4.32(O)(ii), (iv) of the Town’s Code; and

WHEREAS, at present “Restaurant” as that term is defined in Section 11.2 of the Town’s Code is a permitted use in Mixed Use Developments or, by extension, a Mixed Use Expansion, but “Restaurant, Fast Food”, also defined in Town Code Section 11.2, is not; and

WHEREAS, the approved plan for the Commons Parcel and the Shops Parcel includes the development of restaurant, retail and bank uses; and

WHEREAS, despite Petitioners’ best efforts to lease the smaller commercial locations on the Commons Parcel and the Shops Parcel for several years, they remain undeveloped for want of suitable tenants for the permitted uses; and

WHEREAS, Petitioners have received inquiries from fast casual restaurants interested in establishing their business on the Commons Parcel; and

WHEREAS, the Town Code contains only two classes of restaurants – “Restaurant” and “Restaurant, Fast Food” (also referred to as “fast-food restaurants” in the Town Code); and

WHEREAS, fast casual restaurants technically fall within the broad definition of

“Restaurant, Fast Food” in Section 11.2 of the Town Code; and

WHEREAS, in light of the above-described circumstances, Petitioners hereby respectfully request that your Board amend Section 4.32(O)(iii) (Mixed Use Developments; Permitted Uses) to include “fast-food restaurants”; and

WHEREAS, expanding the list of permitted uses as proposed will provide Petitioners with greater flexibility to obtain suitable tenants for their properties and is consistent with the stated goal of the Mixed Use Development regulations to facilitate the full development of a non-residential large scale project that combines several economically viable uses. *See* Town Code §4.32(O)(ii)(b).

NOW, THEREFORE, Petitioners hereby petition the Town Board of the Town of Orangetown to amend Section 4.32(O)(iii) of the Town of Orangetown Zoning Ordinance as follows:

DELETE THE EXISTING TEXT OF SECTION 4.32(O)(iii)(h) AND REPLACE IT WITH THE FOLLOWING TEXT:

(h) Restaurants, including fast-food restaurants (*see* “Restaurant, Fast Food” in Section 11.2), subject to the standards of Section 4.32(O). (The provisions of Section 8.13 of the Town Code shall not apply to fast-food restaurants under this Section 4.32(O)(iii)(h).)

Dated: New York, New York
March 30, 2023

[Signature Page Follows]

FB ORANGETOWN RETAIL LLC

By: 
Richard Birdoff, Manager

FB ORANGETOWN RETAIL TWO LLC

By: 
Richard Birdoff, Manager

FB ORANGETOWN RETAIL THREE LLC

By: 
Richard Birdoff, Manager

FB ORANGETOWN HOTEL TWO LLC

By: 
Richard Birdoff, Manager

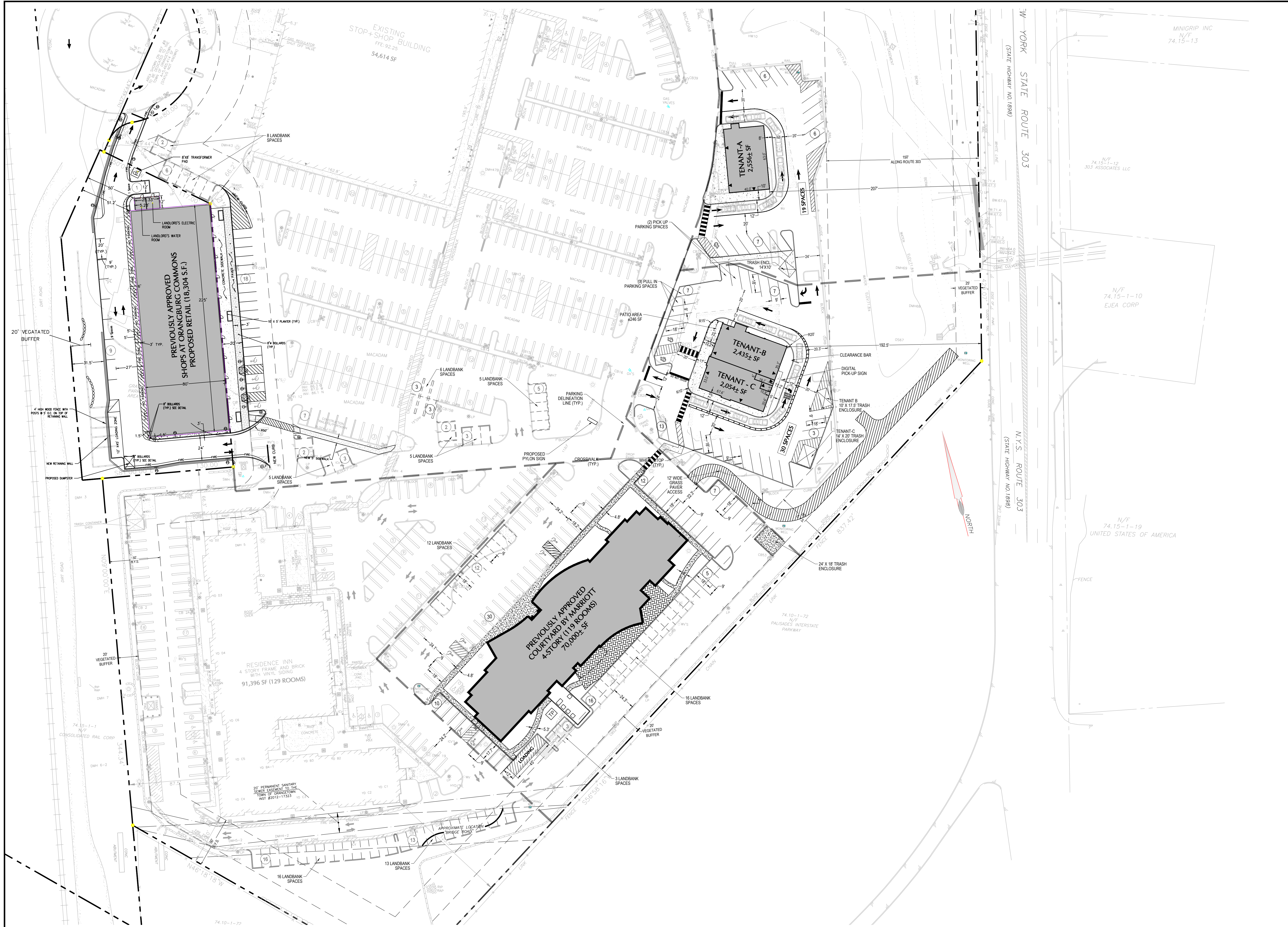
FB ORANGETOWN HOTEL LLC

By: 
Richard Birdoff, Manager

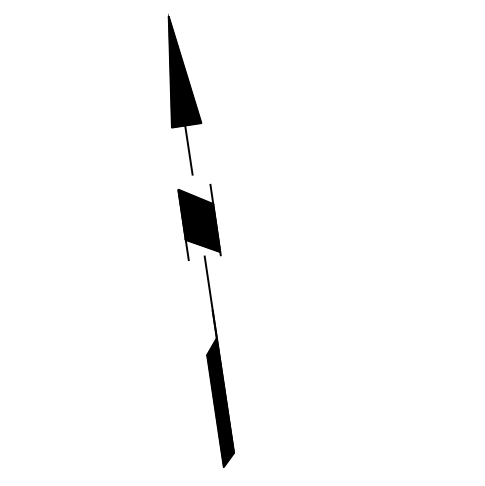
Sworn to before me this
30 day of March, 2023.


Notary Public

MYRA PADRON
Notary Public, State of New York
No. 01PA6188217
Qualified in Nassau County
Commission Expires June 2, 2024



BHATT THAKKAR ENGINEERING, DPC
 1456 Ferry Road,
 Suite 603
 Doylestown, PA 18901
 T: 215.766.8280
 F: 215.434.5280



NOTES:
 1. BASE SURVEY INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY CAD FILE PROVIDED BY JAY A. GREENWELL, P.L.S.
 2. PROPOSED COURTYARD BY MARRIOTT LAYOUT IS BASED ON CAD FILE PROVIDED BY RD MANAGEMENT ON 04/03/2023.
 3. THE PROPOSED "THE SHOPS" LAYOUT, THE OVERALL SITE AREA AND SHOP & STOP SQUARE FOOTAGES HAVE BEEN OBTAINED FROM PREVIOUSLY APPROVED PLAN SET TITLED "SHOPS AT ORANBURG COMMONS" PREPARED BY LEONARD JACKSON ASSOCIATES, LAST REVISED 02/17/16.



ORANBURG

TOWN OF ORANGETOWN
 ROCKLAND COUNTY NEW YORK

CONCEPT PLAN

ANAND AJAY BHATT
 PROFESSIONAL ENGINEER
 NEW YORK LIC. No. 095707

DATE	REVISIONS	NO.
04/12/23	REVISED PLANS	1.

REVISIONS	
Project No.	230002801
Date	APRIL 05, 2023
Scale	1" = 40'
Drawn By	AG
Checked By	CT
Drawing No.	

CP-16A













WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION







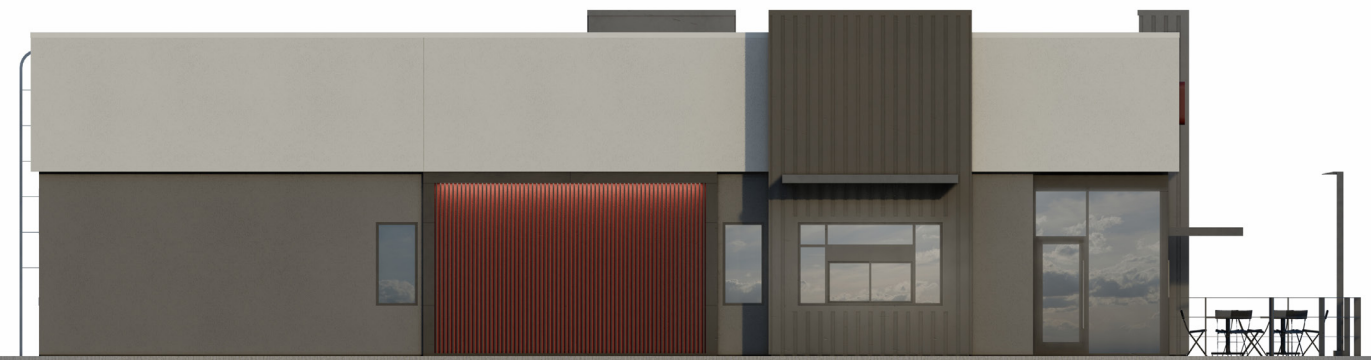
WEST ELEVATION



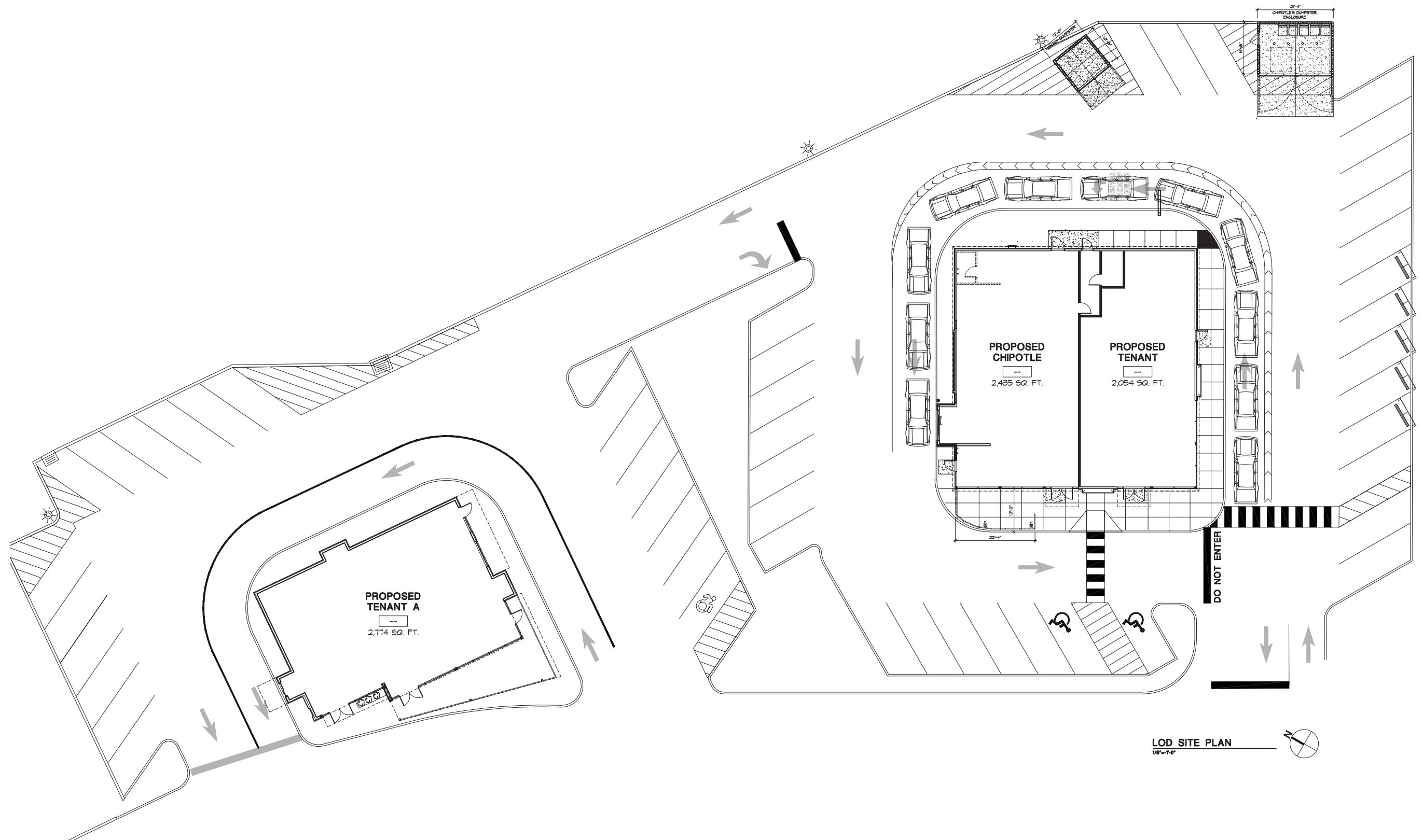
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

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

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

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

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

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

If Yes,

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?

D. Project Details **ALL RESPONSES IN THIS SECTION D PERTAINS TO ACTION (2)**

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

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

If Yes,

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

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

iii. Number of lots proposed? _____

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

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

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

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

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

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

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

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

i. Total number of structures _____

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

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

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

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

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

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

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

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

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

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

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

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

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

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day (per original estimate by LJA. See attachment)

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

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

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

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

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

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

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

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

• Will stormwater runoff flow to adjacent properties? Yes No

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

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

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

 • Operation: _____

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

 • Operation: _____

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

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

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

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

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

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

E. Site and Setting of Proposed Action ALL RESPONSES IN THIS SECTION E PERTAINS TO ACTION (2)

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

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

b. Land uses and covertypes on the project site.

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

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

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

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

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

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

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

- If yes, cite sources/documentation: _____

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

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

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

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

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

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

E.2. Natural Resources On or Near Project Site

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

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

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

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

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

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

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: <u>Palisades Interstate Parkway</u>	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Palisades Interstate Parkway</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Viewshed</u>	
<i>iii.</i> Distance between project and resource: _____ <u>0.1</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

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

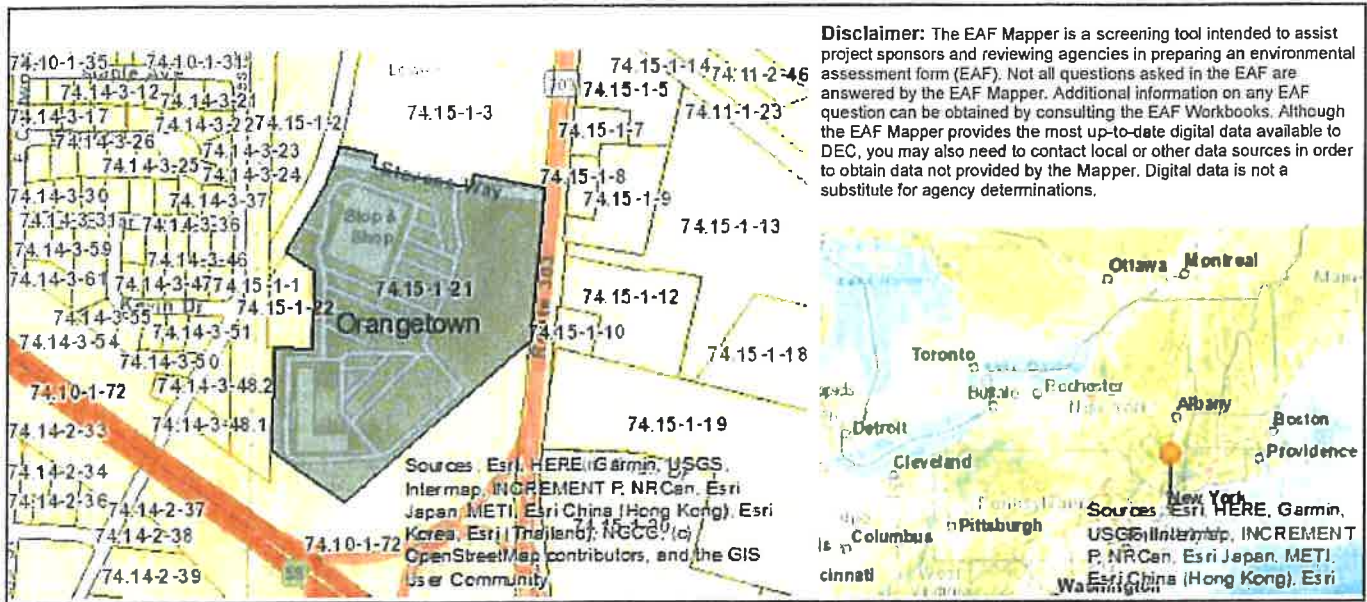
Please see attachments: (i) Trip Generation Analysis prepared by Colliers Engineering, dated 4/14/23, (ii) amended Fiscal Impact Analysis and (iii) Sewer and Stormwater Statement prepared by Bhatt Thakkar Engineering, DPC, dated 4/18/23

G. Verification

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

Applicant/Sponsor Name FB Orangetown Entities Date April 19, 2023

Signature  Title Authorized Signatory

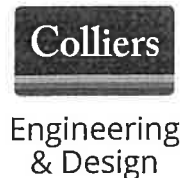


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:V00579, Remediation Sites:C344073
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	V00579, C344073
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00579, V00343, C344073, C344078, C344066
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	856-17
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Palisades Interstate Parkway
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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April 14, 2023

Ms. Geraldine N. Tortorella, Esq.
Hocherman Tortorella & Wekstein. LLP
One North Broadway, Suite 400
White Plains, New York 10601

Orangeburg Commons
Colliers Engineering & Design Project No. 23002638A

Dear Geraldine,

It is our understanding that the Applicant would like to amend the permitted uses to allow all restaurant types at the Orangeburg Commons Mixed Use Development. Orangeburg Commons currently consists of Stop & Shop and Residence Inn and has approval for a 3,669 s.f. drive-in bank for the northern pad, a 5,167 s.f. "traditional" restaurant for the southern pad, and hotel (119 Rooms) as part of the original approvals. The Shops at Orangeburg Commons has approval for an 18,304 s.f. retail building.

Colliers Engineering & Design (formerly Maser Consulting, formerly John Collins Engineers) conducted a Traffic Impact Study for the original approval outlined above as well as subsequent traffic evaluations and trip generation comparisons for the existing and approved Mixed Use Site.

As requested, Colliers Engineering & Design has provided a comparison of the previously projected and analyzed trip generation for the remaining approved uses and the anticipated trip generation for the current development plan and potential impacts on the area roadways.

1. APPROVED TRIP GENERATION (Table No. 1)

As discussed above, Orangeburg Commons currently consists of a Stop & Shop and Residence Inn. Based on recent traffic counts conducted at the Site driveways (Tuesday, March 28, 2023 and Saturday, March 25, 2023), Orangeburg Commons is currently generating a total of 383 entering/exiting trips during the Weekday Peak PM Hour and a total of 284 entering/exiting trips during the Saturday Peak Hour which is significantly less than what was previously projected and analyzed for the approved Foodmarket and Hotel (a total of 647 entering/exiting trips during the Weekday Peak PM Hour and a total of 684 trips during the Saturday Peak Hour.

The Table below shows the remaining approved uses and the previously approved Trip Generation.



**TABLE NO. 1
 APPROVED DEVELOPMENT PLAN**

Remaining Mixed Use Development (Approved Development Plan)	Entry		Exit		Total	
	HTGR	Volume	HGTR	Volume	HGTR	Volume
<u>Restaurant – 5,167 S.F. (1)</u>						
Weekday Peak PM Highway Hour	6.58	34	4.57	24	11.15	58
Saturday Peak Hour	7.46	39	6.61	34	14.07	73
<u>Drive-In Bank – 3,669 S.F. (2)</u>						
Weekday Peak PM Highway Hour	12.91	47	12.91	47	25.82	94
Saturday Peak Hour	13.80	51	12.73	47	26.53	98
<u>Hotel – 119 Rooms (3)</u>						
Weekday Peak PM Highway Hour	0.31	37	0.28	33	0.59	70
Saturday Peak Hour	0.40	48	0.32	38	0.72	86
<u>The Shops at Orangeburg Commons 18,304 S.F. (4)</u>						
Weekday Peak PM Highway Hour	3.295	60	3.295	60	6.59	120
Saturday Peak Hour	3.34	61	3.23	59	6.57	120
<u>Total</u>						
Weekday Peak PM Highway Hour	-	178	-	164	-	342
Saturday Peak Hour	-	199	-	178	-	377
<u>New Trips (5)</u>						
Weekday Peak PM Highway Hour	-	125	-	113	-	238
Saturday Peak Hour	-	141	-	122	-	263

THE ABOVE HOURLY TRIP GENERATION RATES ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 8TH EDITION, 2008

(1) LAND USE 932 – HIGH TURNOVER (SIT DOWN) RESTAURANT ; (2) LAND USE 912 – DRIVE-IN BANK ; (3) LAND USE 310 – HOTEL
 (4) LAND USE 822 – STRIP RETAIL PLAZA < 40k

(5) IT CAN BE EXPECTED THAT A SIGNIFICANT PORTION OF THE MIXED-USE DEVELOPMENT GENERATED TRIPS WOULD BE TRAFFIC FROM THE EXISTING TRAFFIC STREAM AS PASS-BY TRAFFIC. A CONSERVATIVE 25% PASS-BY CREDIT WAS USED FOR THE RESTAURANT AND BANK USE. IN ADDITION, A 10% INTERPLAY CREDIT WAS UTILIZED BETWEEN USES

As shown above, the anticipated Trip Generation for the previously approved uses resulted in a total of 238 “new” trips (125 entering trips and 113 exiting trips) during the Weekday Peak PM Hour and a total of 263 “new” trips (141 entering trips and 122 exiting trips) during the Saturday Peak Hour.

2. CURRENT DEVELOPMENT PLAN TRIP GENERATION (Table No. 2)

The current development is now proposed for a 2,556 s.f. restaurant with drive-through for the northern pad (former approved bank with drive-through) with the southern pad for a 2,054 s.f. “traditional” restaurant and a proposed 2,435 s.f. Chipotle Restaurant with drive-through.

Table No. 2 below shows the anticipated Trip Generation based on current industry standards as contained in the latest Institute of Transportation Engineers (ITE) - Trip Generation Manual, 11th Edition, 2021.



**TABLE NO. 2
 CURRENT DEVELOPMENT PLAN**

Remaining Mixed Use Development (Current Development Plan)	Entry		Exit		Total	
	HTGR	Volume	HGTR	Volume	HGTR	Volume
<u>Restaurant w/ Drive-Through</u> 2,556 S.F. ⁽⁶⁾						
Weekday Peak PM Highway Hour	17.18	43	15.85	41	33.03	84
Saturday Peak Hour	28.18	72	27.07	69	55.25	141
<u>Restaurant w/ Drive-Through</u> ⁽⁶⁾ 2,435 S.F.						
Weekday Peak PM Highway Hour	17.18	42	15.85	39	33.09	81
Saturday Peak Hour	28.18	69	27.07	66	55.25	135
<u>Restaurant - 2,054 S.F.</u> ⁽¹⁾						
Weekday Peak PM Highway Hour	5.52	11	3.53	8	9.05	19
Saturday Peak Hour	5.71	12	5.48	11	11.19	23
<u>Hotel - 119 Rooms</u> ⁽³⁾						
Weekday Peak PM Highway Hour	0.31	37	0.28	33	0.59	70
Saturday Peak Hour	0.40	48	0.32	38	0.72	86
<u>The Shops at Orangeburg Commons</u> 18,304 S.F. ⁽⁴⁾						
Weekday Peak PM Highway Hour	3.295	60	3.295	60	6.59	120
Saturday Peak Hour	3.34	61	3.23	59	6.57	120
Total						
Weekday Peak PM Highway Hour	-	193	-	181	-	374
Saturday Peak Hour	-	262	-	243	-	505
New Trips ⁽⁵⁾						
Weekday Peak PM Highway Hour	-	134	-	124	-	258
Saturday Peak Hour	-	182	-	165	-	347

THE ABOVE HOURLY TRIP GENERATION RATES ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021

(1) LAND USE 932 - HIGH TURNOVER (SIT DOWN) RESTAURANT : (3) LAND USE 310 - HOTEL

(6) LAND USE 934 - FAST FOOD WITH DRIVE THROUGH WINDOW

(4) LAND USE 822 - STRIP RETAIL PLAZA < 40k

(5) IT CAN BE EXPECTED THAT A SIGNIFICANT PORTION OF THE MIXED-USE DEVELOPMENT GENERATED TRIPS WOULD BE TRAFFIC FROM THE EXISTING TRAFFIC STREAM AS PASS-BY TRAFFIC. A CONSERVATIVE 25% PASS-BY CREDIT WAS USED FOR THE RESTAURANT USES. IN ADDITION, A 10% INTERPLAY CREDIT WAS UTILIZED BETWEEN USES

A COPY OF THE CURRENT ITE TRIP GENERATION RATES ARE CONTAINED IN ATTACHMENT A

As shown above, the anticipated Trip Generation for the current development plan would result in a total of 258 "new" trips (134 entering trips and 124 exiting trips) during the Weekday Peak PM Hour and a total of 347 "new" trips (182 entering trips and 165 exiting trips) during the Saturday Peak Hour.

3. CHANGE IN ANTICIPATED TRIP GENERATION (Table No. 3)

Table No. 3 below shows the "Net" Traffic of the current development plan including proposed Chipotle Restaurant with drive-through.

TABLE NO. 3 - "NET" TRAFFIC

"NET" TRAFFIC	Entry		Exit		Total	
	HTGR	Volume	HGTR	Volume	HGTR	Volume
"New" Trips						
Weekday Peak PM Highway Hour	-	+9	-	+11	-	+20
Saturday Peak Hour	-	+41	-	+43	-	+84


4. TRAFFIC SUMMARY AND CONCLUSION


As outlined in Section 1 based on recent traffic counts conducted at the Site driveways, the existing Stop & Shop and Residence Inn Hotel are generating significantly less traffic than was previously projected (264 less vehicles during the Weekday Peak PM Hour and 400 less vehicles during the Saturday Peak Hour). With the above trip generation for the current development plan, Orangeburg Commons will generate significantly less traffic than was previously approved and analyzed for. Therefore, the current development plan is not anticipated to have a significant impact on the area roadways.

5. DRIVE-THROUGH QUEUING

As shown on the Site Plan, the proposed Restaurant with Drive-Through (Tenant-A) has space for 9 vehicles to queue in the drive-through and the proposed Restaurant with Drive-Through (Tenant-B) has space for 11 vehicles to queue in the drive-through. According to the Institute of Transportation Engineers (ITE) Transportation and Land Development Handbook (2nd Edition, 2006), there is a 95% probability drive-through queues will not exceed 10 vehicles and an 80% probability queues will not exceed 8 vehicles. It should be noted that this research was published before the advent of online/mobile ordering which tends to decrease the service time.

Sincerely,
 Colliers Engineering & Design CT, P.C.
 (DBA Maser Consulting Engineering & Land Surveying)


 Ronald P. Rieman, Project Manager


 A. Peter Russillo, P.E., PTOE
 Senior Project Manager



Engineering
& Design

Traffic Attachment A

ITE Trip Generation Rates

DATA STATISTICS

Land Use:

Fast-Food Restaurant with Drive-Through Window (934) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

190

Avg. 1000 Sq. Ft. GFA:

3

Average Rate:

33.03

Range of Rates:

8.77 - 117.22

Standard Deviation:

17.59

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

52% entering, 48% exiting

Calculated Trip Ends:

Average Rate: 84 (Total), 44 (Entry), 40 (Exit)

DATA STATISTICS

Land Use:

Fast-Food Restaurant with Drive-Through Window (934) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

53

Avg. 1000 Sq. Ft. GFA:

4

Average Rate:

55.25

Range of Rates:

11.25 - 122.92

Standard Deviation:

24.62

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

51% entering, 49% exiting

Calculated Trip Ends:

Average Rate: 141 (Total), 72 (Entry), 69 (Exit)

DATA STATISTICS

Land Use:

Fast-Food Restaurant with Drive-Through Window (934) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

190

Avg. 1000 Sq. Ft. GFA:

3

Average Rate:

33.03

Range of Rates:

8.77 - 117.22

Standard Deviation:

17.59

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

52% entering, 48% exiting

Calculated Trip Ends:

Average Rate: 81 (Total), 42 (Entry), 39 (Exit)

DATA STATISTICS

Land Use:

Fast-Food Restaurant with Drive-Through Window (934) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

53

Avg. 1000 Sq. Ft. GFA:

4

Average Rate:

55.25

Range of Rates:

11.25 - 122.92

Standard Deviation:

24.62

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

51% entering, 49% exiting

Calculated Trip Ends:

Average Rate: 135 (Total), 69 (Entry), 66 (Exit)

DATA STATISTICS

Land Use:

High-Turnover (Sit-Down) Restaurant (932) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

104

Avg. 1000 Sq. Ft. GFA:

6

Average Rate:

9.05

Range of Rates:

0.92 - 62.00

Standard Deviation:

6.18

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

61% entering, 39% exiting

Calculated Trip Ends:

Average Rate: 19 (Total), 11 (Entry), 8 (Exit)

DATA STATISTICS

Land Use:

High-Turnover (Sit-Down) Restaurant (932) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

22

Avg. 1000 Sq. Ft. GFA:

5

Average Rate:

11.19

Range of Rates:

1.63 - 50.40

Standard Deviation:

8.30

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

51% entering, 49% exiting

Calculated Trip Ends:

Average Rate: 23 (Total), 12 (Entry), 11 (Exit)

Hotel - 119 rooms

DATA STATISTICS

Land Use:

Hotel (310) [Click for Description and Data Plots](#)

Independent Variable:

Rooms

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

31

Avg. Num. of Rooms:

186

Average Rate:

0.59

Range of Rates:

0.26 - 1.06

Standard Deviation:

0.22

Fitted Curve Equation:

$T = 0.74(X) - 27.89$

R²:

0.78

Directional Distribution:

51% entering, 49% exiting

Calculated Trip Ends:

Average Rate: 70 (Total), 36 (Entry), 34 (Exit)

DATA STATISTICS

Land Use:

Hotel (310) [Click for Description and Data Plots](#)

Independent Variable:

Rooms

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

10

Avg. Num. of Rooms:

192

Average Rate:

0.72

Range of Rates:

0.49 - 1.23

Standard Deviation:

0.20

Fitted Curve Equation:

$T = 0.69(X) + 5.95$

R²:

0.80

Directional Distribution:

56% entering, 44% exiting

Calculated Trip Ends:

Average Rate: 86 (Total), 48 (Entry), 38 (Exit)

DATA STATISTICS

Land Use:

Strip Retail Plaza (<40k) (822) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GLA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

25

Avg. 1000 Sq. Ft. GLA:

21

Average Rate:

6.59

Range of Rates:

2.81 - 15.20

Standard Deviation:

2.94

Fitted Curve Equation:

$\ln(T) = 0.71 \ln(X) + 2.72$

R²:

0.56

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 120 (Total), 60 (Entry), 60 (Exit)

DATA STATISTICS

Land Use:

Strip Retail Plaza (<40k) (822) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GLA

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

12

Avg. 1000 Sq. Ft. GLA:

27

Average Rate:

6.57

Range of Rates:

1.88 - 14.23

Standard Deviation:

3.45

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

51% entering, 49% exiting

Calculated Trip Ends:

Average Rate: 120 (Total), 61 (Entry), 59 (Exit)

**Restaurant Pad Development
Orangeburg Commons
Fiscal Impact
March 31, 2023**

1. Existing Tax Revenue:

The Orangeburg Commons development currently generates revenues in the amount of approximately \$700,000 to the Town of Orangetown, Rockland County, New York State, the South Orangetown School District, the Orangeburg Fire District, the South Orangetown Ambulance District, the South Orangetown Library, Tappan Library, and the Paramedics. These taxes are based on five (5) separately assessed Condominium Parcels of which, the Restaurant Pad parcels generate approximately \$8,500 in taxes.

2. Proposed Project:

The proposed project consists of constructing restaurants on the two (2) condominium pad sites.

3. Proposed Tax Revenue:

To determine the amount of tax revenue the restaurant pad development project will generate, the market value of the buildings was estimated at approximately \$1,058,000. Based on the Town of Orangetown's Common Level Ratio (CLR) of 37.48%, the Taxable Assessed Value of this project is \$397,000.

The below table illustrates the added revenues the restaurant development project will likely generate to the various Tax Jurisdictions annually after its completion.

Table 1 - Estimated Future Tax Revenue

Tax Jurisdiction	Estimated Assessed Value	2022/2023 Tax Rate/\$1,000	2022/2023 Estimated Tax Revenues
State and Country	\$397,000	7.23752	\$2,873
Townwide Services	\$397,000	4.55241	\$1,807
Town Building Services	\$397,000	0.87111	\$346
Town Outside Highway	\$397,000	3.02386	\$1,200
Town and Nyack Police	\$397,000	10.0076	\$3,973
So O'town Ambulance	\$397,000	0.232833	\$92
Orangeburg Fire	\$397,000	4.70737	\$1,869
Tappan Library	\$397,000	1.6137	\$641
Paramedic	\$397,000	0.398682	\$158
Sewer Debt Service	\$397,000	0.70781	\$281
S Orangetown CSD	\$397,000	72.833393	\$28,915
S Orangetown Library	\$397,000	0.508198	\$202
Orangeburg Hydrant	\$397,000	0.6769	\$269
RC Solid Waste	non-ad valorem		\$65
Total			\$42,626

As noted, the total estimated additional tax revenues for the proposed restaurant pad development project is approximately \$34,100 per year.

It is not likely that development on the two (2) restaurant pad sites will require any significant service increases from the Town, County or New York State. The restaurant buildings will have internal fire suppressors systems and security systems, thereby reducing the potential need for fire and police protection. Further and since there is no residential aspect of the Proposed Action, the School District revenue would be a net revenue increase of approximately \$29,000 per year.

BHATT THAKKAR ENGINEERING DPC

1456 Ferry Road, Suite 603
Doylestown, PA 18901
P. 215.766.8280
F. 215.434.5280

April 19, 2023

Geraldine N. Tortorella, Esq.
Hocherman, Tortorella & Wekstein LLP
One North Broadway, Suite 400
White Plains, New York 10601

RE: Stormwater/Sewer Statement for Amended Site Plan for Orangeburg Commons – proposed Two pad sites – Concept Plan CP-16 & CP-16A prepared by Bhatt Thakkar Engineering, DPC, last revised 4/12/23. ARNA Project - 230002801

Dear Ms. Tortorella:

We have prepared the above referenced Concept Plans based on the approved Shops at Orangeburg Commons project, and as requested have evaluated potential stormwater and sanitary sewer related impacts due to the proposed site plan changes.

Reference is made to the fully approved Shops at Orangeburg Commons Site Plan set (Rev.#11, 2/17/16) for comparison. Said plan set was modified for the current Concept Plan CP-16, last revised 4/12/23.

The summary table below includes the stormwater and sanitary sewer related statistics to facilitate the evaluation by comparison.

Items:	Site Plan		Reduction
	Shops @ Orangeburg Commons	Concept Plan CP-16	
Impervious Coverage	478,002 SF	476,508 SF	1,494 SF
Development Coverage	65.5%	65.29%	0.21%
Total Floor Area	243,150 SF	241,359 SF	1,791 SF
Floor Area Ratio	0.333	0.330	0.003
Sewer Usage	51,000 GPD	≤ 51,000 GPD	-

Based on the above summary, a reduction of impervious coverage allows the project to maintain the existing SWPPP. The NYDEC stormwater water quality/quantity requirements have been met.

The proposed mix of uses and their respective sizes shown on Concept Plan CP-16 is not anticipated to exceed the previously estimated sewer usage of 51,000 GPD for Orangeburg Commons.

BHATT THAKKAR ENGINEERING DPC

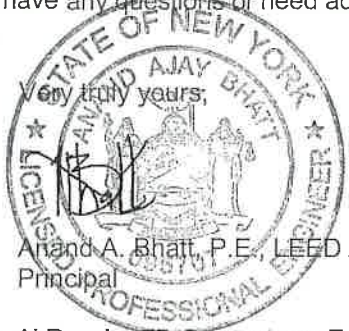
1456 Ferry Road, Suite 603

Doylestown, PA 18901

P. 215.766.8280

F. 215.434.5280

If you have any questions or need additional information, please do not hesitate to call us at (267) 733-7840.



Ajay A. Bhatt, P.E., LEED AP
Principal

Cc: Al Rossi – FB Orangetown Entities

P:\Accounting\23000280\Office Data\Correspondence\2023-04-19_Stormwater & Sewer Statement.docx

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
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: (1) Petition for Zoning Text Amendment &
(2) Amended Special Permit for Orangeburg Commons

PROPERTY ADDRESS: Orangeburg Commons, NYS Route 303 & Stevens Way & The Shops at Orangeburg Commons,
Greenbush Road

TAX LOT ID: 74.15-1-21./1, 21./2, 21./3, 21./4, 21./5, 22

NAME OF APPLICANT: FB Orangetown Retail LLC, FB Orangetown Retail Two LLC, FB Orangetown Retail Three LLC,
FB Orangetown Hotel LLC, FB Orangetown Hotel Two LLC (Collectively, the "FB Orangetown Entities")
and FB Greenbush LLC

OWNER OF PROPERTY: Same as Applicant

Land Use Application/Brief Description of Project: (1) Zoning Text Amendment Related to Mixed Use Developments, 4.32(O)(iii)(h)
(2) Amendment of Special Permit for Restaurant (Chipotle) and other
commercial space in Orangeburg Commons

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 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:	The FB Orangetown Entities (the Restaurant will be constructed on Orangeburg Commons Condo Unit 2, which is owned by FB Orangetown Retail Three LLC) and FB Greenbush LLC
Address:	c/o RD Management, 810 Seventh Avenue, 10th Floor, New York, New York 10019
Telephone Number:	(212) 265-6500 x305
E-Mail Address:	arossi@rdmanagement.com
State/Date of Formation:	New York (all entities); Date: 1/19/12 (all FB Orangetown Entities except FB Orangetown Hotel LLC). FB Orangetown Hotel LLC 12/12/11.
Contact Person:	Alfred Rossi, P.E.

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. See Supplemental Sheet attached.				
2.				
3.				
4.				
5.				
6.				

**Supplemental Sheet – Part Two – Entity Disclosure Form for
FB Orangetown Entities & FB Greenbush LLC**

Name of Individual	Address	Telephone	Email (contact of counsel)	Role in Entity
Richard Birdoff	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MFB Realty LLC; Manager - FB Orangetown Entities and FB Greenbush LLC
Michael M. Ades	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner FB Orangetown LLC and ADSON Group LLC
Joseph A. Ades	c/o Michael M. Ades RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner FB Orangetown LLC
Joseph R. Ades	c/o Michael M. Ades RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner ADSON Group, LLC
R. David Ades	c/o Michael M. Ades RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner ADSON Group, LLC
Billy A. Ades	c/o Michael M. Ades RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner ADSON Group, LLC
The Estate of Jay M. Furman	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MFB Realty LLC; MF Est. LLC
Jason Furman	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Jesse Furman	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Robert P. Murray	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Barbara Murray	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Bruce Murray	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Erica Sue Murray	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC
Vicki Birdoff	c/o RD Management LLC 810 7 th Ave, 10 th floor NY, NY 10019	212-265-6600	g.tortorella@htwlegal.com	Owner MF Est. LLC

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on January 4, 2013.

A handwritten signature in black ink, appearing to read "Daniel E. Shapiro".

Daniel E. Shapiro
First Deputy Secretary of State

111212000 480

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN HOTEL LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is **FB Orangetown Hotel LLC**

Second: The county within this state in which the office of the limited liability company is to be located is **[Suffolk]**.

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is **c/o RD Management LLC, 810 Seventh Ave., 10th Floor, New York, NY 10019.**

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: December 12, 2011

Steven Z. Nachman
Steven Z. Nachman, Organizer

111212000480

MSOC

RECEIVED

2011 DEC 12 AM 11:06

Articles of Organization
of

FB ORANGETOWN HOTEL LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Filed by:

Steven Nachman

(Name)

c/o RD Management LLC

810 Seventh Avenue, 10th Floor

(Mailing address)

New York, NY 10019

(City, State and Zip Code)

FILED

2011 DEC 12 PM 12:26

STATE OF NEW YORK
DEPARTMENT OF STATE
FILED DEC 12 2011
TAXS
BY: [Signature]

547

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the
Department of State, at the City of Albany, on
May 3, 2017.

A handwritten signature in black ink, appearing to read "B. Fitzgerald", written over a horizontal line.

Brendan Fitzgerald
Executive Deputy Secretary of State

120119000 381

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN HOTEL TWO LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is FB Orangetown Hotel Two LLC

Second: The county within this state in which the office of the limited liability company is to be located is New York.

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019.

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: January 18, 2012

Steven Z. Nachman
Steven Z. Nachman, Organizer

120119000 381

RECEIVED
2012 JAN 19 AM 10:06

Articles of Organization
of

FB ORANGETOWN HOTEL TWO LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Filed by: Steven Nachman
(Name)
c/o RD Management LLC
810 Seventh Avenue, 10th Floor
(Mailing address)
New York, NY 10019
(City, State and Zip Code)

2012 JAN 19 AM 11:16

FILED

ICC

STATE OF NEW YORK
DEPARTMENT OF STATE
FILED JAN 19 2012
TAXS _____
BY: ja

ja

408

BARBARA SILBERBERG
RD MANAGEMENT LLC
810 SEVENTH AVE., 10TH FL.
NEW YORK NY 10019

CUST REF: FED779048858299

Enclosed is the information you requested. Your payment of
\$35.00 is hereby acknowledged.

If the name on the enclosed document(s) does not match exactly
with the name of the entity you requested, this office does not
have a record of the exact name you requested. The document(s)
provided appear(s) to be of sufficient similarity to be the
entity requested.

State of New York
Department of State } **ss:**

I hereby certify, that FB ORANGETOWN RETAIL LLC a NEW YORK Limited Liability Company filed Articles of Organization pursuant to the Limited Liability Company Law on 01/19/2012, and that the Limited Liability Company is existing so far as shown by the records of the Department.



*WITNESS my hand and the official seal
of the Department of State at the City of
Albany, this 16th day of July two
thousand and fourteen.*

Anthony Scardino

Executive Deputy Secretary of State

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on July 17, 2014.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

120119000384

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN RETAIL LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is **FB Orangetown Retail LLC**

Second: The county within this state in which the office of the limited liability company is to be located is **New York**.

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is **c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019**.

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: January 18, 2012

Steven Z. Nachman
Steven Z. Nachman, Organizer

120119000.384

RECEIVED
2012 JAN 19 AM 10:06

Articles of Organization

of

FB ORANGETOWN RETAIL LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Filed by:

Steven Nachman

(Name)

c/o RD Management LLC

810 Seventh Avenue, 10th Floor

(Mailing address)

New York, NY 10019

(City, State and Zip Code)

100
STATE OF NEW YORK
DEPARTMENT OF STATE

FILED JAN 19 2012

TAXS _____
BY: LSL

2012 JAN 19 AM 11:49

LSL-0

413

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on January 4, 2013.

A handwritten signature in black ink, appearing to read "Daniel E. Shapiro".

Daniel E. Shapiro
First Deputy Secretary of State

120119000

346

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN RETAIL THREE LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is **FB Orangetown Retail Three LLC**

Second: The county within this state in which the office of the limited liability company is to be located is **New York.**

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is **c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019.**

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: January 18, 2012

Steven Z. Nachman
Steven Z. Nachman, Organizer

120119000

344

Articles of Organization
of

FB ORANGETOWN RETAIL THREE LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Handwritten scribble

RECEIVED
2012 JAN 19 AM 10:06
Filed by:

Steven Nachman
(Name)

c/o RD Management LLC
810 Seventh Avenue, 10th Floor
(Mailing address)

New York, NY 10019
(City, State and Zip Code)

STATE OF NEW YORK
DEPARTMENT OF STATE
FILED

JAN 19 2012

TAX \$ _____

BY: _____

Handwritten signature

2012 JAN 19 AM 10:46

Handwritten scribble

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on January 4, 2013.

A handwritten signature in black ink, appearing to read "Daniel E. Shapiro".

Daniel E. Shapiro
First Deputy Secretary of State

120119000360

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN RETAIL TWO LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is **FB Orangetown Retail Two LLC**

Second: The county within this state in which the office of the limited liability company is to be located is **New York**.

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is **c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019.**

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: January 18, 2012

Steven Z. Nachman
Steven Z. Nachman, Organizer

120119000 360

RECEIVED
2012 JAN 19 AM 10:06

Articles of Organization
of

FB ORANGETOWN RETAIL TWO LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Filed by: Steven Nachman
(Name)
c/o RD Management LLC
810 Seventh Avenue, 10th Floor
(Mailing address)
New York, NY 10019
(City, State and Zip Code)

2012 JAN 19 PM 12:24

1cc
STATE OF NEW YORK
DEPARTMENT OF STATE

FILED JAN 19 2012

TAX S: _____

BY: LWC

382

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "MFB REALTY LLC" AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF FORMATION, FILED THE THIRTIETH DAY OF MAY, A.D. 2000, AT 9 O'CLOCK A.M.

CERTIFICATE OF AMENDMENT, FILED THE FOURTEENTH DAY OF JULY, A.D. 2005, AT 4:05 O'CLOCK P.M.

CERTIFICATE OF AMENDMENT, FILED THE TWELFTH DAY OF FEBRUARY, A.D. 2008, AT 8 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID LIMITED LIABILITY COMPANY, "MFB REALTY LLC".




Jeffrey W. Bullock, Secretary of State

3236397 8100H
SR# 20181492993

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 202231980
Date: 02-28-18

CERTIFICATE OF FORMATION
OF
MFB REALTY LLC

The undersigned, an authorized person for the purpose of forming a limited liability company under the provisions and subject to the requirements of the State of Delaware (particularly Chapter 18, Title 6 of the Delaware Code and the acts amendatory thereof and supplemental thereto, and known, identified, and referred to as the "Delaware Limited Liability Company Act"), hereby certifies that:

FIRST: The name of the limited liability company (hereinafter called the "limited liability company") is MFB REALTY LLC.

SECOND: The address of the registered office and the name and the address of the registered agent of the limited liability company required to be maintained by Section 18-104 of the Delaware Limited Liability Company Act are: Corporation Service Company, 1013 Centre Road, Wilmington, Delaware 19805-1297.

Executed on May 30, 2000.


Eric S. Schoenfeld, Authorized Person

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT

1. Name of Limited Liability Company: MFB REALTY LLC
2. The Certificate of Formation of the limited liability company is hereby amended as follows: Paragraph SECOND is deleted in its entirety, and replaced with the following: The address of the registered office and the name and the address of the registered agent of the limited liability company required to be maintained by Section 18-104 of the Delaware Limited Liability Company Act are: Clark Minker, 710 Yorklyn Road, Hockessin, DE 19707

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 14th day of July, A.D. 2005.

By: 
Authorized Person(s)

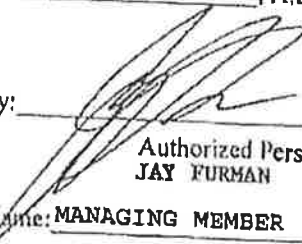
Name: Jay Furman
Print or Type

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT

1. Name of Limited Liability Company: MFB REALTY LLC
2. The Certificate of Formation of the limited liability company is hereby amended as follows:

THE REGISTERED AGENT RECORD HAS CHANGED: FROM CLARK MINKER, 710 YORKLYN ROAD, HOCKESSIN, DELAWARE 19707 TO: CORPORATION SERVICE COMPANY, 2711 CENTERVILLE ROAD SUITE 400, WILMINGTON, DE 19808

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 6 day of DECEMBER, A.D. 2007.

By: 
Authorized Person(s)
JAY FURMAN
Name: MANAGING MEMBER
Print or Type

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of
the Department of State, at the City of
Albany, on January 4, 2013.

A handwritten signature in black ink, appearing to read "Daniel E. Shapiro".

Daniel E. Shapiro
First Deputy Secretary of State

99122800057

ARTICLES OF ORGANIZATION

GSC 45

OF

FB ORANGETOWN LLC

Under Section Two Hundred Three of the Limited Liability Company Law

The undersigned person, acting as an organizer of the limited liability company hereinafter named, sets forth the following statements.

FIRST: The name of the limited liability company (the "Company") is FB Orangetown LLC.

SECOND: The county within the State of New York in which the office of the Company is to be located is the County of New York.

THIRD: The Company is not to have a specific date of dissolution in addition to the events of dissolution set forth in Section 701 of the New York Limited Liability Company Law.

FOURTH: The Secretary of State of the State of New York is designated as agent of the Company upon whom process against it may be served. The post office address within or without the State of New York to which the Secretary of State of the State of New York shall mail a copy of any process against the Company served upon him is c/o RD Management Corp. 810 Saynath Avenue, 28th Floor, New York, New York 10019, Attention: Richard J. Birdoff.

Signed on December 27, 1999.

Jeanette C. Luoh
Jeanette C. Luoh, Organizer

991228000587

CSC 45

ARTICLES OF ORGANIZATION

OF

FB ORANGETOWN LLC

Under Section Two Hundred Three of the Limited Liability Company Law

Dec 29 12:56 PM '99
FILED

RECEIVED

Dec 28 12:19 PM '99

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED DEC 28 1999

MXS

BY: *[Signature]* a.B

Filed by

Buer Marks & Upham LLP
805 Third Avenue
New York, New York 10022
Cust Perf# 530413G5T

991228000609

Drawdown

[Handwritten mark]

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547336.1

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DEC 28 1999 12:19 PM

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of
the Department of State, at the City of
Albany, on June 22, 2011.

A handwritten signature in black ink, appearing to read "Daniel E. Shapiro".

Daniel E. Shapiro
First Deputy Secretary of State

GW-13

F990809000430

ARTICLES OF ORGANIZATION

OF

ADSON GROUP, LLC

Under Section 203 of the Limited Liability Company Law:

FIRST: The name of the limited liability company is ADSON GROUP, LLC.

SECOND: The county within the state in which the office of the limited liability company is to be located is Nassau.

THIRD: The latest date on which the limited liability company is to dissolve is December 31, 2040.

FOURTH: The Secretary of State is designated, as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served-upon him or her is:

Robert Ades
33 Pond Park Road
Grant Neck, New York 11023

FIFTH: The effective date of the Articles of Organization shall be the date of filing with the Secretary of State.

SIXTH: The limited liability company is to be managed by 1 or more members.

IN WITNESS WHEREOF, this certificate has been subscribed to
this 9th day of August, 1999 by the undersigned who affirms that the
statements made herein are true under the penalties of perjury.

Lawrence A. Kirsch

Lawrence A. Kirsch, Attorney in Fact

GW13

990809000430

ARTICLES OF ORGANIZATION

OF

ADSON GROUP, LLC

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED AUG 09 1999

TAX \$

BY:

PEM

RECEIVED

Filed by:

Aug 9 1 01 PM '99

Martin Bergstein
450 Seventh Avenue,
Suite 2906
New York, New York 10123

3

990809000451

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 25, 2016.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

New York State
Department of State
Division of Corporations, State Records
and Uniform Commercial Code
41 State Street
Albany, NY 12231
www.dos.state.ny.us

140115000 415

CERTIFICATE OF AMENDMENT
OF
ARTICLES OF ORGANIZATION
OF
MF EST. LLC

(Insert Name of Domestic Limited Liability Company)

Under Section 211 of the Limited Liability Company Law

FIRST: The name of the limited liability company is: MF Est. LLC

If the name of the limited liability company has been changed, the name under which it was organized is: FMB Family Limited Liability Company.

SECOND: The date of filing of the articles of organization is: February 4, 1999.

THIRD: The amendment effected by this certificate of amendment is as follows: (Set forth each amendment in a separate paragraph providing the subject matter and full text of each amended paragraph. For example, an amendment changing the name of the limited liability company would read as follows: Paragraph First of the Articles of Organization relating to the limited liability company name is hereby amended to read as follows: First: The name of the limited liability company is ... (new name) ...)

Effective January 1, 2014, Paragraph SIXTH of the Articles of Organization relating to management of the entity is hereby deleted in its entirety and replaced with the following:

SIXTH: The limited liability company is to be managed by (check appropriate box):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers.

X Barbara Silberberg
(Signature)

Barbara Silberberg
(Type or print name)

Authorized Signer
(Title of signor)

DOS-1358 (Rev. 6/06)

415

CERTIFICATE OF AMENDMENT
OF
ARTICLES OF ORGANIZATION
OF
MF EST. LLC

Under Section 211 of the Limited Liability Company Law

Filed by: Barbara Silberberg
(Name)
c/o RD Management LLC
810 Seventh Avenue, 10th Floor
(Mailing address)
New York, NY 10019
(City, State and Zip Code)

Ida
STATE OF NEW YORK
DEPARTMENT OF STATE
FILED JAN 15 2014
TAXES 0
FEE 2
2014 JAN 15 PM 1:00
FILED

RECEIVED
2014 JAN 15 AM 10:07

442

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 25, 2016.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

110630000 099

New York State
Department of State
Division of Corporations, State Records
and Uniform Commercial Code
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231
www.dos.state.ny.us

CERTIFICATE OF CHANGE
OF

MF EST. LLC

(Insert Name of Domestic Limited Liability Company)

Under Section 211-A of the Limited Liability Company Law

FIRST: The name of the limited liability company is:

MF EST. LLC

If the name of the limited liability company has been changed, the name under which it was organized is:

SECOND: The date of filing of the articles of organization is: FEBRUARY 4, 1999

THIRD: The change(s) effected hereby are: [Check appropriate statement(s)]

The county location, within this state, in which the office of the limited liability company is located, is changed to:

The address to which the Secretary of State shall forward copies of process accepted on behalf of the limited liability company is changed to read in its entirety as follows: Jay Furman
C/O RD MANAGEMENT LLC, 810 SEVENTH AVE, 10TH FLOOR, NEW YORK, NY 10019

The limited liability company hereby: [check one]

Designates _____
as its registered agent upon whom process against the limited liability company may be served.
The street address of the registered agent is:

Changes the designation of its registered agent to: _____
The street address of the registered agent is:

Changes the address of its registered agent to:

Revokes the authority of its registered agent.

X 
(Signature)
JAY FURMAN
(Type or print name)
MEMBER
(Title of signer)

110630000099

CERTIFICATE OF CHANGE
OF

MF EST. LLC

(Insert Name of Domestic Limited Liability Company)

Under Section 211-A of the Limited Liability Company Law

Filed by: STANLEY TANZER
(Name)
810 SEVENTH TH AVE, 10FL
(Mailing address)
NEW YORK, NY, 10019
(City, State and ZIP code)

NOTE: This form was prepared by the New York State Department of State for filing a certificate of change by a domestic limited liability company. You are not required to use this form. You may draft your own form or use forms available at legal supply stores. The Department of State recommends that legal documents be prepared under the guidance of an attorney. The certificate must be submitted with a \$30 filing fee made payable to the Department of State.

(For office use only)

STATE OF NEW YORK
DEPARTMENT OF STATE
FILED JUN 30 2011
TAXS
BY: MBL

096

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 25, 2016.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

CSC 45

F 990204000600

ARTICLES OF ORGANIZATION

OF

FMB FAMILY-LIMITED LIABILITY COMPANY

Under Section 203 of the New York Limited Liability Company Law

FIRST. The name of the limited liability company is FMB FAMILY LIMITED LIABILITY COMPANY.

SECOND. The county within this state in which the office of the limited liability company is to be located is Nassau.

THIRD. The latest date on which the limited liability company is to dissolve is December 31, 2050.

FOURTH. The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is c/o Barbara Murray, 115 Cedar Avenue, Hewlett Bay Park, NY 11557.

FIFTH. The effective date of the Articles of Organization shall be the date of filing.

SIXTH. The limited liability company is to be managed by (check appropriate box)

1 or more members

A class or classes of members

1 or more managers

A class or classes of managers

IN WITNESS WHEREOF, this certificate has been subscribed this 4th day of February 1999, by the undersigned who affirms that the statements made herein are true under the penalties of perjury.

Karl Wagner
Karl Wagner, Organizer

F990204000600

CSC 45

ARTICLES OF ORGANIZATION

OF

FMB FAMILY LIMITED LIABILITY COMPANY

UNDER SECTION 203 OF THE NEW YORK LIMITED LIABILITY COMPANY LAW

FILED

FEB 4 3 40 PM '99

1cc

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED FEB 04 1999

TAXS

BY: pal

pal

Filed By

NEWMAN TANNENBAUM HELPERN
SYRACUSE & HIRSCHTRITZ LLP
900 Third Avenue
New York, New York 10022
(212) 308-6700

123 926596

2

990204000634

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 25, 2016.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

F 990709 0 00 438
Affidavit of Publication

County of Nassau, }
State of New York. } SS:

AMEL JOHNSON being duly sworn, deposes and says that she is the Principal Clerk of The Publisher of

The ~~Wanted~~ Wanted ~~Seafora~~ Seafora Citizen

a weekly newspaper published at WANTAGLI in the County of Nassau, in the State of New York, and that a notice, a printed copy of which is hereto annexed, has been published in said newspaper once in each week for

Six (6) weeks viz:

4/22/29/1999

5/6/13/20/27/1999

WDC#314

Sworn to before me this 27th day

of MAY 19 99

Marie Taylor
Notary Public, State of New York

Notice of LLC: First Family Limited Liability Company, Arts of Org. filed NY Sec. of State on 02/24/99, Filing of, Inc. in Nassau Co. Sec. of State attached as part of LLC upon this public record it may be served Sec. of State and may copy of any process to c/o Business Bureau, 115 Cedar Avenue, Hewlett Seafora, NY 11547. Latest date upon which the LLC is in effect: 12-31-2000. Purpose of LLC: to purchase, own, develop, lease, finance, manage, and sell real estate and to acquire and manage other assets.
WDC 22164 4/22, 28, 5/4, 13, 20, 27

MARIE TAYLOR
NOTARY PUBLIC, State of New York
No. 017A5075210
Qualified in Nassau County
My Commission Expires 3/31/01

F 990709 0.00 438

AFFIDAVIT OF PUBLICATION

FOR

FMB FAMILY LIMITED LIABILITY COMPANY

Pursuant to Section 206 of the New York Limited Liability Company Law

1cc
STATE OF NEW YORK
DEPARTMENT OF STATE
FILED JUL 0 9 1999
TAX S _____
BY: LAS

**Filer: Newman Tannenbaum Helpert Syracuse & Hirschtritt
900 Third Avenue
New York, New York 10022-4775**

2
DRAWDOWN

990709 0 00 467
NCR

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STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 25, 2016.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

Affidavit of Publication

F 990709 0 00 443

STATE OF NEW YORK }
COUNTY OF NASSAU, }

Joyce MacMonigle
being duly sworn deposed and say that she is the Principal Clerk of THE LEADER: a weekly newspaper published in Freeport, New York, in the County of Nassau, in the State of New York, and that a notice, a printed copy of which is hereunto annexed, was published in said newspaper once for (.....six.....) successive weeks, viz:

April 22, 29, May 6, 13, 20 & 27, 1999

Name of LLC: FMB Family Limited Liability Company, A/C of C/O. Inc. NY Sec. of State on 02-04-99. Princ. off. loc. in Nassau Co. Sec. of State designated as off. of LLC operations. process required if any be served. Sec. of State shall mail copy of any process to c/o Business Mgmt. 115 Cedar Avenue, Hempstead Harbor, NY 11557. Latest date upon which the LLC is to dissolve: 12-31-2000. Purpose of LLC: to develop, own, finance, manage, operate and sell real estate and to acquire and manage business assets.
B. E. 668 of 4/22/99, 5/6, 13, 20, 27

Joyce MacMonigle
Sworn to before me this 27th day

of May, 19 99.
Erin E. Groder
Notary Public Nassau County, N.Y.

E. ANNE CROSSER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GR5974442
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES 07/24/01

1

F990709 0 00 443

AFFIDAVIT OF PUBLICATION

FOR

FMB FAMILY LIMITED LIABILITY COMPANY

Pursuant to Section 206 of the New York Limited Liability Company Law

1cc
STATE OF NEW YORK
DEPARTMENT OF STATE

FILED JUL 09 1999

TAX S

BY:

LAS

**Filer: Newman Tannenbaum Helpern Syracuse & Hirschtritt
900 Third Avenue
New York, New York 10022-4775**

2

990709 0 00 472

DRAWDOWN

NCR -26

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.

WITNESS my hand and official seal of the
Department of State, at the City of Albany,
on March 25, 2016.



Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

f 010209000 508

CSC 45

**CERTIFICATE OF AMENDMENT
OF
ARTICLES OF ORGANIZATION
OF
FMB FAMILY LIMITED LIABILITY COMPANY**

Under Section 211 of the Limited Liability Company Law

FIRST: The name of the limited liability company is: FMB Family Limited Liability Company.

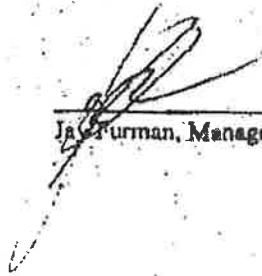
SECOND: The date of filing of the Articles of Organization is: February 4, 1999.

THIRD: The amendment effected by this Certificate of Amendment is as follows:

✓ Paragraph First of the Articles of Organization relating to the name of the limited liability company is hereby amended to read as follows:

"The name of the limited liability company is MF Est. L.L.C."

IN WITNESS WHEREOF, the undersigned has subscribed this Amendment this 7th day of February, 2001.



Jay Furman, Manager

C:\CertOfAmend-ArtOfOrg-fmb.wpd

010209000 568

CERTIFICATE OF AMENDMENT

OF

FME FAMILY LIMITED LIABILITY COMPANY

Under Section 211 of the Limited Liability Company Law

CSC 45

FILED BY:- R.D. MANAGEMENT CORP.
810 Seventh Avenue
28th Floor
New York, NY 10019
Cust. Ref#998261CST

DRAWDOWN

10 11 11 01

STATE OF NEW YORK
DEPARTMENT OF STATE
FILED FEB 10 2008
TAXS
BY: S.B.

010209000 593

2

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on November 5, 2013.

Anthony Giardina

Anthony Giardina
Executive Deputy Secretary of State

131105000451

ARTICLES OF ORGANIZATION

OF

FB GREENBUSH LLC

Under Section 203 of the New York Limited Liability Company Law

First: The name of the limited liability company is FB Greenbush LLC.

Second: The county within this state in which the office of the limited liability company is to be located is New York.

Third: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019.

Fourth: The effective date of the Articles of Organization shall be the date of the filing.

Fifth: The limited liability company is to be managed by (check appropriate selection):

- 1 or more members
- A class or classes of members
- 1 or more managers
- A class or classes of managers

Dated: November 4, 2013.

Barbara Silberberg
Barbara Silberberg, Organizer

451

Articles of Organization
of

FB GREENBUSH LLC

(List Entity Name)

Under Section 203 of the Limited Liability Company Law

Filed by: Barbara Silberberg
(Name)
c/o RD Management LLC
810 Seventh Avenue, 10th Floor
(Mailing address)
New York, NY 10019
(City, State and Zip Code)

ICC
STATE OF NEW YORK
DEPARTMENT OF STATE
FILED NOV - 5 2013
TAX S _____
BY: MT

RECEIVED
2013 NOV - 5 PM 12: 05

FILED
2013 NOV - 5 PM 12: 45

482

FILING RECEIPT

=====

ENTITY NAME: FB GREENBUSH LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM LLC)

COUNTY: NEWY

=====

FILED:11/05/2013 DURATION:***** CASH#:131105000482 FILM #:131105000451
DOS ID:4482626

FILER:

EXIST DATE

BARBARA SILBERBERG
C/O RD MANAGEMENT LLC
810 SEVENTH AVENUE 10TH FLOOR
NEW YORK, NY 10019

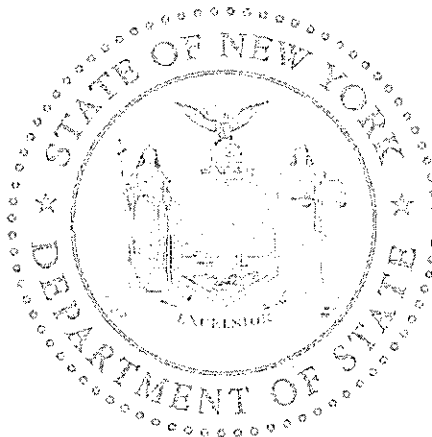
11/05/2013

ADDRESS FOR PROCESS:

C/O RD MANAGEMENT LLC
810 SEVENTH AVENUE
NEW YORK, NY 10019

10TH FLOOR

REGISTERED AGENT:



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

=====

SERVICE COMPANY: ** NO SERVICE COMPANY **

SERVICE CODE: 00 *

FEEs 260.00

FILING 200.00
TAX 0.00
CERT 0.00
COPIES 10.00
HANDLING 50.00

PAYMENTS 260.00

CASH 0.00
CHECK 0.00
CHARGE 260.00
DRAWDOWN 0.00
 OPAL 0.00
REFUND 0.00

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

Orangetown Representative:
R.C. Soil and Water Conservation Dist.-Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee




HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN
119 Route 303 · Orangeburg, NY 10962
(845) 359-6500 · Fax (845) 359-6062
E-Mail – highwaydept@orangetown.com

Affiliations:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

MEMORANDUM

TO: Town Board

FROM: James J. Dean, Superintendent of Highways 

DATE: April 12, 2023

RE: **Award Bid for Industrial Service Uniform Bid**

Please be advised I respectfully recommend the above referenced Industrial Service Uniforms Contract be awarded to American Wear Uniforms, the only bidder.

For your information, the current contract cost per person is \$1.87 per employee, per week.

Please add the following item to the Town Board Workshop Agenda of April 25, 2023:

WHEREAS, the Superintendent of Highways duly advertised for sealed bids for Industrial Service Uniforms, which were received and publicly opened on March 30, 2023. Now, Therefore, Be It

RESOLVED, upon the recommendation from the Superintendent of Highways, that the Town Board hereby awards this bid to American Wear Uniforms, East Orange, N.J., the only bidder, at a price of \$1.96 per employee, per week for a two (2) year contract period.

JJD/Kf
Attachment



JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

Orangetown Representative:
R.C. Soil and Water Conservation Dist.-Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee




HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN
119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-Mail – highwaydept@orangetown.com

Affiliations:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

MEMORANDUM

TO: Town Board

FROM: James J. Dean, Superintendent of Highways 

DATE: April 14, 2023

RE: **Award Bid for Gilbert Avenue Pedestrian Refuge Island**

Please add the following item to the Town Board Workshop Agenda of April 25, 2023:

WHEREAS, the Superintendent of Highways duly advertised for sealed bids for the Gilbert avenue Pedestrian Refuge Island which were received and publicly opened on April 13, 2023. Now, Therefore, Be It

RESOLVED, upon the recommendation from the Superintendent of Highways, that the Town Board hereby awards this bid Morano Brothers Corp., Croton on Hudson, N.Y., the low bidder, in the amount of \$47,911.50. \$26,000.00 to be charged to A. 5410.457.00, \$11,256.05 to be charged to A.3310.457.00 and \$10,655.45 to be charged to H.3310.200.03.

JJD/Kf
Attachment



BID OPENING TIME 11:00AM **DATE** April 13, 2023

CONTRACTOR NAME & ADDRESS

*A-Tech Concrete
Edison NY*

*MORAND Bros
CROTON ON HUDSON NY*

DATE RECEIVED	4/13/23	4/13/23				
TIME RECEIVED	9:00A	10:13A				
NON COLLUSION STATEMENT	✓	✓				
BID BOND or CERTIFIED CHECK	✓	✓				

ITEM No. 203.02 - Unclassified Excavation & Disposal / Unit CY/ Quantity 4.5

UNIT PRICE	\$ 2500.00	\$ 750.00	\$	\$	\$	
PRICE	\$ 11,250.00	\$ 3375.00	\$	\$	\$	

ITEM No. 304.11000008 - Crushed Stone Aggregate Subbase Course / Unit CY/ Quantity 2.6

UNIT PRICE	\$ 2000.00	\$ 900.00	\$	\$	\$	
PRICE	\$ 5200.00	\$ 2340.00	\$	\$	\$	

ITEM No. 608.0101 - Concrete Sidewalks / Unit CY/ Quantity 1.9

UNIT PRICE	\$ 3000.00	\$ 3500.00	\$	\$	\$	
PRICE	\$ 5700.00	\$ 6650.00	\$	\$	\$	

ITEM No. 608.01050115 - Curb Ramp Type 1 / Unit EA/ Quantity 2

UNIT PRICE	\$ 3500.00	\$ 6000.00	\$	\$	\$	
PRICE	\$ 7000.00	\$ 12000.00	\$	\$	\$	

ITEM No. 609.0405 - Cast-In-Place Concrete Curb Type M100 / Unit LF/ Quantity 44.0

UNIT PRICE	\$ 275.00	\$ 150.00	\$	\$	\$	
PRICE	\$ 12100.00	\$ 6600.00	\$	\$	\$	

ITEM No. 627.50140008 - Cutting Pavement / Unit LF/ Quantity 53

UNIT PRICE	\$ 25.00	\$ 6.00	\$	\$	\$	
PRICE	\$ 1325.00	\$ 318.00	\$	\$	\$	

ITEM No. 619.01 - Basic Work Zone Traffic Control / Unit LS / Quantity 1

UNIT PRICE	\$ 25000.00	\$ 15000.00	\$	\$	\$	
PRICE	\$ 25000.00	\$ 15000.00	\$	\$	\$	

ITEM No. 699.040001 - Mobilization / Unit LS/ Quantity 1

UNIT PRICE	\$ 2000.00	\$ 1625.50	\$	\$	\$	
PRICE	\$ 2000.00	\$ 1625.50	\$	\$	\$	

Grand Total	\$ 69,575.00	\$ 47911.50	\$	\$	\$	
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JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

Orangetown Representative:
R.C. Soil and Water Conservation Dist.-Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee



HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN
119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-Mail – highwaydept@orangetown.com

Affiliations:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

MEMORANDUM

DATE: April 17, 2023
TO: Town Board
FROM: James J. Dean, Superintendent of Highways 
RE: **RENAME PRIVATE RIGHT OF WAY/ PATH OF HEROES WAY**

Please place the following item on the April 25, 2023 Town Board Agenda:

RESOLVED, that upon the recommendation of Superintendent of Highways and with review and approval by Rockland County Office of Fire & Emergency Services and the Town Attorney's Office, request by residents of Western Highway, Tappan, to rename private right of way- Path of Heroes Way, private road – is hereby approved, and be it

RESOLVED FURTHER, that the Orangetown Highway Department is hereby authorized to install the road signs.

JJD:kf



RECEIVED

APR 13 2023

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS

PERMIT # 23-SP-012

RECEIVED
APR 24 2023
Orangetown Police Department

EVENT NAME: Tappan Zee Boys Basketball Champion Parade

APPLICANT NAME: William Pilla

ADDRESS: 15 Dutch Hill Road, Orangetown NY 10962

PHONE #: 845-680-1640 CELL # 845-641-4215 FAX #

CHECK ONE: PARADE RACE/RUN/WALK OTHER

The above event will be held on 4/25/23 from 5:00pm to 7:00pm RAIN DATE: none

Location of event: Dutch Hill Road

Sponsored by: SOCSD Telephone #: 845-680-1000

Address: 160 Van Wyck Road Blauvelt NY 10913

Estimated # of persons participating in event: 40 vehicles 0

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:
SOCSD, 160 Van Wyck Rd, Blauvelt NY 10913

Signature of Applicant: [Signature] Date: 4/13/23

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: _____
Certificate of Insurance - Received On: 4/13/23

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: Y / N - Received On: 4/13/23
Rockland County Highway Dept. Permit: Y / N - Received On: X
NYS DOT Permit: Y / N - Received On: X
Route/Map/Parking Plan Y / N - Received On: 4/13/23
RFS #: 58236 BARRICADES: Y / N CONES: Y / N TRASH BARRELS: Y / N OTHER: _____

APPROVED: [Signature] DATE: 4/20/23
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y / N - Application Required: _____ Fee Paid - Amount/Check # _____
Port-o-Sans: Y / N: _____ Other: _____
APPROVED: [Signature] DATE: 4/24/23
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y / N: will assist Items: _____
APPROVED: [Signature] DATE: 4/24/23
Chief of Police

** Please return to the Highway Department to be placed on the Town Board Workshop **

Workshop Agenda Date: 4/25/23 Approved On: _____ TBR #: _____

South Orangetown Central School District
Department of Physical Education, Health & Athletics
15 Dutch Hill Road Orangeburg, NY 10962 – Phone (845) 680-1640/41; Fax (845) 680-1953

RECEIVED

4/13/2023

APR 13 2023

Dear Town of Orangetown,

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

We would like to honor our TZ Boys Basketball for winning the Class A NYS Championship with a parade that will lead to the Village Council meeting on April 25. Please use this letter as an indication of requesting assistance from the agencies that can help. We are so looking forward to this!

Sincerely,



Bill Pilla
Director of Physical Education, Health & Athletics
South Orangetown Central School District



RECEIVED

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

APR 13 2023

HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN
119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-Mail – highwaydept@orangetown.com

Orangetown Representative:
R.C. Soil and Water Conservation Dist.-Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT



Affiliations:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

ROAD CLOSING PERMIT APPLICATION
Section 139 Highway Law

NAME SOCS D DATE 4/13/23
COMPANY NYS Public School District
ADDRESS 160 Van Wyck Road, Blauvelt NY 10913
TELEPHONE 845-680-1000

(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO CLOSE:

15 Dutch Hill Road, Orangeburg NY 10963
(Address number and name of road)

Dutch Hollow Drive, Deevon Drive, Parkway Dr. So.
(Intersecting streets and/or description of exact location)

REASON FOR CLOSING PARADE - TZ BOYS BASKETBALL
DATE OF CLOSING 4/25/23 RAIN DATE 4/25/23
TIME ROAD WILL BE CLOSED 6-7
WILL ROAD BE OPEN TO LOCAL TRAFFIC? NO
WILL ROAD BE OPEN TO EMERGENCY VEHICLES? YES

TRAFFIC CONTROL PLAN: PLEASE PROVIDE A DETAILED MAP AND DESCRIPTION OF DETOUR.

PRELIMINARY APPROVAL [Signature] DATE 4.21.23
JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

This permit application will be forwarded to the Rockland County Superintendent of Highways, County of Rockland, 23 New Hempstead Road, New City, NY, 10956. You will receive written confirmation from that office.

8-13-02bjd

HAMLETS: PEARL RIVER • BLAUVELT • ORANGETOWN • TAPPAN • SPARKILL • PALISADES • UPPER GRANDVIEW • SOUTH NYACK



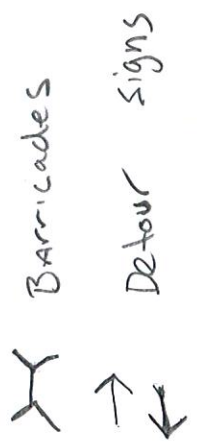
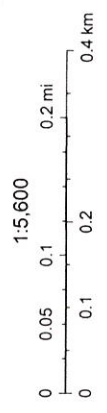
CLEAN STREETS = CLEAN STREAMS

ArcGIS Web Map



4/21/2023, 1:40:23 PM

- County Parks
- ROW County Highway
- ROW Palisades Interstate Parkway
- ROW State Highway
- County Regulated Streams
- State Facilities
- County Facilities
- Parcel Layer



No Thru on Verticals
Road closed



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/15/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Haylor Freyer & Coon, Inc. 1402 Washington St. Watertown NY 13601	RECEIVED APR 13 2023 TOWN OF ORANGETOWN HIGHWAY DEPARTMENT	CONTACT NAME: Renee Lucidi PHONE (A/C, No, Ext): 315-782-3090 E-MAIL ADDRESS: rlucidi@haylor.com	FAX (A/C, No):
		INSURER(S) AFFORDING COVERAGE INSURER A : Republic Franklin Insurance Co. INSURER B : Utica National Ins.of Texas INSURER C : INSURER D : INSURER E : INSURER F :	NAIC # 12475 43478

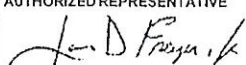
COVERAGES **CERTIFICATE NUMBER: 2041081080** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	CPP5520413	7/1/2022	7/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMPI/OP AGG \$ 3,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY	Y		BAC5526853	7/1/2022	7/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTIONS 10,000	Y		CULP5526854	7/1/2022	7/1/2023	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
GL Blanket Additional Insured with Waiver of Subrogation form 8E3042NY and Primary and Non-Contributory Per Endorsement form CG2001 as required by written contract.
Auto Blanket Additional Insured form 8E3143 when required by written contract.
Certificate Holder included as additional insured per form.
Use of premises/facilities for the District's events during the policy period.

CERTIFICATE HOLDER **CANCELLATION**

Town of Orangetown 26 Orangeburg Road Orangeburg NY 10962	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS

PERMIT # 23-SP-010

RECEIVED
APR 11 2023
Orangetown Police Department

EVENT NAME: TAPPAN MEMORIAL DAY PARADE

APPLICANT NAME: CARL A. SCHELIN POST 171 / VOL. FIRE ASSN. OF TAPPAN

ADDRESS: PO BOX 105 TAPPAN, NY 10983

PHONE #: 845-821-8434 CELL # SOME FAX # _____

CHECK ONE: PARADE RACE/RUN/WALK _____ OTHER _____

The above event will be held on MAY 29, 2023 from 10 AM to 1 PM RAIN DATE: _____

Location of event: WESTERN Hwy TO GREENBUSH RD TO OLD TAPPAN RD TO MAIN ST

Sponsored by: AMERICAN LEGION POST 171 & V.F.W. Telephone #: 845-821-8434

Address: PO BOX 105 - TAPPAN, NY 10983

Estimated # of persons participating in event: 400 vehicles 20

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:
MICHAEL SEEBACH PO BOX 105 - TAPPAN, NY 10983

Signature of Applicant: M. Deel Seebach Date: 3-29-23

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 3/30/23

Certificate of Insurance - Received On: 3/30/23

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit N - Received On: 4/3/23

Rockland County Highway Dept. Permit: Y / N - Received On: Applied

NYS DOT Permit: Y N - Received On: X

Route/Map/Parking Plan N - Received On: 3/30/23

RFS #: 55215 BARRICADES: Y / N CONES: Y / N TRASH BARRELS: Y / N OTHER: (2) Message Boards

APPROVED: [Signature] DATE: 4-4-23
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y N - Application Required: _____ Fee Paid - Amount/Check # _____

Port-o-Sans: Y / N Other: _____

APPROVED: [Signature] DATE: 4/7/23
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y / N: Auxiliary Items: _____

APPROVED: [Signature] DATE: 4/12/23
Chief of Police

** Please return to the Highway Department to be placed on the Town Board Workshop **

Workshop Agenda Date: 4/25/23 Approved On: _____ TBR #: _____

RECEIVED

MAR 30 2023

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

RECEIVED

APR 11 2023

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

Orangetown Representative:
R.C. Soil and Water Conservation Dist.-Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee

RECEIVED



HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN
119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-Mail – highwaydept@orangetown.com

Affiliations:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

APR 03 2023

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

ROAD CLOSING PERMIT APPLICATION
Section 139 Highway Law

NAME Carl A. Schelin Post 1271 American Legion/ VFAT / Tappan Reformed Church DATE 3/24/23

COMPANY Carl A. Schelin Post 1271 American Legion/ VFAT/ Tappan Reformed Church

ADDRESS PO Box 105 Tappan, NY 10983

TELEPHONE 845-821-8434- Michael Seebach- Commander Post 1271

(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO CLOSE:

Greenbush Road, Tappan

(Address number and name of road)

Between Old Tappan Road and Kings Highway

(Intersecting streets and/or description of exact location)

REASON FOR CLOSING Memorial Day Parade & Service

DATE OF CLOSING 5/29/23 RAIN DATE None

TIME ROAD WILL BE CLOSED 10am-2pm

WILL ROAD BE OPEN TO LOCAL TRAFFIC? no

WILL ROAD BE OPEN TO EMERGENCY VEHICLES? yes

TRAFFIC CONTROL PLAN: PLEASE PROVIDE A DETAILED MAP AND DESCRIPTION OF DETOUR.

PRELIMINARY APPROVAL  DATE 4.5.23

JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

This permit application will be forwarded to the Rockland County Superintendent of Highways, County of Rockland, 23 New Hempstead Road, New City, NY, 10956. You will receive written confirmation from that office.

8-13-02bjd

HAMLETS: PEARL RIVER · BLAUVELT · ORANGETOWN · TAPPAN · SPARKILL · PALISADES · UPPER GRANDVIEW · SOUTH NYACK



CLEAN STREETS = CLEAN STREAMS

CARL A. SCHELIN POST No.1271

American Legion

P.O. Box 105
Tappan, New York 10983



Chartered May 1945

RECEIVED

MAR 30 2023

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

March 29, 2023

Supervisor Teresa Kenny
Town of Orangetown
26 West Orangeburg Road
Orangeburg, New York 10962

The Carl A Schelin American Legion Post, in conjunction with the Volunteer Fire Association of Tappan will hold their Memorial Day Service and Parade on Monday, May 29, 2023. We request the use of two mobile solar signs to advertise our Memorial Day Service.

We request one sign be placed in front of the Tappan Firehouse on Western Highway and the second be placed by the Tappan Memorial Triangle in front of the Tappan Reformed Church.

Both signs to read;

MEMORIAL DAY SERVICE & PARADE

TAPPAN MEMORIAL TRIANGLE

MONDAY, MAY 30 – 11AM

Signs operational from May 15 to May 29, 2023

The contact person is Michael Seebach – cell # (845) 821-8434

Thank You for your assistance.

MS

Michael Seebach

Commander

cc. James Dean, Superintendent of Highways

CARL A. SCHELIN POST No.1271

American Legion

P.O. Box 105
Tappan, New York 10983



Chartered May 1945

RECEIVED

MAR 30 2023

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

March 28, 2023

Supervisor Teresa Kenny
Town of Orangetown
26 West Orangeburg Road
Orangeburg, New York 10962

The Carl A. Schelin, American Legion Post #1271, in conjunction with the Volunteer Fire Association of Tappan and the Tappan Reformed Church will hold their annual Memorial Day Service and Parade on Monday, May 29, 2023.

We request the use of 20 barriers to be used for traffic control. It is also requested that 4 Auxiliary Police Officers and 2 Auxiliary Police Cars be assigned from 10 AM till 2 PM to assist in traffic control.

The contact person is Michael Seebach – cell # (845) 821-8434

Thank You for your assistance.

MS

Michael Seebach
Commander

cc. James Dean, Superintendent of Highways



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/29/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hubbinette Cowell Associates Inc. 1003 Park Blvd, Ste 3 Massapequa Park, NY 11762 RECEIVED	CONTACT NAME: Loretta Salerno PHONE (A/C, No, Ext): (516)795-1330 E-MAIL ADDRESS: loretta@hubbinette-cowell.com	FAX (A/C, No): (516)795-5101	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Tappan Fire District PO Box 525 Tappan, NY 10983 MAR 30 2023 TOWN OF ORANGETOWN HIGHWAY DEPARTMENT	INSURER A: National Union Fire Ins. Co. of Pittsburgh, PA		19445
	INSURER B: National Union Fire Inc. Co. of Pittsburgh, PA		19445
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 00001114-213448 **REVISION NUMBER:** 25

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL/SUBR INSD/WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y	VFNU-TR-0014556	06/15/2022	06/15/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000
B	AUTOMOBILE LIABILITY ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	VFNU-TR-0014556	06/15/2022	06/15/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	VFNU-TR-0014556	06/15/2022	06/15/2023	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 6,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				PER STATUTE OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
A	Business Pers Prop		VFNU-TR-0014556	06/15/2022	06/15/2023	\$1,000 deductible \$229,353

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROOF OF INSURANCE FOR MEMORIAL DAY CEREMONY TO BE HELD ON MAY 29, 2023. THE CERTIFICATE HOLDER, AMERICAN LEGION POST 1271 AND THE COUNTY OF ROCKLAND HIGHWAY DEPT. ARE NAMED AS ADDITIONAL INSURED AS PER FORM #VGL101.

CERTIFICATE HOLDER

CANCELLATION

TOWN OF ORANGETOWN
 26 ORANGEBURG ROAD
 ORANGEBURG, NY 10962

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paul A. Cowell Jr.

(LGS)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/22/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Hubbinette Cowell Associates Inc. 1003 Park Blvd, Ste 3 Massapequa Park, NY 11762 INSURED Tappan Fire District PO Box 525 Tappan, NY 10983	CONTACT NAME: Rosanne Capuano PHONE (A/C, No, Ext): (516)795-1330 FAX (A/C, No): (516)795-5101 E-MAIL ADDRESS: rosanne@hubbinette-cowell.com INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: National Union Fire Ins. Co. of Pittsburgh, PA 19445 INSURER B: National Union Fire Inc. Co. of Pittsburgh, PA 19445 INSURER C: INSURER D: INSURER E: INSURER F:
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COVERAGES **CERTIFICATE NUMBER:** 00001114-164839 **REVISION NUMBER:** 15

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	ADDL SUBR INSD. WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	VFNU-TR-0014556	06/15/2022	06/15/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000
AUTOMOBILE LIABILITY ANY AUTO X OWNED AUTOS ONLY X SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	Y	VFNU-TR-0014556	06/15/2022	06/15/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION \$	Y	VFNU-TR-0014556	06/15/2022	06/15/2023	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 6,000,000
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

ROOF OF INSURANCE FOR USE OF MESSAGE BOARD FOR UPCOMING EVENTS. CERTIFICATE HOLDER IS NAMED AS AN ADDITIONAL INSURED AS PER FORM #VGL101.

CERTIFICATE HOLDER **CANCELLATION**

TOWN OF ORANGETOWN 26 ORANGEBURG ROAD ORANGEBURG, NY 10962	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE (RMC)
---	---



Portable Toilet Request Form

The Town of Orangetown accepts requests for portable toilets from not-for-profit groups for their events and programs. Applications must be submitted 8 weeks prior to the event. In case of any changes, the organization must contact Mark Albert at malbert@orangetown.com no later than 48 hours prior to the event.

Event Information

Event Name * Tappan Reformed Church Spring Fling

Event Location Name * TRC Manse Lawn

Event Address *

Street Address
32 Old Tappan Road
Address Line 2

City Tappan State / Province / Region NY

Postal / Zip Code 10983 Country United States

Event Start Date * 5/13/2023
02:00:00 PM

Event End Date * 5/13/2023
07:00:00 PM

Set-up Info * Please describe the exact location the units should be placed on the event site
Can you please place them at back of parking lot (same location as Fall Fling in October)

Number of regular units required * 2

Number of ADA units required * 1

Total Number of units required * 3

Applicant Information

Applicant First Name * Taryn

Applicant Last Name * Doyle

Organization Name * Tappan Reformed Church

Organization Not For Profit? * Yes
 No

Organization Address *

Street Address

32 Old Tappan Road

Address Line 2

City

Tappan

Postal / Zip Code

10983

State / Province / Region

NY

Country

United States

Phone (w) *

5165210771

Phone (c) *

5165210771

Email *

trcfallfling@gmail.com

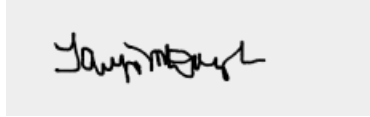
Certificate of Insurance *

2022-2023 Master Certificate - Town of
Orangetown.pdf

22.63KB

Certificate must list the Town of Orangetown as additional Insured

Signature *

A rectangular box containing a handwritten signature in black ink. The signature is cursive and appears to read "J. M. [unclear]".



Portable Toilet Request Form

The Town of Orangetown accepts requests for portable toilets from not-for-profit groups for their events and programs. Applications must be submitted 8 weeks prior to the event. In case of any changes, the organization must contact Mark Albert at malbert@orangetown.com no later than 48 hours prior to the event.

Event Information

Event Name * Relay For Life of Rockland

Event Location Name * Hudson valley iCampus

Event Address *

Street Address
401 N Middletown Rd
Address Line 2
APT D
City Pearl River State / Province / Region New York
Postal / Zip Code 10965 Country United States

Event Start Date * 5/20/2023
12:00:00 PM

Event End Date * 5/20/2023
11:00:00 PM

Set-up Info * Please describe the exact location the units should be placed on the event site
Hudson Valley iCampus lot to the left when coming in off North Middletown Road,
along the black fence with the building behind that is facing North Middletown Road.

Number of regular units required * 3

Number of ADA units required * 1

Total Number of units required * 4

Applicant Information

Applicant First Name * Michael

Applicant Last Name * Grella

Organization Name * American Cancer Society

Organization Not For Profit? * Yes
 No

Organization Address *

Street Address

3380 Chastain Meadow Pkway

Address Line 2

Suite 200

City

Kennesaw

Postal / Zip Code

30303

State / Province / Region

Georgia

Country

United States

Phone (w) *

845-558-2328

Phone (c) *

845-558-2328

Email *

mgrella89@gmail.com

Certificate of Insurance *

lyoc_15688057_LIMRS563.pdf

102.87KB

Certificate must list the Town of Orangetown as additional Insured

Signature *



Michael Grella



Application for Showmobile Use

Showmobile Requirements

Applications must be submitted to the Parks & Recreation Office no later than 8 weeks prior to your event in order to be placed on a Town Board agenda.

There are two pages to this application. Please read and understand all items listed on page 1 (this page) and upload your certificate of insurance.

Click "next" to advance to page 2 and fill out all requested information.

Upload Certificate of Insurance* lyoc_15688057_LIMRS563.pdf 102.87KB

Before completing the Showmobile Request Form, please be aware of the following:

- + The total area needed for the Showmobile is a space 50 feet in length, 15 feet in width and 25 feet in height.
- + Showmobile stage measures 28 feet long x 14 feet 7 inches deep x 25 feet high when open. One set of stairs is available with hand railings. (Please note that this measurement does not include the trailer hitch or the tow vehicle).
- + The lights require a 110 volt, 20 amp circuit to plug into within 150 feet of the right front side of the Showmobile. Additional electrical equipment must be plugged into a separate circuit.
- + The Showmobile must be parked in a relatively level space. The placement of the Showmobile is at the discretion of the Orangetown Parks & Recreation staff. Although every effort will be made to meet requests, this equipment does not go off road, over curbing, on uneven ground or over rough terrain.
- + The area must be free of obstructions such as overhanging tree limbs, electrical wires, etc.
- + The tow vehicle must remain with the Showmobile for the duration of the event.
- + In the event of winds in excess of 30 MPH, the stage canopy must be closed.
- + The Town seal is not to be covered and no nails, staples, tacks or tape may be used to attach any items to the Showmobile)
- + The organization will receive an emailed invoice after their event is complete. Payment is expected no later than 14 days after receipt of invoice.
- + A member of the organization renting the unit must be on site at time of arrival for proper set up as well as time of departure to assure all event tasks have been completed (i.e. removal of equipment)
- + Any changes/cancellations (unless otherwise agreed upon) to the event must be made 24 hours in advance by contacting Mark Albert at malbert@orangetown.com.

Additional Requirements:

- + Certificate of insurance required. Must name the Town of Orangetown as additionally insured.
- + Rental Costs: \$500.00 plus labor.

Showmobile Application

Event Information

Event/Festival Name * Relay For Life of Rockland

Event Location Name * Hudson Valley iCampus

Event Address *

Street Address
401 N Middletown Rd
Address Line 2
City Pearl River State / Province / Region NY
Postal / Zip Code 10965 Country US

Setup Date & Time * 5/20/2023
12:00:00 PM

Take-Down Date & Time * 5/20/2023
11:00:00 PM

Stair Arrangement *

Right side of stage
 Left side of stage
 Front of stage
 Not Sure

Set-up Info *

Please describe in detail what the stage will be used for and how you intend to set it up. If you have a rain date, please list it here so long as all the information above is the same.

Stage will be used for DJ ,Survivor, Caregiving speakers and announcements throughout the event. It will be placed along the fence in the parking lot to the left off North Middletown Road.

Placement *

Pavement
 Grass/Field
 Other

Applicant Information

Applicant's Name * Michael Grella

Organization Name * American Cancer Society

Organization Address * 3380 Chastain Meadow

Organization City * Kennesaw

Organization State * Georgia

Phone (w) * 845-558-2328

Phone (c) * 845-558-2328

Email*

mgrella89@gmail.com

Signature*

Michael Grella

By checking this box and submitting this form, I acknowledge I have read, understand, accept, and agree to the above terms and conditions.

*

I accept the terms and conditions

Date

2/11/2023

03:46:23 PM

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

2/9/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Commercial Lines – (404) 923-3700 USI Insurance Services LLC 1 Concourse Parkway NE, Suite 700 Atlanta, GA 30328	CONTACT NAME: Jennifer Lefler PHONE (A/C. No. Ext): 470-875-0441 E-MAIL ADDRESS: jennifer.lefler@usi.com	FAX (A/C. No.): 610-537-1929
	INSURER(S) AFFORDING COVERAGE	
INSURED American Cancer Society, Inc. 3380 Chastain Meadows Pkwy. NW Suite 200 Kennesaw, GA 30144-0101	INSURER A: ACE American Insurance Company	NAIC # 22667
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 15688057**REVISION NUMBER:** See below

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: Event	X		HDO G47299081	09/01/2022	09/01/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 2,500 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 25,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: COIR000012392 Relay For Life of Rockland Pfizer lot - Hudson Valley iCampus Use of Showmobile May 20, 2023

Town of Orangetown is included as an additional insured in accordance with the terms and conditions of the General Liability policy and only if required by written contract or agreement.

CERTIFICATE HOLDER

Town of Orangetown
 26 W Orangeburg Rd
 Orangeburg, New York 10962

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paul B. B...

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ACORD 25 (2016/03)

(This certificate replaces certificate# 15687718 issued on 2/7/2023)



Application for Showmobile Use

Showmobile Requirements

Applications must be submitted to the Parks & Recreation Office no later than 8 weeks prior to your event in order to be placed on a Town Board agenda.

There are two pages to this application. Please read and understand all items listed on page 1 (this page) and upload your certificate of insurance.

Click "next" to advance to page 2 and fill out all requested information.

Upload Certificate of Insurance * 22-23 Master - The Town of Orangetown (2).pdf 27.23KB

Before completing the Showmobile Request Form, please be aware of the following:

- + The total area needed for the Showmobile is a space 50 feet in length, 15 feet in width and 25 feet in height.
- + Showmobile stage measures 28 feet long x 14 feet 7 inches deep x 25 feet high when open. One set of stairs is available with hand railings. (Please note that this measurement does not include the trailer hitch or the tow vehicle).
- + The lights require a 110 volt, 20 amp circuit to plug into within 150 feet of the right front side of the Showmobile. Additional electrical equipment must be plugged into a separate circuit.
- + The Showmobile must be parked in a relatively level space. The placement of the Showmobile is at the discretion of the Orangetown Parks & Recreation staff. Although every effort will be made to meet requests, this equipment does not go off road, over curbing, on uneven ground or over rough terrain.
- + The area must be free of obstructions such as overhanging tree limbs, electrical wires, etc.
- + The tow vehicle must remain with the Showmobile for the duration of the event.
- + In the event of winds in excess of 30 MPH, the stage canopy must be closed.
- + The Town seal is not to be covered and no nails, staples, tacks or tape may be used to attach any items to the Showmobile)
- + The organization will receive an emailed invoice after their event is complete. Payment is expected no later than 14 days after receipt of invoice.
- + A member of the organization renting the unit must be on site at time of arrival for proper set up as well as time of departure to assure all event tasks have been completed (i.e. removal of equipment)
- + Any changes/cancellations (unless otherwise agreed upon) to the event must be made 24 hours in advance by contacting Mark Albert at malbert@orangetown.com.

Additional Requirements:

- + Certificate of insurance required. Must name the Town of Orangetown as additionally insured.
- + Rental Costs: \$500.00 plus labor.

Showmobile Application

Event Information

Event/Festival Name * Earth Day

Event Location Name * St. Thomas Aquinas College

Event Address *

Street Address
Sparkill
Address Line 2
City Pearl River State / Province / Region NY
Postal / Zip Code 10965 Country United States

Setup Date & Time * 4/21/2023
12:00:00 PM

Take-Down Date & Time * 4/23/2023
06:00:00 PM

Stair Arrangement *

Right side of stage
 Left side of stage
 Front of stage
 Not Sure

Set-up Info * Please describe in detail what the stage will be used for and how you intend to set it up. If you have a rain date, please list it here so long as all the information above is the same.
Entertainment and music

Placement *

Pavement
 Grass/Field
 Other

Applicant Information

Applicant's Name * Angela McDonnell

Organization Name * St Thomas Aquinas College

Organization Address * St Thomas Aquinas College

Organization City * Sparkill

Organization State * NY

Phone (w) * 9176351025

Phone (c) * 9176351025

Email * amcdonne@stac.edu

Signature*

A rectangular box containing a handwritten signature in black ink that reads "Angela McDonnell".

By checking this box and submitting this form, I acknowledge I have read, understand, accept, and agree to the above terms and conditions.

*

I accept the terms and conditions

Date

3/2/2023

11:00:10 AM



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/1/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

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Table with producer and insured information, contact details, and insurer list.

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED.

Main table with columns for INSR LTR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFF, POLICY EXP, and LIMITS.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: February 15-May 1st for men's and women's soccer
Town of Orangetown is included as additional insured under the General Liability as per the written agreement with regard to work performed by the named insured.

CERTIFICATE HOLDER CANCELLATION

Table with certificate holder information and cancellation notice.

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	041223	\$ 267,901.19
	041323	\$ 15,942.15
	042323	\$ 873.30
	042523	\$ 454,655.81
		\$ 739,372.45

The above listed claims are approved and ordered paid from the appropriations indicated.

APPROVAL FOR PAYMENT

AUDITING BOARD

Councilman Gerald Bottari

Councilman Paul Valentine

Councilman Thomas Diviny

Councilman Brian Donohue

Supervisor Teresa M. Kenny

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 4/21/2023
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 4/25/2023 consists of 4 warrants for a total of \$739,372.45.

The first warrant had 29 vouchers for \$267,901 and was for utilities.

The second warrant had 5 vouchers for \$15,942 and was for 207c payments.

The third warrant had 1 vouchers for \$873 and was for 207c medical.

The fourth warrant had 146 vouchers for \$454,655 and had the following items of interest.

1. Candle (p8) - \$15,000 for 1st payment of contract.
2. Commission of Taxation and Finance (p9) - \$16,412 for 1Q worker's comp board payment.
3. Custom conveyor (p11) - \$9,663 for Sewer plant parts.
4. Eagle Point Gun (p12) - \$9,419 for Police ammunition.
5. East Coast Emergency Lighting (p12) - \$8,570 for outfitting Building and Fire vehicles.
6. Gall's (p17) - \$8,522 for retainage return.
7. Global Montello (p19) - \$15,996 for fuel.
8. Goosetown Enterprises (p19) - \$8,050 for police equipment leases.
9. Hisco Pump (p20) - \$5,639 for replacement pump – Sewer.
10. NYS Unemployment Insurance (p23) - \$9,427 for unemployment insurance.
11. Office of Mental Health (p25) - \$16,927 for utilities.
12. Pace analytical services (p35) - \$13,395 for sewer testing.
13. Precision Electrical Motor Works (p39) - \$12,150 for replacement parts sewer.
14. Sealcoat USA (p45) - \$113,065 for crack seal various locations.

15. State Comptroller (p47) - \$37,597 for Justice Fines.
16. Swift Electrical Supply Co. (p48) - \$5,461 for splashpad electrical.
17. Van Bortel Chevrolet (p50) - \$45,033 for Police vehicle (bonded).

Please feel free to contact me with any questions or comments.

Jeffrey W. Bencik, CFA

845-359-5100 x2204