

ZONING BOARD OF APPEALS

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

Date: April 28, 2023

TO: OBAPAE

Environmental Management and Engineering
✓Rockland County Sewer District #1
New York State Dept. of Transportation
Palisades Interstate Park Commission
Orange and Rockland Utilities
Orangetown Highway

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

4/28/2023

Review of Plans: Tri-Bee LTD, 120 & 122 East Central Avenue, Pearl River, NY
Section 68.20 Block 2 Lots 5.1 & 5.2 CS zone

This matter is scheduled for:

Chapter 43, CS District, Section 9.2 (Degree of nonconforming bulk not to be increased: required front yard is 0' or 45': 30' existing & proposed); Section 9.34: ("Extension or Enlargement" shall mean: in the case of a nonconforming use in a building, the enlargement of such building so as to create additional floor area, other extension within any existing building to any portion of the floor area therein not formerly used for such nonconforming use, except where such additional floor area was manifestly designed for such use a the time such use became nonconforming or the extension of the use to an area outside the building... A nonconforming use hall not be extended except as follows: To the extent the district regulations permit, and on application of the Board of Appeals , any use, except a sign, first permitted by right or by special permit, in nay district, may be extended up to but not exceeding an aggregate increase of 50% in its floor area or of its land area occupancy if a nonbuilding use. However, this provision may be used only once for each such use."); from Section 3.11, Column3 Uses by Special Permit, Zoning Board, Number 1 (Additions to existing residential structures ...on the same lot as existing residential uses": A special permit is required); Section 3.11, CS District, Column6, same as R-80 District, Column6: Residences, at least 1 parking space for each 1/2 dwelling ...22 apartments result in the need for 44 parking spaces) The premises are located at 120 & 122 East Central Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 2, Lots 5.1 & 5.2 in the CS zoning district.

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

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

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

Zoning Board Meeting Date: June 7, 2023

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

This project is before the Zoning Board on **Wednesday June 7, 2023**. **Kindly forward your completed review to this office by June 7, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: April 21, 2023

Applicant: Tri-Bee LTD. 120 & 122 East Central Ave Site Plan

Address: 120 & 122 East Central Avenue Pearl River

Section: 68.20

Block: 2

Lot: 5.1 & 5.2

Permit# _____

Plans Submitted: Plans labeled "Existing Conditions, proposed improvements & Subdivision Plat
for Tri-Bee LTD signed and sealed by Jay A. Greenwell, PLS, LLC with the latest revision 03/14/23

Letter dated January 26, 2023 from Jane Slavin, RA, Director O.B.Z.P.A.E.

Planning Board Decision #23-06 dated February 8, 2023

Application for ZBA dated 4/17/ 23

Project Name: Tri-Bee LTD. 120 & 122 East Central Avenue

Date of Submittal to Land Use Board: _____

Date of Board Meeting: TBD

RECEIVED

APR 21 2023

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

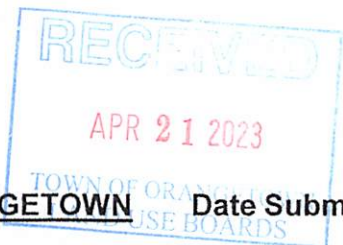
Sincerely,

Debbie Arbolino

Administrative Aide

RECEIVED
APR 21 2023
TOWN OF ORANGETOWN
LAND USE BOARDS

Date/Initial of OBZPAE Review Completed: _____



Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

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

Project Name: TRI-BEE LTD. 120 & 122 East Central Ave.

Street Address: 120 & 122 East Central Ave. Pearl River, NY 10965

Tax Map Designation:

Section: 68.20 Block: 2 Lot(s): 5.1 & 5.2

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

Directional Location:

On the South side of E Central Ave., approximately 0 feet of the intersection of John Street, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>0.53</u>	Zoning District <u>CS</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>Veolia</u>	Sewer District <u>Orangetown</u>

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

Site Plan - Improvements to existing apartments

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

Date: 4/17/23 Applicant's Signature: _____

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If subdivision:

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

If site plan:

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

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

Environmental Constraints:

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

Are there **streams** on the site? If yes, please provide the names. _____

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

Project History:

Has this project ever been reviewed before? _____

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

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



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

Jane Slavin, RA
Director

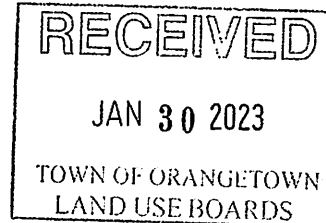
(845) 359-8410

Fax: (845) 359-8526

Date: January 26, 2023

To: Planning Board

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



Subject: **Tri-Bee Site Plan**
Prepreliminary/ Preliminary/ Site Plan
and SEQRA Review
120 & 122 East Central Avenue, Pearl River
68.2-/2/5.1 & 5.2; CS

PB #23-06

Submission Reviewed:

Site plan as prepared by Jay Greenwell, PLS, LLC, last revised 9/27/2022.

- 1) Applicant is proposing to remove an existing 4 family dwelling and frame garage and add a 5,760 square foot addition to the existing 12,271 square foot 16-unit multifamily dwelling, for a total of 22 units and 18,031 square feet.
- 2) Tax Assessor's office records indicate that the structure at 120 E Central appears to have been built in approximately 1910, and the structure at 122 E Central in 1920, preceding the Town of Orangetown Zoning Regulations and is considered an existing non-conforming use.
- 3) Applicant has advised that the existing apartment building contains 2 – two-bedroom units, 2 studios and 12 one-bedroom units. The proposed addition will contain 4 on-bedroom units. Applicant must provide existing and proposed floor plan layouts.
- 4) Per Chapter 43, Article IX, section 9.2; "*Degree of nonconforming bulk not to be increased.*" Required front yard is 0 or 45' with 30' existing and proposed to the new addition.
- 5) Per Chapter 43, Article IX, section 9.34; "*Extension or enlargement. [Extension or enlargement] shall mean: in the case of a nonconforming use in a building, the enlargement of such building so as to create additional floor area, or the extension within any existing building to any portion of the floor area therein not formerly used for such nonconforming use, except where such additional floor area was manifestly designed for such use at the time such use became nonconforming or the extension of the use to an area outside the building; ...*"

A nonconforming use shall not be extended except as follows: To the extent the district bulk regulations permit, and on application of the Board of Appeals, any use, except a sign, first permitted by right or by special permit, in any district, may be extended up to but not exceeding an aggregate increase of 50% in its floor area or of its land area occupancy if a nonbuilding use. However, this provision may be used only once for each such use.

- 6) Per Chapter 43, Table 3.11, column 3, Uses by special permit, Zoning Board, Number 1, "Additions to existing residential structures...on the same lot as existing residential uses." A special permit is required.
- 7) Applicant must advise as to what parking regulation they are applying to arrive at 22 spaces being required. Per Chapter 43, Table 3.11, CS District, Column 6, "same as R-80", R-80 District, Column 6, Residences, at least 1 parking space for each ½ dwelling...22 apartments would then result in 44 spaces being required.
- 8) A complete site development plan shall be submitted in conformance with Chapter 21 and 21A.
- 9) Applicant must show compliance with NYS codes in reference to accessible parking spaces, site accessible routes, and accessible units.
- 10) New steps are proposed at the northeast corner of the existing building and are shown terminating right onto a proposed parking spot. A landing shall be provided at the bottom of the stairs.
- 11) What is proposed to prevent cars from driving into the building along the north side?
- 12) Retaining wall details must be provided.
- 13) Proposed building elevations must be submitted with existing and proposed building heights indicated.
- 14) ACABOR review and approval is required.
- 15) The SEAF that was submitted is an old form. A new SEAF must be submitted on the current form.

**PB#23-06: Tri-Bee Site Plan
Town of Orangetown Planning Board Decision
Preliminary Site Plan Approval Subject to Conditions**

Permit #BLDG-2294-22

**February 8, 2023
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**TO: Donald Brenner, 4 Independence Ave., Tappan, New York
FROM: Orangetown Planning Board**

RE: Tri-Bee Site Plan: The application of Tri-Bee LTD, owner, for review of a site plan at a site to be known as "Tri-Bee Site Plan", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 120 & 122 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lots 5.1 & 5.2 in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **February 8, 2023** at which time the Board made the following determinations:

Thomas Bertussi, Donald Brenner and Jay Greenwell appeared and testified.

The Board received the following communications:

1. Project Review Report dated January 25, 2023.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated January 26, 2023.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated February 6, 2023.
4. Interdepartmental memorandum from the Bureau of Fire Prevention on, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated January 26, 2023.
5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, PE, dated February 7, 2023.
6. Letter and Notice from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated January 27, 2023 and Jake Palant, dated January 6, 2023.
7. Notice and Letter from Rockland County Highway Department, signed by Dyan Rajasingham, Engineer III, dated January 6 & 10, 2023.
8. Letters from Rockland County Department of Health, dated November 29, 2022 and January 11, 2023, signed by Elizabeth Mello, PE.
9. Letter from Rockland County Sewer District No.1, dated January 20, 2023, signed by Joseph LaFiandra, Engineer II.

2023 FEB 08 10 03 AM
TOWN OF ORANGETOWN

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**February 8, 2023
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10. Notice from the Town of Orangetown Zoning Board of Appeals, signed by Patricia Castelli, Acting Chair, dated January 4, 2023.
11. Copy of the Short Environmental Assessment Form, dated January 27, 2023, signed by Thomas Bertussi, Principal.
12. Email from Orange & Rockland Utilities, from Alfred Gaddi, PE, dated January 3, 2023.
13. Site Plan prepared by Jay Greenwell, PLS, dated September 27, 2022.
14. Referral from the Building Department signed by Rick Oliver, dated October 18, 2023.

The hearing was then opened to the Public.

A motion was made to open the Public Hearing portion of the meeting by Denise Lenihan and seconded by Kevin Farry and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Andrew Andrews, aye; Tara Heidger (alternate member), absent and Lisa DeFeciani, aye.

There being no one from the Public a motion was made by Andrew Andrews and second by Denise Lenihan and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Andrew Andrews, aye; Tara Heidger (alternate member) absent and Lisa DeFeciani, aye.

SEQRA

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Kevin Farry and seconded by Denise Lenihan and carried as follows: Thomas Warren – Chairman, absent; Denise Lenihan, aye; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Tarra Heidger ((alternate member), absent, and Andrew Andrews, aye; the Board declared itself Lead Agency.

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

20230208 10:00 AM
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**PB#23-06: Tri-Bee Site Plan
Town of Orangetown Planning Board Decision
Preliminary Site Plan Approval Subject to Conditions**

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After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Sewer District #1, Rockland County Department of planning, Rockland County Department of Health and Rockland County Highway Department, and having reviewed the drawings presented by the applicant's professional consultants; a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

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

APPROVED
FEB 21 2023
TOWN OF ORANGETOWN

**PB#23-06: Tri-Bee Site Plan
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On motion by Kevin Farry and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Andrew Andrews, aye; Tara Heidger (alternate member), absent, and Lisa DeFeciani, aye, the Board made a Negative Declaration pursuant to SEQRA.

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

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."
2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. Applicant is proposing to remove an existing 4 family dwelling and frame garage and add a 5,760 square foot addition to the existing 12,271 square foot 16-unit multifamily dwelling, for a total of 22 units and 18,031 square feet.
4. Tax Assessor's office records indicate that the structure at 120 E Central appears to have been built in approximately 1910, and the structure at 122 E Central in 1920, preceding the Town of Orangetown Zoning Regulations and is considered an existing non-conforming use.
5. Applicant has advised that the existing apartment building contains 2 – two-bedroom units, 2 studios and 12 one-bedroom units. The proposed addition will contain 4 on-bedroom units. Applicant must provide existing and proposed floor plan layouts.
6. Per Chapter 43, Article IX, section 9.2; "*Degree of nonconforming bulk not to be increased.*" Required front yard is 0 or 45' with 30' existing and proposed to the new addition.

RECEIVED
FEB 10 2023
TOWN OF ORANGETOWN

**PB#23-06: Tri-Bee Site Plan
Town of Orangetown Planning Board Decision
Preliminary Site Plan Approval Subject to Conditions**

Permit #BLDG-2294-22

**February 8, 2023
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7. Per Chapter 43, Article IX, section 9.34; "Extension or enlargement. ["Extension or enlargement" shall mean: in the case of a nonconforming use in a building, the enlargement of such building so as to create additional floor area, or the extension within any existing building to any portion of the floor area therein not formerly used for such nonconforming use, except where such additional floor area was manifestly designed for such use at the time such use became nonconforming or the extension of the use to an area outside the building; ... A nonconforming use shall not be extended except as follows: To the extent the district bulk regulations permit, and on application of the Board of Appeals, any use, except a sign, first permitted by right or by special permit, in any district, may be extended up to but not exceeding an aggregate increase of 50% in its floor area or of its land area occupancy if a nonbuilding use. However, this provision may be used only once for each such use."

8. Per Chapter 43, Table 3.11, column 3, Uses by special permit, Zoning Board, Number 1, "Additions to existing residential structures...on the same lot as existing residential uses." A special permit is required.

9. Applicant must advise as to what parking regulation they are applying to arrive at 22 spaces being required. Per Chapter 43, Table 3.11, CS District, Column 6, "same as R-80", R-80 District, Column 6, Residences, at least 1 parking space for each ½ dwelling...22 apartments would then result in 44 spaces being required.

10. A complete site development plan shall be submitted in conformance with Chapter 21 and 21A.

11. Applicant must show compliance with NYS codes in reference to accessible parking spaces, site accessible routes, and accessible units.

13. New steps are proposed at the northeast corner of the existing building and are shown terminating right onto a proposed parking spot. A landing shall be provided at the bottom of the stairs.

14. What is proposed to prevent cars from driving into the building along the north side?

15. Retaining wall details must be provided.

16. Proposed building elevations must be submitted with existing and proposed building heights indicated.

2023 FEB 08 10 01 AM
TOWN OF ORANGETOWN

**PB#23-06: Tri-Bee Site Plan
Town of Orangetown Planning Board Decision
Preliminary Site Plan Approval Subject to Conditions**

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**February 8, 2023
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17. Review and approval is required by the Town of Orangetown Architecture and Community Appearance Board of Review.

18. The Short Environmental Assessment Form (SEAF) that was submitted is an old form. A new SEAF must be submitted on the current form.

19. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and the construction plans are reviewed and approved by the inspector

20. Because the total amount of impervious area is increasing, the applicant's engineer shall design onsite storage to achieve a zero increase in runoff from the proposed site. Drainage calculations, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to DEME for review and approval.

21. Soil analysis, perc tests and determination of groundwater elevations shall be performed at all of the of the proposed stormwater detention system locations. These tests/ investigations shall be performed in the spring or fall when the ground water table is typically at its highest. These tests shall be performed **PRIOR to this proposal receiving **Final Approval** to ensure the adequacy of the design. The information/ test results/ elevations shall be added and incorporated into the drainage calculations. DEME shall be notified at least 48 hours in advance of these field tests/ investigations. Copies of all correspondence related to this issue shall be submitted to DEME.**

22. The total area of disturbance shall be listed on the plans.

23. DEME Department requests that the applicant's surveyor/ engineer look into the feasibility of relocating the site exit onto John Street, to the south west corner of the property, to reduce the number of impervious surfaces, eliminate a 90° turn - around the southwest corner of the lot and a 180° turn – exiting the property onto John Street and heading south.

24. The plans shows a new retaining wall being installed along the south west property line/ Right of Way line for John Street. The wall must be a pre-engineered (e.g. Versa lock, Unilock, Keystone, etc.) wall. No laid-up stone/ field stone wall will be accepted. Detailed design drawings, that include the amount of disturbance in the Town R.O.W. that will be required, shall be submitted for review and approval. Plan, profile and cross-sections for the proposed wall shall also be added to the drawings.

2023-02-08 10:00:00

02-08-23 10:00:00

2023-02-08 10:00:00

**PB#23-06: Tri-Bee Site Plan
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25. In connection with comment #5 above, the property owner shall sign a hold harmless agreement with the Town of Orangetown/ Highway Department. The specific language of the agreement shall be coordinated with the Town Attorney's office. The hold harmless agreement shall be submitted to the Highway Department and the Town Attorney's office for review and approval.

26. New concrete curbing shall be installed along the edge of pavement on John Street, along the project site. A detail for same shall be added to the drawings.

27. The existing and proposed sanitary building & house connections, and their connections to existing public sanitary mains, shall be shown on the plan.

28. The existing sanitary mains in John Street and East Central Avenue shall be shown on the plan.

29. The sanitary house connection for the existing 2 1/2 story dwelling that is being removed shall be labeled to be cut and capped at the sanitary main.

30. Sanitary calculations for the proposed site, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to DEME for review and approval. The calculations shall include both the existing apartment building as well as the proposed addition.

31. Soil erosion and sediment control plans and details shall be submitted with the plans for review and approval.

32. A post construction stormwater maintenance agreement (in accordance with NYSDEC Phase II regulations) for the proposed stormwater systems shall be submitted to DEME and the Town Attorney's office for review and approval. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with telephone number, yearly report to be submitted to DEME, etc.

33. The Town of Orangetown Bureau of Fire Prevention offered the following comments:

- Show the proposed height of the building on the Site Plan,
- Show fire Lane striping and signage,
- What is the dimension of the entrance? Minimum fire apparatus access road width is 20',
- Show that fire apparatus can drive around the building, and
- Show dimensions of access road on Site Plan.

APPROVED BY THE
PLANNING BOARD
DATE: 02/08/23

**February 8, 2023
Page 8 of 16**

34. Drainage Review Recommendation – Brooker Engineering

The application has demonstrated that there are no potential significant impacts with respect to drainage that require mitigation. We Brooker Engineering, the Planning Board's Drainage Consultant therefore recommends that the Tri-Bee LTD Site Plan be approved for drainage subject to the following Project Comments.

Project Description

This is the first drainage review report for this project. The proposed action consists of the construction of a 24'x80' building addition to an existing apartment structure. An existing dwelling and detached garage on a separate tax lot to be merged with the subject lot will be removed. Land slopes downhill to the northwest towards John Street and East Central Avenue. Improvements to the parking lots and site circulation will be performed as part of the overall work. The site plan largely maintains the existing drainage pattern and stormwater runoff rates; no stormwater detention facilities are proposed.

Project Comments

1. Provide a breakdown of existing and proposed impervious areas. Increases in impervious area greater than 400 SF require stormwater mitigation.
2. Verify no new doors are proposed on the north, east, and south sides of the building addition.
3. Verify if curbs are proposed along the two feet wide landscaped areas around the north, east, and south sides of the building addition.
4. Show positive drainage around the east side of the building addition.
5. Verify on the Site Plan if the addition will be slab on grade or have a basement.

35. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:

- 1). Inadequate parking for a site that has access to a County Highway can impede the safe and efficient flow of traffic and create unsafe access conditions, multiple movements to and from the roadway, and result in the need for parking within the County Right of Way. Only 19 parking spaces are proposed for a total of 22 dwelling units. While the parking calculations indicates that 22 spaces are required, it is unclear how this calculation was determined. Multifamily residences are not an allowed use in the CS zoning district and, therefore, there is no established parking requirement. However, the MFR zoning district requires 1.5 spaces per one-bedroom unit and 2 spaces per two-bedroom unit. Senior Citizen housing, which generally has a lower parking demand than multifamily residences, requires 1.25 spaces per dwelling unit. No information regarding the number of bedrooms in each unit has been provided. However, the proposed 19 parking spaces represents less than one space per dwelling unit. The proposed site plan must be disapproved. Any development must be reduced in size or number of units so that adequate on-site parking can be provided.

APPROVED FOR THE BOARD
BY: [Signature]
DATE: 2/10/23

**PB#23-06: Tri-Bee Site Plan
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Continuation of Condition #35...

2). As noted in the previous comment, multifamily residence are not an allowed use in the CS zoning district. As a result, there are no established bulk requirements for the proposed action. The information provided in the bulk table represents the bulk requirements for use group FF, which are generally commercial uses. Without established bulk requirements for this non-conforming use, it is advisable that the planning Board be guided by the requirements for Multifamily residences in other zoning districts. Multifamily residences in the MFR zoning district must meet the bulk requirements of use group U, which has substantially more restrictive bulk requirements, particularly a maximum floor area ratio (FAR) of 0.40. The proposed FAR of 0.69 exceeds this standard by 73%. In addition, the MFR zoning district has a maximum residential density of 6.0, 4.8 and 4.0 units per acre for one-bedroom, two-bedroom, and three or more-bedroom units, respectively. The proposed development will have a residential density of over 41 units per acre. Permitting development that does not comply with established standards can set an undesirable land use precedent and result in the overutilization of individual sites. We caution the Town to consider precedent and whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened before granting approvals. The Town must consider the cumulative and community impacts of permitting such development before granting approvals.

3). The applicant must comply with the conditions of the Rockland County Highway Department's letter of January 10, 2023 and all required permits obtained.

4). A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.

5). A review must be completed by the County of Rockland Office of Fire and Emergency Services, Town of Orangetown Fire Inspector, or the Pearl River Fire District to ensure that the site is designed in a safe manner and there is sufficient maneuverability on the site for emergency vehicles.

6). As required by the Rockland County Stream Control Act, the subdivision/lot merger must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.

PLANNING BOARD
TOWN OF ORANGETOWN
FEBRUARY 8, 2023

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Continuation of Condition #35...

7). Once a subdivision has been approved, a filed map cannot be used to convey property, nor can the tax aps be updated with the lot changes, until the deeds are filed with the County Clerk, conveying the portions of the lots that are required to achieve the lot configuration indicated on the subdivision map. The applicant and the Town must make sure that the deeds are properly filed with the County Clerk to ensure that the tax maps are properly updated.

8). Fire lanes must be delineated on the site plan and access unimpeded.

9). Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the NYS Standards for Urban Erosion and Sediment Control.

10). There shall be no net increase in the peak rate of discharge from the site at all design points.

11). The site plan indicates landscaping strips along the parking area without delineating the actual plants proposed. Only two existing trees are illustrated within the courtyard area; however, there is no legend provided to identify their species. A landscape plan, indicating the species of plants to be used and where they will be planted, must be provided.

12). We recommend that the applicant use plants that are native to New York for the proposed landscaping to help preserve and promote biodiversity. Native plants are better adapted to the local climate and soils, making them easier to care for, and result in the need for less fertilizer pesticides, and use of water. They also have deeper root systems that help prevent erosion and increased runoff into local water bodies. A pdf titled "Native Plants for Gardening and Landscaping Fact sheets" that lists native species and the environments in which can grow can be found on NYSDEC website.

13). Areas designated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. Providing specific locations on the site for snow piles will reduce the loss of available parking spaces meant to be used by residents or visitors. This is especially since the site has fewer than the minimum required number of parking spaces. In addition, designating specific areas will help to protect landscaping from damage due to the weight of the snow and salt intrusion.

[Faint, illegible text, possibly a stamp or signature]

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Continuation of Condition #35...

14). The site plan indicates that the existing macadam drive on the eastern portion of the site will be repaved. To help reduce the impact of this development, a reduction of impervious surfaces should be considered. Permeable pavers and additional green infrastructure techniques should be considered such as bioswales, rail gardens, and rainwater capture. It is recommended that the applicant review Chapter 5 "Green Infrastructure Practices" of the 2015 NYSDEC Stormwater Design Manual.

15). If any additional lighting is proposed, it must be identified on the legend and delineated on the site plan drawing. A lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.

16). Near the northwest corner of the building, the site plan illustrates a stairway and a concrete walkway to be constructed where two parking spaces are proposed. The location of this walkway will limit the amount of room available for a vehicle to park in either of these spaces. This is also unsafe and creates potential for conflict between a pedestrian descending the staircase and a vehicle entering one of the spaces. The sidewalk and the parking spaces must be reconfigured.

17). The site plan proposes eight parallel parking spaces near or adjacent to the outer walls of the structure. The use of parallel spaces, as opposed to perpendicular parking, may result in vehicle tailpipes being only a few feet from apartment windows. Pollution from idling vehicles may have a serious impact on indoor air quality for residents, depending on the location of windows. The Planning Board must consider the potential health impacts of this parking layout and consider relocating the parking spaces to a greater distance from the structure.

18). As noted in the previous comment, several of the proposed parking spaces are adjacent to the structure. The site plan must be amended to include protective bollards, particularly around the window wells, electric box, and entry stairs along the southern side of the structure.

19). The site plan must be amended to include a "Do Not Enter" sign at the northwest exit to prevent vehicles from entering.

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Continuation of Condition #35...

20). No handicap parking spaces are depicted on the site plan drawing. Parking spaces shall be reserved for handicapped as required by State law and as directed by the Planning Board. The location of such spaces shall permit barrier-free access for the handicapped to proposed buildings and facilities, when required. All such spaces shall be designed by signs on stanchion as well as by ground markings.

21). All proposed signage shall be indicated on the site plan and shall conform to the sign ordinance in Chapter 31C of the Orangetown Code.

22). We request the opportunity to review the special permit and variance application needed to implement the proposed site plan, as required by NYS General Municipal Law, section 239-m(3)(a)(v).

23). The designated street line (DSL) must be indicated on the site plan. Any lot area deductions must be indicated. Any additional variances required due to a change in measurement must be submitted to DEME for review, as required by NYS General Municipal Law, section 239-m(3)(a)(v).

24). Pursuant to the Rockland County Sanitary Code, Article XIII, Section 13.8.1, all multiple dwellings with three or more rental units must register and obtain a Multiple Dwelling Rental Certificate (MDRC). If this proposed multifamily dwelling meets the requirements of the MDRC requirement, then the owner must register and obtain the MDRC. Failure to comply is a violation of Article XIII, which may result in penalties of \$2,000.00 per day.

25.1). Map note#16 on Sheets 1 and 3 of the site plan states that the water supplier is United Water of New York. The map note on both sheets must be corrected to Veolia North America.

36. The Rockland County Department Health (RCDOH) has received plans for review and offered the following comment:
Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to RCDOF for review of the system for compliance with the Rockland County Sanitary Code (Mosquito Control).

PLANNING BOARD
ORANGETOWN, FLORIDA

**PB#23-06: Tri-Bee Site Plan
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37. The Rockland County Highway Department reviewed the submitted information and offered the following comments:

- 1. As the parking in the area is a concern, the Highway Department believes the applicant should provide a mitigation plan for the parking variances.**
- 2. The applicant must secure a road work permit from the Rockland County Highway Department if the proposed action is approved by the Town.**

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

39. Orange and Rockland reviewed the submitted information offered the following comment: The proposed work may be in conflict with the existing gas service. It seems an addition load will most likely be required for the site. Please contact O&R's new business department for all disconnects/ reconnects and load increases. All code 753 rules must be followed. will be retiring the main and services feeding the property.

40. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

41. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

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

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

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

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

- a. No construction equipment shall be parked under the tree canopy.
 - b. There will be no excavation or stockpiling of earth underneath the trees.
 - c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.
 - d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
 - One (1) foot radius from trunk per inch DBH
 - Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
 - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
 - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.
- The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

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

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46. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

47. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

48. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

49. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

50. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

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

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Override

The Board made motions to override Condition 1 of the January 27, 2023 letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, for the following reasons:

The Board held that the number of residential units are existing. In regard to the number of parking spaces, the applicant will need to make application to the Town of Orangetown Zoning Board of Appeals for a parking variance.

A motion to override the condition was made and moved by Kevin Farry and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, aye; Kevin Farry, aye; Lisa DeFeciani, aye; Kevin Farry, aye, Tara Heidger, (alternate member), not voting and Michael McCrory, aye.

The foregoing Resolution was made and moved by Kevin Farry seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, Vice Chairman, aye; Andrew Andrews, aye; Kevin Farry, aye; Lisa DeFeciani, aye; Kevin Farry, aye, Tara Heidger, (alternate member), absent and Michael McCrory, aye.

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

**Dated: February 8, 2023
Cheryl Coopersmith
Town of Orangetown Planning Board**



TOWN OF ORANGETOWN
2023 FEB 27 12:54
TOWN CLERK'S OFFICE

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

**PB#23-06: Tri-Bee Site Plan
Town of Orangetown Planning Board Decision
Preliminary Site Plan Approval Subject to Conditions**

February 8, 2023

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

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

NAME OF ACTION: Tri-Bee Site Plan

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

**DESCRIPTION OF ACTION: Preliminary Site Plan Approval Subject to
Conditions
Neg. Dec.**

LOCATION: The site is located at 120 & 122 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lots 5.1 & 5.2 in the CS zoning district.

REASONS SUPPORTING THIS DETERMINATION:

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

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

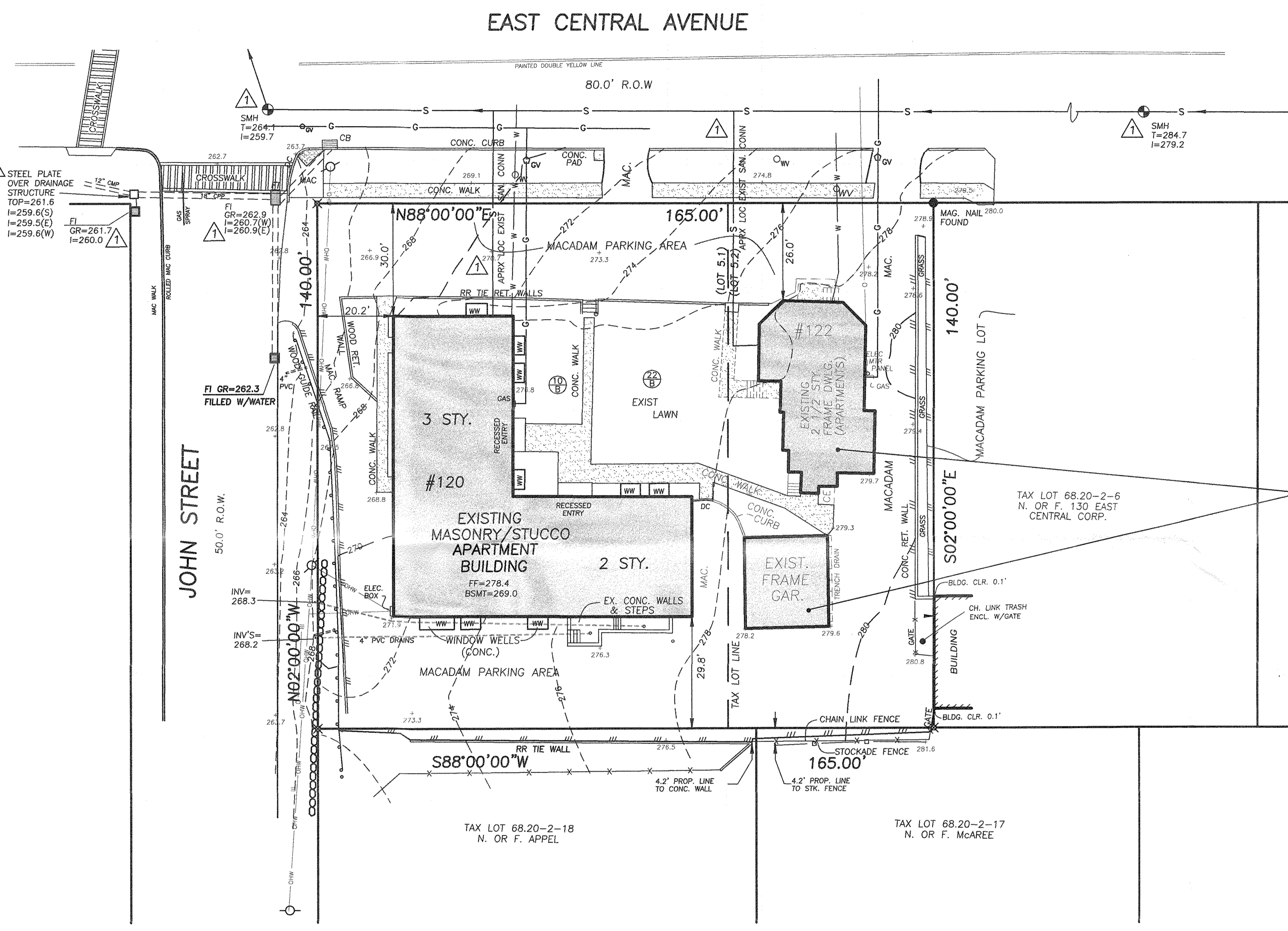
If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning
Administration and Enforcement
Town of Orangetown
20 Greenbush Road, Orangeburg, NY 10962
Telephone Number: 845-359-5100

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

TOWN OF ORANGETOWN



NOTE:
EXISTING FRAME DWELLING (4 APARTMENT UNITS) AND GARAGE TO BE REMOVED.
PROPOSED 24'x 80'- 3 STORY ADDITION TO BE CONSTRUCTED WITH 4 APARTMENT UNITS (SEE SHEET 2)

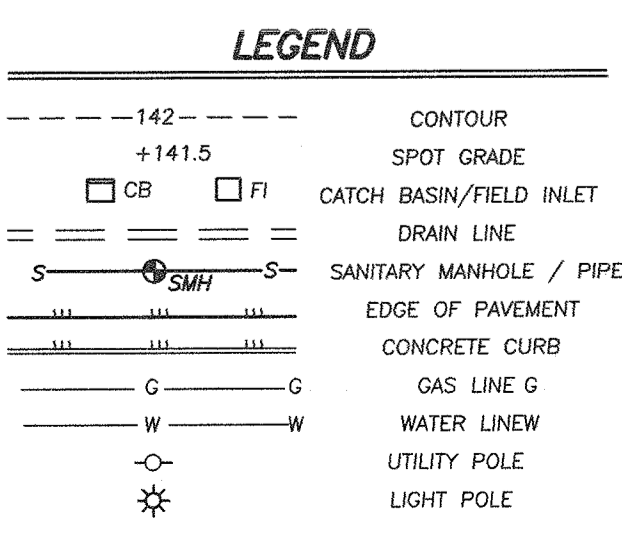
A RESUBDIVISION JOINING TAX LOTS 68.20-2-5.1 AND 68.20-2-5.2 WILL BE REQUIRED.

- NOTES:**
- THIS IS A SITE PLAN OF TAX LOT 68.20-2-5.1 & 5.2, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS. (LOTS TO BE MERGED BY RE-SUBDIVISION)
 - RECORD OWNER: TRI-BEE LTD 60 DEXTER PLAZA, PEARL RIVER, NY 10965
 - APPLICANT: SAME
 - LOT AREA: 23,100 SF
 - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-L & m OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
 - LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN THUS: X)
 - CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
 - ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
 - WATER SUPPLY: UNITED WATER OF NEW YORK
 - DATUM: NAVD 88
 - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEM. SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEME SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
 - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 - IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORSEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S), AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S) OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND, REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. WETLANDS-US ARMY CORPS OF ENGINEERS)
 - PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
 - PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPT. OF HIGHWAYS & DEME WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
 - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
 - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
 - A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
 - DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS- MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY- INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE HELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.

EXISTING CONDITIONS

PARKING CALCULATIONS

EXISTING NUMBER OF APARTMENTS = 22
 PROPOSED NUMBER OF APARTMENTS = 22
 PARKING REQUIRED = 44 SPACES (2 spaces/dwlg unit)
 PER CHAPTER 43, TABLE 3.11, COL. 6- "SAME AS R-80"
 19 PROVIDED



DISTRICTS
 SCHOOL: PEARL RIVER UNION FREE SCHOOL DISTRICT
 FIRE: PEARL RIVER
 WATER: TOWN OF ORANGETOWN
 LIBRARY: PEARL RIVER
 AMBULANCE: SOUTH ORANGETOWN

IMPERVIOUS AREA
 EXISTING = 82.7%
 PROPOSED = 86.5% (+900SF±)

AREA OF DISTURBANCE
 18,000 SF±

	MAX F.A.R.	MIN LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAX BLDG HEIGHT	FRONTAGE
REQUIRED	1.00	2500 SF	25'	0 OR 45'	0 OR 12'	0 OR 25'	25'	1'4" FROM PL FOR BLDG >22'	25'
EXISTING	0.65	23,100 SF	165'	26.0'/20.2'	15.6'	N/A	29.8'	3 STY	305.0'
AS PROPOSED	0.69	NO CHANGE	NO CHANGE	30.0'/20.2'	40.7'	N/A	NO CHANGE	3 STY/29.5'	NO CHANGE

- ⊕ EXISTING NON CONFORMING CONDITION
- ⊗ VARIANCE REQUIRED
- ⊗⊗ INCREASE <50% OF NON-CONFORMING USE

ORANGETOWN PLANNING BOARD APPROVAL:

APPROVED FOR FILING BY OWNER

OWNER: _____ DATE: _____

REVISIONS

DATE	REVISIONS
9/08/22	REV PER ARCHT
11/03/22	REV
03/14/23	REV PER RB, CT, TOPO

DESIGNED JAG
 DRAWN LDW
 CHECKED JAS
 APPROVED JAG

JAY A. GREENWELL, PLS, LLC
 LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 845-357-0830
 © 2022 JAY A GREENWELL, PLS, LLC

RECEIVED
 APR 21 2023
 TOWN OF ORANGETOWN
 LAND USE DIVISION

ZONING BOARD OF APPEALS
 Meeting Call
 JUN 7 2023
 Town of Orangetown

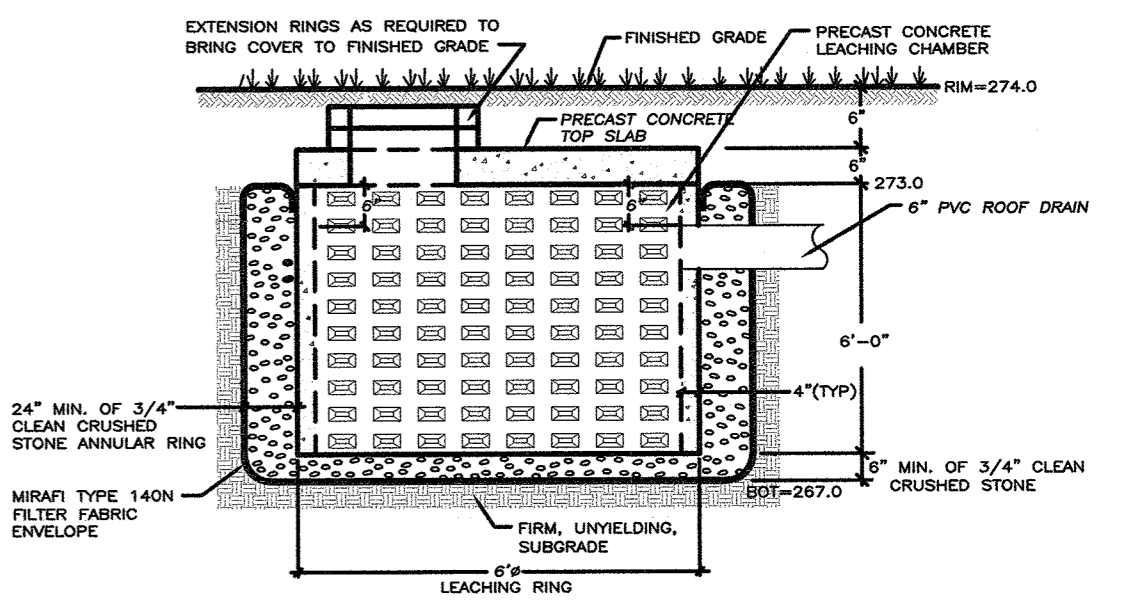
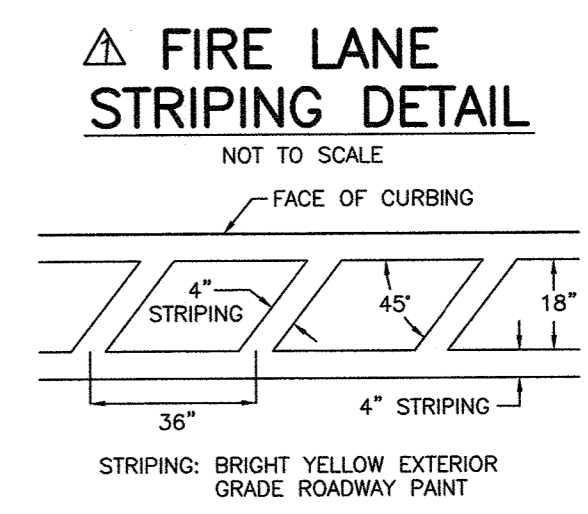
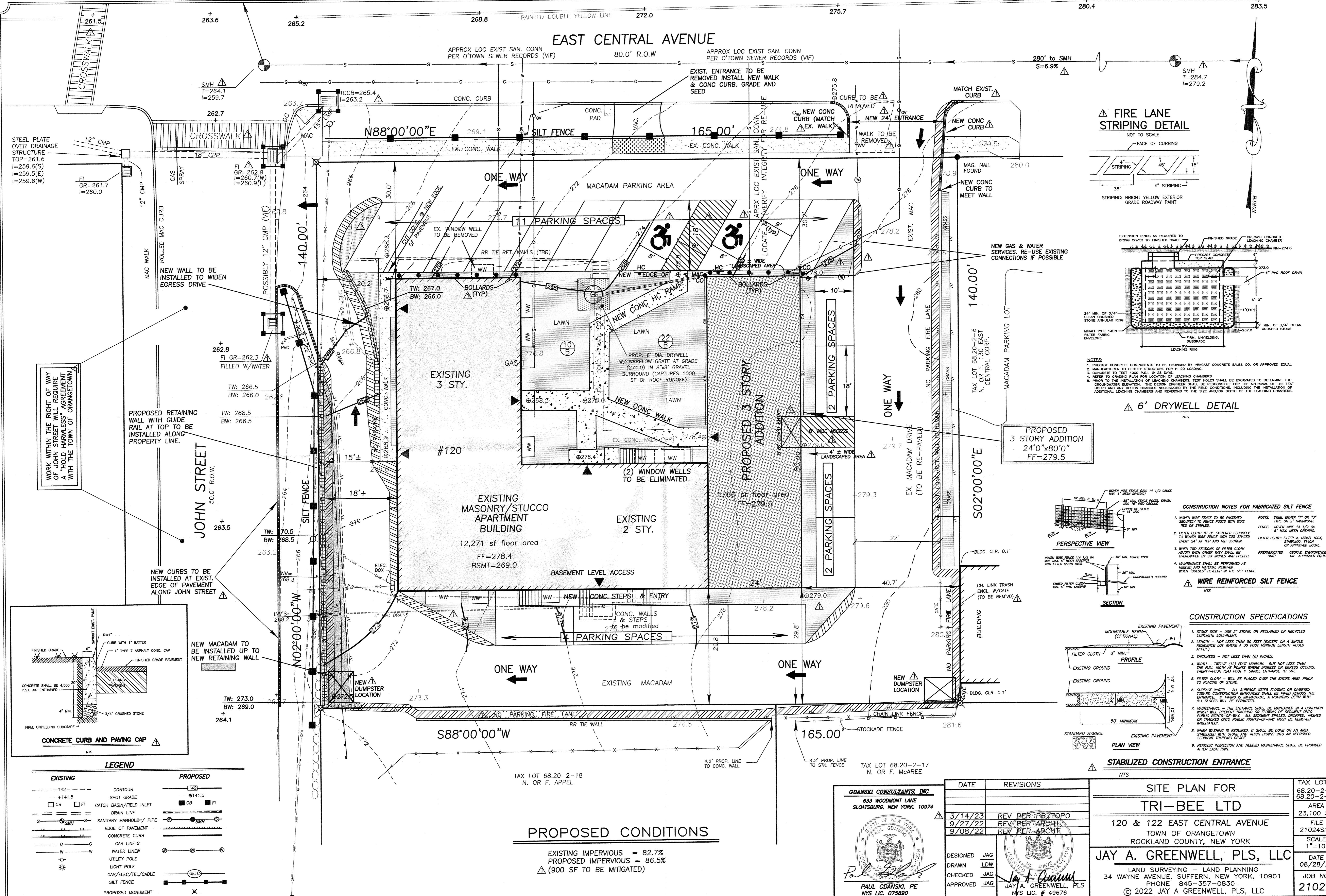
SHEET 1 : COVER SHEET WITH EX. CONDITIONS
 SHEET 2 : PROPOSED IMPROVEMENTS
 SHEET 3 : RESUBDIVISION PLAT

EXISTING CONDITIONS

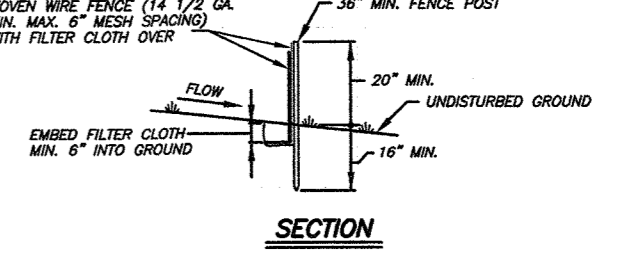
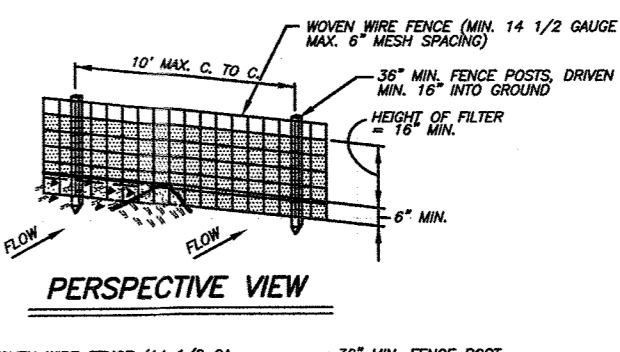
AND COVER SHEET FOR
TRI-BEE LTD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
 LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 845-357-0830
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TAX LOT # 68.20-2-5.1 & 68.20-2-5.2
 AREA 23,100 SF
 FILE 21024COVER
 SCALE 1"=20'
 DATE 8/28/22
 JOB NO. 21024



- NOTES:**
1. PRECAST CONCRETE COMPONENTS TO BE PROVIDED BY PRECAST CONCRETE SALES CO. OR APPROVED EQUAL.
 2. CONCRETE TO TEST 4500 P.S.I. @ 28 DAYS.
 3. REFER TO GRADING PLAN FOR LOCATION OF LEACHING CHAMBERS. TEST HOLES SHALL BE EXCAVATED TO DETERMINE THE GROUNDWATER ELEVATION. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE APPROVAL OF THE TEST HOLES AND ANY DESIGN CHANGES NECESSITATED BY THE TEST CONDITIONS, INCLUDING THE INSTALLATION OF ADDITIONAL LEACHING CHAMBERS AND REVISIONS TO THE SIZE AND/OR DEPTH OF THE LEACHING CHAMBERS.

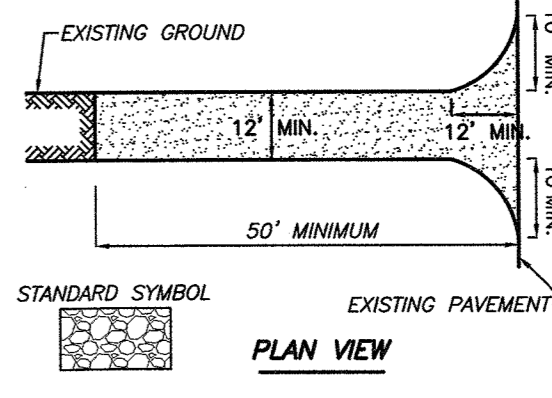
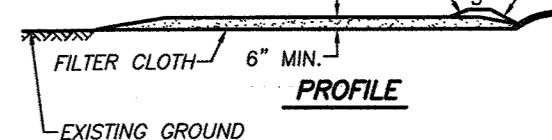


- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED TO WOODEN POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN TRUCKS DEVELOP IN THE SILT FENCE.

WIRE REINFORCED SILT FENCE
NTS

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN (6) INCHES.
4. WIDTH - TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE ACCESS OR EGRESS OCCURS. TWENTY-FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOVING BEAM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRUCKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND TRUCK DRIVING INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



STABILIZED CONSTRUCTION ENTRANCE
NTS

WORK WITHIN THE RIGHT OF WAY OF JOHN STREET WILL REQUIRE A "HOLD HARMLESS" AGREEMENT WITH THE TOWN OF ORANGETOWN

PROPOSED RETAINING WALL WITH GUIDE RAIL AT TOP TO BE INSTALLED ALONG PROPERTY LINE.

NEW CURBS TO BE INSTALLED AT EXIST. EDGE OF PAVEMENT ALONG JOHN STREET

NEW MACADAM TO BE INSTALLED UP TO NEW RETAINING WALL

PROPOSED 3 STORY ADDITION 24'0"x80'0" FF=279.5

PROPOSED CONDITIONS

EXISTING IMPERVIOUS = 82.7%
PROPOSED IMPERVIOUS = 86.5%
▲ (900 SF TO BE MITIGATED)

LEGEND

EXISTING	PROPOSED
--- 142 ---	--- 142 ---
+141.5	+141.5
□ CB □ FI	□ CB □ FI
— CATCH BASIN/FIELD INLET	— CATCH BASIN/FIELD INLET
— DRAIN LINE	— DRAIN LINE
— SANITARY MANHOLE/PIPE	— SANITARY MANHOLE/PIPE
— EDGE OF PAVEMENT	— EDGE OF PAVEMENT
— CONCRETE CURB	— CONCRETE CURB
— GAS LINE G	— GAS LINE G
— WATER LINE W	— WATER LINE W
— UTILITY POLE	— UTILITY POLE
— LIGHT POLE	— LIGHT POLE
— GAS/ELEC/TEL/CABLE	— GAS/ELEC/TEL/CABLE
— SILT FENCE	— SILT FENCE
— PROPOSED MONUMENT	— PROPOSED MONUMENT

GDANSKI CONSULTANTS, INC.
633 WOODMONT LANE
SLOATSBURG, NEW YORK, 10974

PAUL GDANSKI, PE
NYS LIC. 075890

DATE	REVISIONS
3/14/23	REV PER PB/TOPO
9/27/22	REV PER ARCHT.
9/08/22	REV PER ARCHT.

DESIGNED JAG
DRAWN LDW
CHECKED JAG
APPROVED JAG

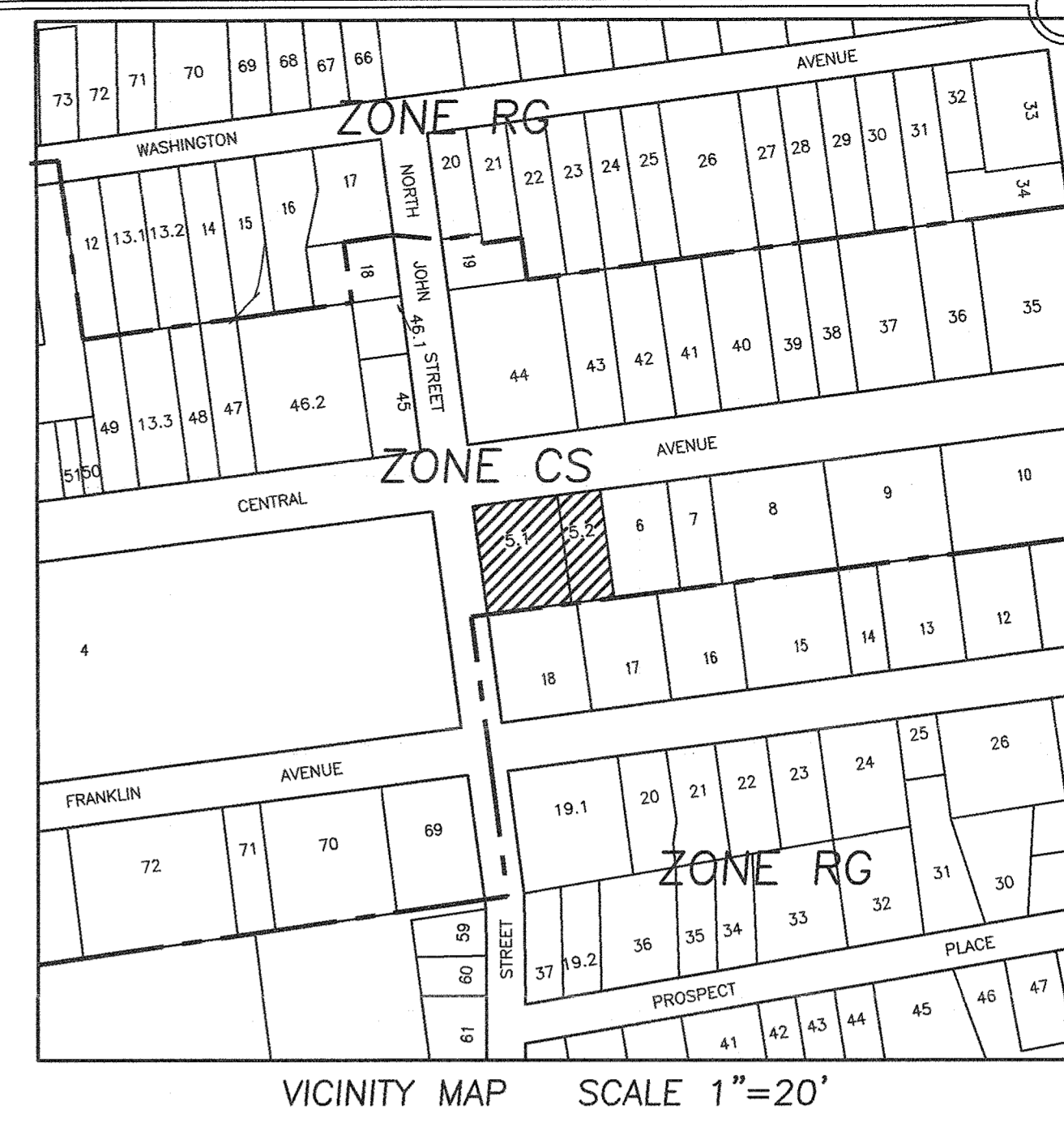
JAY A. GREENWELL, PLS
NYS LIC. # 49676

SITE PLAN FOR TRI-BEE LTD
120 & 122 EAST CENTRAL AVENUE
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

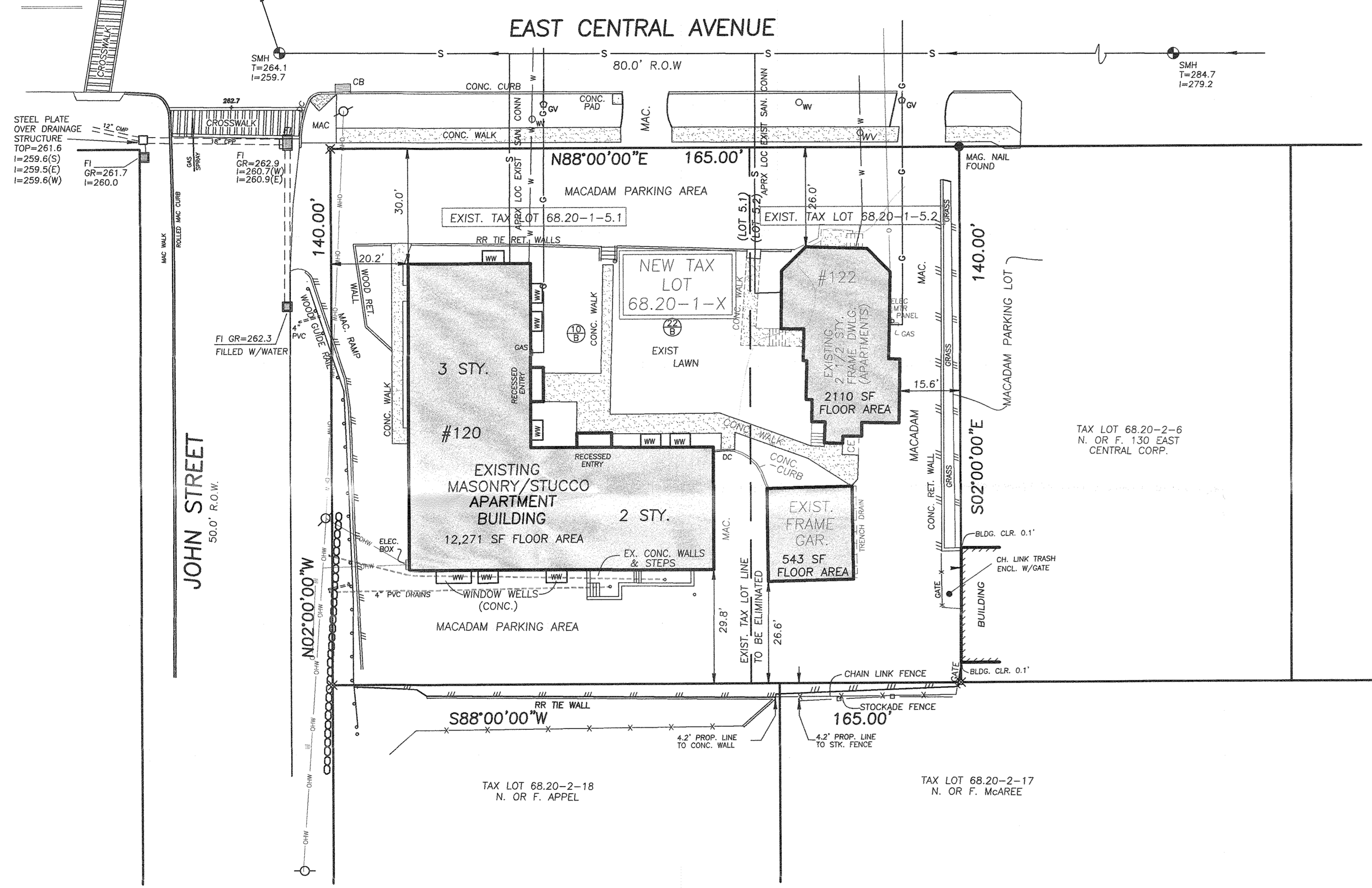
JAY A. GREENWELL, PLS, LLC
LAND SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830
© 2022 JAY A. GREENWELL, PLS, LLC

TAX LOT #	68.20-2-5.1
TAX LOT #	68.20-2-5.2
AREA	23,100 SF
FILE	21024SITE
SCALE	1"=10'
DATE	08/28/22
JOB NO.	21024

SHEET 2



VICINITY MAP SCALE 1"=20'

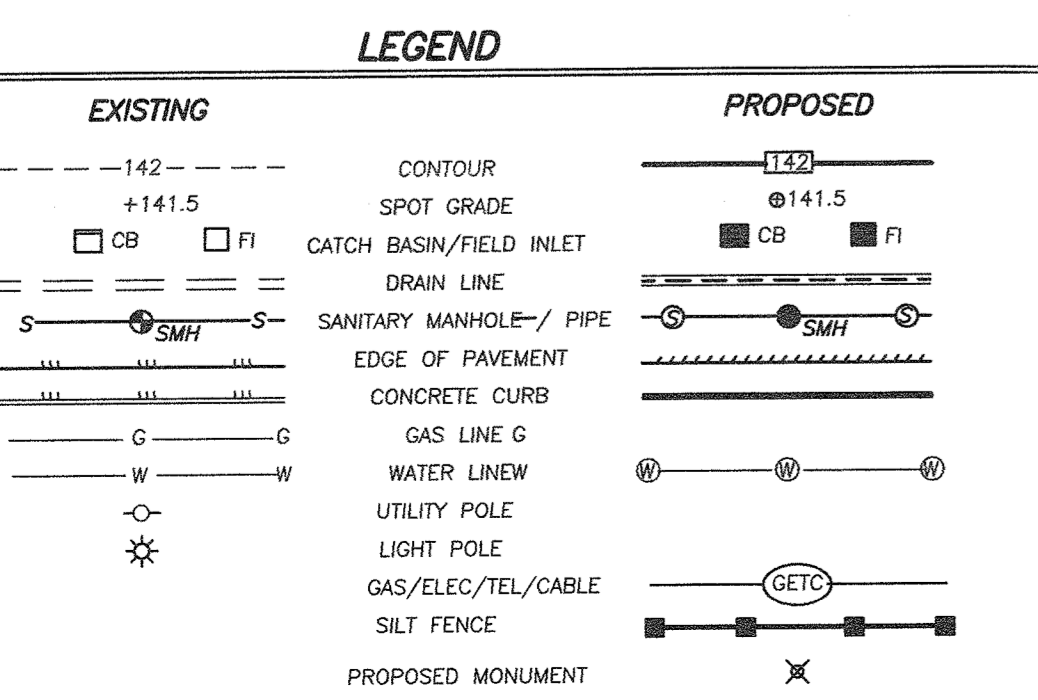


- NOTES:
- THIS IS A SUBDIVISION TO MERGE TAX LOT 68.20-2-5.1 & 5.2, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 - RECORD OWNER: TRI-BEE LTD 60 DEXTER PLAZA, PEARL RIVER, NY 10965
 - APPLICANT: SAME
 - LOT AREA: 23,100 SF
 - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-L & N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
 - LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN THUS: X)
 - CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
 - ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACBOR.
 - WATER SUPPLY: UNITED WATER OF NEW YORK
 - DATUM: NAVD 88
 - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEME, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEME SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
 - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 - IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S), AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S) OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (I.E. WETLANDS-US ARMY CORPS OF ENGINEERS)
 - PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
 - PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPT. OF HIGHWAYS & DEME WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS' CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
 - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
 - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH AND/OR THE TOWN OF ORANGETOWN.
 - A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 - DROP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS- MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY- INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.

DISTRICTS
 SCHOOL: PEARL RIVER UNION
 FREE SCHOOL DISTRICT
 FIRE: PEARL RIVER
 WATER: TOWN OF ORANGETOWN
 LIBRARY: PEARL RIVER
 AMBULANCE: SOUTH ORANGETOWN

BULK REGULATIONS ZONE: CS USE: APARTMENTS									
	MAX F.A.R.	MIN LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAX BLDG HEIGHT	FRONTAGE
REQUIRED	1.00	2500 SF	25'	0 OR 45'	0 OR 12'	0 OR 25'	25'	1'4" FROM PL FOR BLDG >22'	25'
AS PROPOSED	0.65	23,100 SF	165'	20.2'/26.0'	15.6'	N/A-CORNER	26.6' TO GAR.	NO CHANGE	305.0'

⊕ EXISTING NON CONFORMING CONDITION



ORANGETOWN PLANNING BOARD APPROVAL:

APPROVED FOR FILING BY OWNER

OWNER _____ DATE _____

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON _____

JAY A. GREENWELL, PLS NYS LIC.# 49676

DATE	REVISIONS
3/14/23	

DESIGNED JAG
 DRAWN LDW
 CHECKED JAS
 APPROVED JAG

RESUBDIVISION PLAT FOR TRI-BEE LTD
 120 & 122 EAST CENTRAL AVENUE
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
 LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 845-357-0830 GREENWELLPLS@AOL.COM
 © 2023 JAY A GREENWELL, PLS, LLC

TAX LOT # 68.20-2-5.1
 68.20-2-5.2
 AREA 23,100 SF
 FILE 21024SUBD
 SCALE 1"=20'
 DATE 8/28/22
 JOB NO. 21024

SHEET 3