

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, July 26, 2023

MEMBERS PRESENT:

Thomas Warren, Chairman
Michael Mandel, Vice Chairman
Kevin Farry
Andrew Andrews
Lisa DeFeciani

MEMBER ABSENT:

Tara Heidger, (alternate member), Denise Lenihan and Michael McCrory

ALSO, PRESENT: Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement, Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer, and Katlyn Bettmann, Clerk Typist

Thomas Warren, Chairman called the meeting to order at 7:30 p.m.
Mr. Warren read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

Continued Items from the June 28, 2023 Meeting:

One Washington Avenue Plans

PB #23-12

Critical Environmental Area
Prepreliminary/Preliminary/
Final Site Plan and SEQRA Review
1 Washington Avenue, South Nyack
66.70/2/6; R-12 zoning district

**Continued: Needs
Drainage
Neg. Dec.**

New Items:

897 Route 9W Site Plan

PB #23-36

Critical Environmental Area
Prepreliminary/ Preliminary/
Final Site Plan and SEQRA Review
897 Route 9W, Upper Grandview
71.17/1/13; R-22 zoning district

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

Gatto Lane Site Plan

PB #23-22

Prepreliminary/Preliminary Site Plan
and SEQRA Review
Gatto Lane, Pearl River
68.07/2/1; R-15/ PAC zoning district

**Continued: Need
Revisions and
Reviews**

Other Business:

1. The Board reviewed the Town Board Referral Proposed Zone Change for Prel Plaza, 60 Dutch Hill Road, Orangeburg (74.10-1-70) Current zone is CO and change is requested for CS. The Board had no comment and consented to the Town Board to be Lead Agency in the SEQRA Review.

2. The Board reviewed the naming of private roadway in the Reserve at Pearl River and approved the naming of the street as presented to the Board.

TOWN CLERK'S OFFICE

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Planning Board Meetings of July 26, 2023

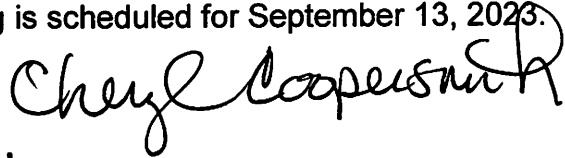
The decisions of the July 12, 2023 Planning Board Meeting were reviewed, edited, and approved. The motion for adoption was made and moved by Michael Mandel and seconded by Andrew Andrews carried as follows: Thomas Warren, Chairman, aye; Michael Mandel, Vice Chairman, aye; Michael McCrory, absent; Andrew Andrews, aye; Denise Lenihan, absent; Kevin Farry, aye; Tara Heidger, (alternate member), absent; and Lisa DeFeciani, aye.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Michael McCrory and seconded by Kevin Farry and agreed to by all in attendance. The meeting was adjourned at 8:40 p.m. The next Planning Board meeting is scheduled for September 13, 2023.

Dated: July 26, 2023

Cheryl Coopersmith

Town of Orangetown Planning Board



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**PB #23-36: 897 Route 9W Site Plan
Critical Environmental Area
Preliminary Site Plan Approval Subject to
Conditions**

Permit #BLDR-2630-23

**Town of Orangetown Planning Board Decision
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**TO: Rudy Dupuy, 2 Horizon Road, #1406, Fort Lee, N.J. 07024
FROM: Orangetown Planning Board**

RE: 897 Route 9W Site Plan: The application of Rudy Dupuy, applicant, for Edward Peterson, owner, for Preliminary/ Final Site Plan Review at a site to be known as "897 Route 9W Site Plan" located in the Critical Environmental Area, 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 897 route 9W, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 13; R-22 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, July 26, 2023 meeting**, at which time the Board made the following determinations;

Rudy Dupuy, Edward Peterson and Richard Nelson appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated July 12, 2023.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, Director, dated July 6, 2023.
3. Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated July 21, 2023.
4. Interdepartmental memorandums from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated July 7, 2023.
5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, PE, dated July 14, 2023.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated July 20, 2023.
7. Letter and Notice from Rockland County Department of Health, signed by Elizabeth Mello, PE, dated May 30, 2023.

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8. Letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated July 5, 2023.
9. Email from the Rockland County Division of Environmental Resources, from Michael DiMola, Parks Operation Manager, dated June 8, 2023.
10. Notice from the Village of Grandview-on-Hudson, dated June 29, 2023.
11. Copy of the Short Environmental Assessment Form, dated July 21, 2023, signed by Edward Peterson.
12. Plot plan prepared by Rudy Dupuy, RA, dated April 4, 2023.
13. Copy of the Building Permit Referral prepared by Rick Oliver, Building Inspector.
14. A letter from Ruth Josephs, abutting property owner, dated July 26, 2023.

The Board reviewed the information and plans and open the meeting up to the Public.

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

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

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

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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, the applicant's professional representatives, namely Rudy Dupuy, RA and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering, and having heard from the following involved and interested agencies: Rockland County Sewer District No.1, Rockland County Department of Health and Village of Grand View-on-Hudson, and having reviewed a proposed Site Plan, 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 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.

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

Waive ACABOR: The applicant requested a waiver to appear at the Architecture and Community Appearance Board of Review (ACABOR). A motion was made to waive ACABOR Appearance, the motion was made by Michael Mandel, Vice Chairman, and second by Kevin Farry and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Lisa DeFeciani, aye; Michael McCrory, absent; and Andrew Andrews, aye and Tara Heidger, (alternate member), absent.

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. The applicant must submit a to scale property survey prepared by a licensed surveyor that show all of the existing conditions, setbacks and grading in the area of the proposed work.
4. The applicant must submit drawings that contain all information required per Town code section 21A-13.

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5. The zoning bulk table on the plot plan must show the proposed zoning setbacks to the new two car garage.

6. Per Chapter 43 the following variances are required from the Town of Orangetown Zoning Board of Appeals;

Table 3.12, R-22 district, column 8, front yard setback required is 40 feet with 17.5 proposed.

Article V, section 5.22; *"All required yards, shall be unobstructed except as provided for in this section."*

Section 5.224; *"no enclosed accessory off-street parking space, including a garage, is permitted in a required front yard. However, where, by reason of exceptional topography, it is impractical to construct an accessory garage behind the required front yard, the Board of Appeals may permit the construction of not more than two enclosed parking spaces within a required front yard, accessory to a single-family residence."*

7. The applicant shall utilize the DEC Mapper online program to prepare a Short Environmental Assessment form (SEAF.) The SEAF must be revised as follows:

- a) Number 2 shall be checked YES, and list building permit, zoning board.
- b) Number 3, a-c must be completed.
- c) Number 5 b shall be NO.
- d) Number 7 shall be YES and state Upper Grandview & Environs, Exceptional or unique character.
- e) Number 12a and b shall be YES.
- f) Number 13 b shall be checked YES.
- g) Number 15 shall be checked YES and the Bald Eagle and Atlantic Sturgeon must be listed.
- h) Number 20 must be noted "within 2,000 feet of remediation site #546031.

8. 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.

JS 7-6-23

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9. Drawing A-100.00 states that the proposed project is to take place in an area that is already impervious. Therefore, an existing conditions plan shall be added to the plan set to verify this statement.

10. Existing and proposed grading shall be shown on the plan. (if applicable)

11. The existing sanitary sewer house connection or septic system shall be shown on the plans.

12. Iron pins shall be drawn and labeled at every property corner. IF they are not existing, they must be shown as being proposed to be installed.

13. The Town of Orangetown Bureau of Fire Prevention reviewed the submitted information and had no comment at this time.

14. Drainage Review Recommendation

The application has provided sufficient information to demonstrate that potential significant impacts with respect to drainage can be mitigated. Brooker Engineering, therefore recommends that the 897 Route 9W Site Plan be approved for drainage at this time subject to the following comments.

Project Description

This is the first drainage review report for this project. The proposed action consists of the construction of a new 20 feet by 20 feet detached garage on an existing driveway at 897 Route 9W, located on the east side of Route 9W. The driveway is located on the existing driveway and no new impervious areas are proposed. No stormwater mitigation methods are required and none are proposed.

Project Comments

1. Show existing and proposed topography in the limit of disturbed area.
2. Evaluate stormwater runoff from Route 9W that may enter the locations of the proposed garage, including direct runoff from the eastern edge of pavement of Route 9W.
3. Provide an existing conditions plan in the drawing set.
4. Show the proposed finished floor elevation of the garage and show proposed grading that diverts stormwater runoff around the garage in all directions.

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Continuation of Condition #14...

5. Show the status of the existing pavement behind the new garage after construction; show proposed ground cover in this area as it is presumed this pavement will be removed.
6. Verify vehicles can maneuver into and out of the new garage and along the driveway. The 8'-0" garage door width will require a backup length greater than the approximate 20-foot length provided. Show a car can make this maneuver with another car in the driveway.
7. Show roof leader downspouts and swales will not direct stormwater runoff to the off-site property to the north.
8. Add a graphic scale.
9. Provide sediment and erosion control measures.
10. Add a map note for existing and proposed impervious areas on the site and document no increase in impervious areas.

15. Rockland County Department of Planning reviewed the information and plans and offered the following comments:

1. A review shall be completed by the New York State Department of Transportation and any required permits obtained.
2. The Village of Grand View-on-Hudson is one of the reasons this proposal was referred to this department for review. The municipal boundary is along the eastern property line of the site. As required under Section 239nn of the State General Municipal Law, the Village must be given the opportunity to review the proposed site plan and provide any concerns related to the project to the Town of Orangetown.
3. 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.
4. This site is environmentally constrained by the steep slopes. The Planning Board must be satisfied that all State and local regulations are strictly adhered to, to protect the environmental sensitivity of the site and its surroundings.

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Continuation of Condition #15...

5. The Town of Orangetown Building Department's February 2, 2023 permit denied indicates that the proposed garage is in violation of Chapter 43, Article V, Section 5.227, which only permits an accessory structure in the required rear or side yard provided that it does not exceed 15 feet in height, it is set back five feet from any lot line, and all such buildings in the aggregate shall not occupy more than 30% of the area of the required rear or side yard. Additionally, the building permit application and site plan drawing indicate that the proposed front yard is 17.5 feet and the side yard is five feet, however, the bulk table on the site plan indicates that there will be no change to either yard. The bulk table must be revised with the proposed yard measurements and all required variances noted with an asterisk.

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

7. Based on the 2022 aerial imagery available through the Rockland County GIS Division, a number of existing site features are not depicted on the site plan drawing. All paved areas, stairways, and accessory structures must be delineated on the site plan drawing.

8. The Rockland County Department of Planning requests the opportunity to review any variances that may be needed to implement the proposed site plan, as required by NYS General Municipal Law, Section 239-m (3)(a)(v).

9. Several questions on the SEAF are either unanswered or answered incorrectly. The EAF Mapper Application indicates that questions 7, 12a, 12b, 13a, a5 and 20 should be answered affirmatively.

10. 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 this department for review, as required by NYS General Municipal Law, Section 239-m (3)(a)(v).

11. The title bloc of the site plan overlaps with the southeast corner of the lot shown on the drawing. The title block must be reconfigured so that it does not obstruct any portion of the site.

12. A vicinity map that contains a north arrow and scale must be provided. The map must include zoning district information and municipal boundaries.

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

17. The Rockland County Division of Environmental Resources reviewed the submitted information and found that appears to be no impact to the County Parks.

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18. The applicant shall remove the driveway along the North property line, unless the abutting property owner agrees to let the applicant use the roadway. If agreeable to the use of the property, a letter shall be submitted by the abutting property owner.

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

- Town of Orangetown Zoning Board of Appeals
- Rockland County Department of Planning
- Rockland County Health Department
- Rockland County Sewer District No.1
- Village of Grand View-on-Hudson

20. 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.

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

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

23. 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.

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Continuation of Condition #23...

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 $\frac{3}{4}$ 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 a radius of three (3) feet larger than the tree canopy.

24. 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.

25. 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.

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

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27. 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 (applicants' engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicants 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).

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

29. 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

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

The foregoing Resolution was made and moved by Michael Mandel, Vice Chairman and second by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, absent; Lisa DeFeciani, aye, Tara Heidger, (alternate member), absent and Andrew Andrews, 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: July 26, 2023
Town of Orangetown Planning Board**



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NEGATIVE DECLARATION
Notice of Determination of Non-Significance

PB #23-36: 897 Route 9W Site Plan
Critical Environmental Area
Preliminary Site Plan Approval Subject to
Conditions

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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: 897 Route 9W Site Plan - Critical Environmental Area

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

DESCRIPTION OF ACTION: Preliminary Site Plan Approval Subject to
Conditions

LOCATION: The site is located at 897 route 9W, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 13; R-22 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's 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:

Director, 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