

**PB #24-13: 59 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to Final Site Plan Approval
Subject to Conditions**

Permit #51873

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 1 of 6**

**TO: Ross Padlock, 500 Fifth Avenue, 45th Floor, New York, 10110
FROM: Orangetown Planning Board**

RE: 59 Tweed Boulevard Site Plan: The application of Adam & Jordana Grunfeld, owners, for an **Amendment to the Final Site Plan Approval**; a different drainage system from the previously approved was installed (PB#22-33, dated July 13, 2022) at a site known as **"59 Tweed Boulevard Site Plan Amendment"**, 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. The Planning Board will also 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 59 Tweed Boulevard, in the Critical Environmental Area, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.13, Block 1, Lot 40, in the R-22 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, February 28, 2024 meeting**, at which time the Board made the following determinations;

Ross Padlock, Cerman Feldman appeared and testified.

The Board received the following communications:

1. Project Review Report dated February 14, 2024.
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 February 23, 2024.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated February 26, 2024.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated February 13, 2024.
5. Copies of the following Board Decisions: PB #22-03, Preliminary Site Plan Approval Subject to Conditions, dated February 23, 2022 and ACABOR #22-24, Approved as Presented, dated May 5, 2022.
6. Plans prepared by Ike Klingerman Barkley, last revised January 23, 2024.
7. Notices from the Town of Orangetown Zoning Board of Appeals, signed by Patricia Castelli, dated February 7, 2024.

TOWN CLERK'S OFFICE
FEB 29 2024
TOWN OF ORANGETOWN

**PB #24-13: 59 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to Final Site Plan Approval
Subject to Conditions**

Permit #51873

**Critical Environmental Area
Final Site Plan Approval Subject to Conditions**

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 2 of 6**

The Board reviewed the plans. The hearing was then opened to the Public.

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

There being no one from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael McCrory and seconded by Denise Lenihan and carried as follows: Thomas Warren, Chairman, absent; Michael Mandel, aye; Michael McCrory, aye; Andrew Andrews, aye; Denise Lenihan, aye; Kevin Farry, aye; and Lisa DeFeciani, aye, Bruce Bond (alternate member), 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. 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; Lisa DeFeciani, aye, Bruce Bond, (alternate member), aye; 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.

TOWN OF ORANGETOWN
FEB 28 2024
PLANNING BOARD

**PB #24-13: 59 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to Final Site Plan Approval
Subject to Conditions**

Permit #51873

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 3 of 6**

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, and having reviewed the drawings presented by the applicant's professional consultant; 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.

TOWN OF ORANGETOWN
PLANNING BOARD
FEBRUARY 28, 2024
59 TWEED BOULEVARD

**PB #24-13: 59 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to Final Site Plan Approval
Subject to Conditions**

Permit #51873

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 4 of 6**

On motion was made by Andrew Andrews and second by Bruce Bond 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, Bruce Bond, (alternate member), aye; and Andrew Andrews, 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 **Amendment to the Final 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 installed a different drainage system than what was previously approved. Review and approval of the new drainage system is required.
4. 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 by the Chief Clerk to the Board and the construction plans are reviewed and approved by the inspector.
5. A revised Stormwater Management Plan is under review by DEME. Revised submissions of the report shall be bound.
6. The drawings and stormwater management plan shall clearly state that the drywells are already installed.

TOWN OF ORANGETOWN
PLANNING BOARD
FEBRUARY 28, 2024
1:11 PM

**PB #24-13: 59 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to Final Site Plan Approval
Subject to Conditions**

Permit #51873

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 5 of 6**

7. The location of the drainage line entering drywell zone 2 (from the north) appears to be in a different location shown on the drywell Zone 2 detail.
8. The overflow from drywell Zone 1 shall be relocated away from the steep incline.
9. The Town of Orangetown Bureau of Fire Prevention reviewed the submitted information and had no further comments at this time.
10. 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.
11. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.
12. The applicant shall comply with all pertinent and applicable conditions of all previous Board Decisions: PB #22-13, Final Site Plan Approval Subject to Conditions, dated July 13, 2022, ACABOR #22-24, Approved as Presented, dated May 5, 2022 and PB #22-03, Preliminary Site Plan Approval Subject to Conditions, dated February 23, 2022.
13. 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
14. 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.
15. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

TOWN OF ORANGETOWN
PLANNING BOARD
2024 FEB 28 PM 4:57
BOARD SECRETARY

**PB #24-13: 59 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to Final Site Plan Approval
Subject to Conditions**

Permit #51873

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 6 of 6**

16. 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).

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

18. 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

19. 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 seconded by Andrew Andrews and carried as follows: Thomas Warren, Chairman, absent; Michael Mandel, Vice Chairman, aye; Michael McCrory, aye; Andrew Andrews, aye; Denise Lenihan, aye; Kevin Farry, aye; and Lisa DeFeciani, aye and Bruce Bond, (alternate member) 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 28, 2024
Town of Orangetown



TOWN CLERK'S OFFICE
2024 MAR 29 P 1:27
TOWN OF ORANGETOWN

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

**PB #24-13: 59 Tweed Boulevard Site Plan
Amendment to Final Plan
Critical Environmental Area
Final Site Plan Approval Subject to Conditions**

Permit #51873

**Town of Orangetown Planning Board Decision
February 28, 2024**

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: 59 Tweed Boulevard Site Plan Amendment to Final Plan
- Critical Environmental Area - Neg. Dec.**

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

DESCRIPTION OF ACTION: Site Plan Review

LOCATION: The site is located at 59 Tweed Boulevard, in the Critical Environmental Area, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.13, Block 1, Lot 40, in the 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 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

20240301 10:00 AM
10:00 AM
10:00 AM

**PB #24-14: Rockland Country Club Site Plan
Golf Cart Wash Station Plan
Final Site Plan Approval Subject to Conditions**

BLDC Permit #3040-23

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 1 of 9**

**TO: Bart Rodi, 234 South Grant Avenue, Congers, New York
FROM: Orangetown Planning Board**

RE: Rockland Country Club Site Plan: The application of Christopher Smith, applicant, for Rockland Country Club, owner, for Final Site Plan Review for a Golf Cart Washing Station Plan, the Site is known as "Rockland Country Club 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. The site is located at 380 Route 9W, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 24; in the R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held Wednesday, February 28, 2024, at which time the Board made the following determination:

Bart Rodi, Steven Yassky and Christopher Smith appeared and testified for the applicant.

The Board received the following communications:

- 1. Project Review Committee Report dated February 14, 2024.**
- 2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, AIA, RA, Director, dated February 23, 2024.**
- 3. Interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated February 26, 2024.**
- 4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated February 13, 2024.**
- 5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, PE, dated February 28, 2024.**
- 6. Letter and notice from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated February 14, 2024 and Notice signed by Jake Palant, dated January 29, 2024.**
- 7. Letter and notice from Rockland County Center for Environmental Health, signed by Brandon Durant, Ph.D., Assistant Public Health Engineer, dated February 16, 2024 and February 23, 2024.**
- 8. Letter from Rockland County Highway Department, signed by Dyan Rajasingham, Engineer III, dated February 6, 2024.**

PLANNING BOARD
FEBRUARY 28, 2024
TOWN OF ORANGETOWN

**PB #24-14: Rockland Country Club Site Plan
Golf Cart Wash Station Plan
Final Site Plan Approval Subject to Conditions**

BLDC Permit #3040-23

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 2 of 9**

10. Plans prepared by Bart Rodi, PE, dated November 2023:

SP-1: Site Plan

SP-EC: Existing Conditions Site Plan

11. Attachments to the Site Plan: Waste 2Water, Inc. Color Pamphlet and ESD Waste2Water, Inc. GSMS System Brochure.

11. Copies of the following Board Decisions: ACABOR #24-01, Approved as Presented, dated January 4, 2024, and PB #23-39, Preliminary Site Plan Approval Subject to Conditions, dated November 8, 2023.

The Board reviewed the plans. The hearing was opened to the Public.

The meeting was open 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; Lisa DeFeciani, aye, Bruce Bond, (alternate member), aye and Andrew Andrews, aye.

There being no one from the Public, a motion was made to close the Public Hearing portion of the meeting by Andrew Andrews 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; Lisa DeFeciani, aye, Bruce Bond, (alternate member), aye and Andrew Andrews, aye.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Final 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.

APPROVED AND FORWARDED:
TOWN OF ORANGETOWN
PLANNING BOARD

**PB #24-14: Rockland Country Club Site Plan
Golf Cart Wash Station Plan
Final Site Plan Approval Subject to Conditions**

BLDC Permit #3040-23

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 3 of 9**

- 3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.**
- 4. The applicant shall comply with all pertinent and applicable conditions of all Board Decisions: ACABOR #24-01, Approved as Presented, dated January 4, 2024, and PB #23-39, Preliminary Site Plan Approval Subject to Conditions, dated November 8, 2023.**
- 5. Full construction plans for the slab installation and all utilities must be provided to the Building Inspector for review.**
- 6. 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.**
- 7. The total area of disturbance (including all construction and all removals) shall be clearly delineated and list on the drawings.**
- 8. The area for the proposed new concrete pad is given as 638 SQFT. However, the area listed in the Impervious Calculations table is listed as 468 SF. The proposed impervious area for these pads shall be revised.**
- 9. The proposed chemical containment & recovery / GSMS wash station/ mixing pad shall be fully dimensioned on the drawings. Also, details for the proposed containment pad shall be given on the plans.**
- 10. The proposed & existing surfaces shall be more clearly defined & labeled on the plans.**
- 11. The proposed stabilized construction entrance shall be fully dimensioned on the drawings. Also, it appears that it is shown being installed at 90 degrees in the wrong direction. This shall be revised and re-oriented.**

TOWN OF ORANGETOWN
PLANNING BOARD
FEBRUARY 28, 2024

12. A note shall be added to the plans stating that there are no existing sanitary sewer building connections for any of the structures shown on the site plan.

13. The location of the source benchmark shall be shown on the drawings.

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

15. Drainage Review – Brooker Engineering:

The application has provided sufficient information to demonstrate that there are no potential significant impacts with respect to drainage that require mitigation. Brooker Engineering therefore recommends that the Rockland Country Club Site Plan be approved for drainage subject to the following Project Comments.

Project Description

This is the second drainage review report for this project, the last review was dated September 7, 2023. The proposed action consists of the construction of a new concrete pad for an equipment washing station, located just east of Route 340. The increase of impervious area from the new concrete pad (638 SF) and relocated trailer (324 SF) is offset by the removal of unneeded existing asphalt on the south side of the parking area (1,976 SF) runoff flows wet towards Route 340; the proposed project appears to maintain the existing drainage pattern.

Project Comments

1. As per the September 7, 2023 drainage review report, provide a detail of the concrete pad and well pit.
2. As per the September 7, 2023 drainage review report, show the discharge point from well pit. It appears the sump shown on the plan has no outlet and will be pumped out to remove stormwater; verify the maintenance and operation of this area on the Site Plan.
3. As per the September 7, 2023 drainage review report, show the full limit of disturbance of the Site Plan. Show the disturbance as a closed loop on the plan with the area quantified.
4. Show the finished floor elevation of the existing garage and proposed drainage away from the garage with respect to the new concrete pad.

RECEIVED
FEB 29 2024
TOWN OF ORANGETOWN

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

- A review must be completed by the New York State Department of Transportation, and any required permits obtained.
- An updated review of the November 11, 2023 site plan must be completed by the County of Rockland Drainage Agency and all required permits obtained.
- An updated review of the November 11, 2023 site plan shall be completed by the Rockland County Department of Health, and any outstanding concerns from their letter of August 21, 2023 must be addressed.
- The Palisades Interstate Park Commission shall be given the opportunity to review the proposal and any comments or concerns addressed.
- The August 25, 2023 letter from the Orangetown Fire Inspector states that the Town Bureau of Fire Prevention has no comments at this time. In addition, the Rockland County Office of Fire and Emergency Services and the Sparkill Fire District shall have the opportunity to review this site plan to ensure that the site is designed in a safe manner and there is sufficient maneuverability on the site for emergency vehicles.
- The Planning Board must be satisfied that the application meets all requirements of section 8.7A through D, of the local code. Due to the environmentally sensitive attributes on this part of the site, the handling and disposal of wash water must be properly addressed.
- Rockland County Department of Planning commends the applicant for reducing the total impervious surface area of the site. This reduction on impervious surfaces will help to reduce off-site runoff of stormwater and lessen degradation of the nearby wetlands.
- The appropriate land use board and type of review requested must be indicated on page 5 of the application form.

17. The Rockland County Drainage Agency (RCDA) reviewed the submitted information and notes that the site is within the jurisdiction of the RCDA; however, a Stream control Act permit from the RCDA is not requested for the proposal. Please note that any future development proposal for this site will require a review and of the written determination from the RCDA as to whether a permit is required.

18. The Rockland County Department of Health (RCDOH) reviewed the submitted information and offered the following comments:

- More details regarding the water source and collection and treatment of the wash water are to be provided to determine if any approvals are required from RCDOH.

PLANNING BOARD
TOWN OF ORANGETOWN
2024

19. The Rockland County Highway Department reviewed the submitted information and offered the following comments:

- The Department believes the proposed action would have no significant effects upon the adjacent County Road(s) and has no further comments.

20. The Palisades Interstate Park Commission reviewed the submitted information and found that they do not anticipate any issues at this time.

21. 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.

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

23. 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.

24. 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.

11/27/2024 10:11:11 AM
11/27/2024 10:11:11 AM
11/27/2024 10:11:11 AM

Continuation of Condition #24...

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.

25. 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.

26. 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.

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

28. 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).

20240301 10:00 AM
20240301 10:00 AM
20240301 10:00 AM

**PB #24-14: Rockland Country Club Site Plan
Golf Cart Wash Station Plan
Final Site Plan Approval Subject to Conditions**

BLDC Permit #3040-23

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 8 of 9**

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

30. 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

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

Overrides

The Board made motions to override Conditions #1, #7 and #8 of the February 14, 2024 letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, for the following reasons:

"#1. As previously stated in our Department's October 31, 2023 GML Review, the site plan provided only depicts the area of the lot being developed, which is a small portion of a much larger site. This Planning Board shall be satisfied that the site plan is in compliance with the provisions of Section 21A-13B(2) for Site Plan Development Plan Approval of the Orangetown zoning regulations. This specifically includes "boundaries of the property and existing lot lines by metes and bounds" per Section 21A-13B (2)(b)."

The Board held that the full site of Rockland Country Club, is not under review and review is not necessary.

A motion to override the condition was made and moved by Bruce Bond and seconded by Kevin Farry and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, aye; Kevin Farry, aye; Lisa DeFeciani, aye; Kevin Farry, aye, Bruce Bond, (alternate member), aye and Michael McCrory, aye.

PLANNING BOARD
TOWN OF ORANGETOWN
FEBRUARY 28, 2024

**Town of Orangetown Planning Board Decision
February 28, 2024
Page 9 of 9**

“#7. The November 11, 2023 site plan has been revised so that the proposed wash station is located further away from the 100-foot wetland buffer. However, as stated in our October 31, 2023 review, the drawing does not specify if these are Federal or State regulated wetlands. According to the Hudson River Natural Resource Mapper, the western portion of the site appears to be deeper within a “State Regulated Wetland Check zone.” The check zone is an area near other Mapped wetlands where an actual wetland may occur. The Hudson River Natural Resource Mapper also identifies this portion of the site as a “Known Important Area for Rare Wetland Plants” This department recommends that field delineation of onsite Wetlands be conducted to avoid potential negative impacts or any Wetland buffer. NYSDEC wetlands permits may be necessary.”

The Board held that proposed project was moved in order to avoid negative impacts to the wetland buffer.

A motion to override the condition was made and moved by Andrew Andrews and seconded by Kevin Farry and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, aye; Kevin Farry, aye; Lisa DeFeciani, aye; Kevin Farry, aye, Bruce Bond, (alternate member), aye and Michael McCrory, aye.

“8. The Sparkill Creek, wetlands, and other natural features should be depicted on the drawings per Section 21A-7B(8) of the Town of Orangetown Code.”

The Board held that the Sparkill Creek in not close to the proposed project and the applicant proposes to leave the wetlands and other natural features intact.

A motion to override the condition was made and moved by Bruce Bond and seconded by Denise Lenihan and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, aye; Andrew Andrews, aye; Kevin Farry, aye; Lisa DeFeciani, aye; Kevin Farry, aye, Bruce Bond, (alternate member), aye and Michael McCrory, aye.

The foregoing Resolution was made and moved by Kevin Farry and second by Michael McCrory 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, Bruce Bond, (alternate member), not voting; 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: February 28, 2024
Cheryl Coopersmith
Town of Orangetown Planning Board

TOWN CLERK'S OFFICE
2024 MAR 29 P 1:28
TOWN OF ORANGETOWN