

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

June 18, 2025

Orangetown Town Board
20 Greenbush Road
Orangeburg, NY 10962

Tax Data:

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date:

Date Review Received: 05/22/2025

Item: *Proposed Local Law - Accessory Structures (GML-25-0278)*

Local law to amend Chapter 43, Article V (Additional Bulk Regulations) concerning setbacks and exceptions for accessory structures.
Throughout the Town

Reason for Referral:

County Highways, County Facilities, County Regulated Streams, County Parks, DEC Piermont Recreational Area, Long Path Hiking Trail, State Highways, State Facilities, NYS Thruway, State Parks, Towns of Clarkstown and Ramapo, Villages of Chestnut Ridge, Grand View-on-Hudson, Nyack, and Piermont, Palisades Interstate Parkway

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Recommend the Following Modifications

- 1 Section 5.227 originally states that a portable building not over 144 square feet shall be permitted no closer than five feet to any property line, while the amendment proposes to reduce this setback to one foot. Under Section 11.2, Definitions, "Accessory" includes the original text from Section 5.227 and requires a setback of five feet instead of one foot for portable buildings. The Town must update the definition for "Accessory" to be consistent with the proposed text amendment for Section 5.227.
- 2 Section 11.2 includes a definition for "Portable Structure" instead of "Portable Building." The latter term is used under the definition for "Accessory" and Section 5.227. It is recommended that a consistent term is used throughout the code so that it can be more easily administered and understood.
- 3 Pursuant to New York State General Municipal Law (GML) Sections 239-m and 239-n, if any of the

Proposed Local Law - Accessory Structures (GML-25-0278)

conditions of this GML review are overridden by the board, then the local land use board must file a report with the County's Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
New York - New Jersey Trail Conference
NYS Department of Environmental Conservation
NYS Department of Transportation
NYS Thruway Authority
Palisades Interstate Park Commission
Rockland County Department of Health
Rockland County Div of Environmental Resources
Rockland County Drainage Agency
Rockland County Facilities Management
Rockland County Highway Department
Rockland County Planning Board
Rockland County Sewer District No. 1
Town of Haverstraw Planning Board
Town of Ramapo Planning Board
Village of Chestnut Ridge Planning Board
Village of Grand View-on-Hudson Planning Board
Village of Nyack Planning Board
Village of Piermont Planning Board

*New York State General Municipal Law § 239(5) requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions nor determines whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of its final action with the County of Rockland Department of Planning within thirty (30) days after the final action. A referring body that acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			☐	☐
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
☐ Urban	☐ Rural (non-agriculture)	☐ Industrial	☐ Commercial	☐ Residential (suburban)
☐ Forest	☐ Agriculture	☐ Aquatic	Other(Specify):	
Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☐ ☐ ☐	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☐ ☐	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☐ ☐	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest Agricultural/grasslands Early mid-successional Wetland ☐ Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO ☐	YES ☐

49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☐	YES ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☐	YES ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Nanuet High School

PTSA

103 Church Street
Nanuet, NY 10954

Nanuethsptsa@yahoo.com

President - Marie Condolucci
Vice President - Kathy Urzi
Secretary - Virginia Souhrada
Treasurer - Deserie Duffy

Nanuet HS Project Graduation 2025

April 22, 2025

Dear Town of Orangetown,

Nanuet HS PTSA Project Graduation is in the planning stages of our annual supervised, substance free, celebration for the graduating Nanuet Senior High School Seniors. **This project involves community wide support and financial assistance to reach a common goal: Providing a substance free and safe environment to celebrate graduation.**

Many other surrounding communities and across the United States have hosted Project Graduation and in doing so, have reduced the chance of students being injured in alcohol or drug related incidents and auto accidents.

The celebration is in the beginning stages of planning and we hope that the evening's plan will include lots of fun for the graduates. A variety of activities are being planned to include music and some great food! Activities such as a DJ area, photo booth, casino fun, bull riding, arcade games, virtual reality games, etc. We are hoping to contract a hypnotist, caricatures, tarot card readers, dessert trucks, and mechanical blow ups.

Project Graduation is organized by the PTSA with help from parent volunteers, local businesses & organizations to make this a memorable "knight" for the graduates. In making this a memorable "knight" for the students we are asking for your support and financial backing. Your donation is tax deductible. If you can assist us we that you send your donation payable to Nanuet HS PTSA to:

Nanuet Senior High School

103 Church St.

Nanuet, NY 10954

Attn: PTSA

With your help, the Nanuet HS annual Project Graduation will be a big success!

Best Regards,

Kathy Urzi

Vice President of NHS PTSA

Nanuethsptsa@yahoo.com



Nyack Senior High School Parent Teacher Student Association (PTSA) 2024-2025

Nyack High School · 360 Christian Herald Road · Upper Nyack, NY 10960

Phone: (845) 353-7100 · Fax: (845) 353-7197 · Email: nyackhsptsa@gmail.com

Danielle Cassidy & Laura Dobson
Co-Presidents

Lisa Caselnova & Jen Harrington
Co-Vice Presidents

Christine Ucker
Treasurer

Christine Edmonds
Secretary

As a valued member of our community, we are reaching out to ask for your support in helping our **Nyack High School Class of 2025** students celebrate their hard work and achievements as they approach high school graduation in June.

The NHS PTSA is a nonprofit 501(c)(3) organization tax exempt organization. The most costly event that the NHS PTSA is organizing is **Project Graduation**, an alcohol-free, adult-supervised celebration for our senior class. Project Graduation provides a safe, fun, and memorable event for students on graduation night, keeping them engaged in positive, drug-free activities throughout the evening. This tradition has been an important part of our school culture for many years, offering an alternative to unsupervised celebrations that may pose risks to our students.

In the past, our PTSA has been fortunate to receive generous sponsorships from Our Community Against Drug Abuse (OCADA). However, with the disbanding of OCADA, we find ourselves in need of additional support to fund this critical event. Project Graduation requires significant funding to cover expenses for entertainment, catering, prizes, and other fun activities, and we are turning to local businesses and community members like you to help make this event possible.

We invite you to consider becoming a sponsor of Project Graduation. Your contribution will directly support providing our seniors with a safe, exciting, and memorable way to celebrate their accomplishments. Below are the sponsorship levels and the corresponding benefits we offer to recognize your generosity:

Sponsorship Levels and Benefits:

Platinum Sponsor – \$1,000+

- Prominent logo placement on event banners, program, and PTSA social media.
- Opportunity to sponsor a specific activity (e.g., “Photo Booth,” “Prize Drawings,” “Hypnotist,” “Caricature Drawings” or other fun entertainment).
- Acknowledgement in the post-event thank-you letter and social media shout-outs.
- Logo featured in email blasts sent to the school community.

Gold Sponsor – \$500–\$999

- Logo on event materials, program, and PTSA social media.
- Recognition in the event program.
- Opportunity to sponsor an event activity or game (e.g., “Airbrush Tattoos,” “DJ,” “Gaming Stations,” etc.).
- Acknowledgement in the post-event thank-you and social media shout-out.

Silver Sponsor – \$250–\$499

- Logo listed in event program and social media shout-out.
- Recognition in post-event thank-you communications.

Bronze Sponsor – \$100–\$249

- Name listed in the event program and social media thank-you.
- Acknowledgment in the post-event thank-you letter.

In-Kind Sponsor (Donations of goods or services)

- Recognition at the event and in the event program.
- Social media shout-out and mention during the event.
- Opportunity to donate specific items for the event (e.g., snacks, drinks, prizes).

How to make a donation:**Checks can be made payable to:**

Nyack Senior High School PTSA
Mailed to: Nyack High School PTSA
360 Christian Herald Road
Upper Nyack, NY 10960

*Attention Christine Ucker

OR

Or Zelle Payment:

nyackhsptsa@gmail.com

Any donation, large or small, will make a significant impact. Your contribution will help ensure our seniors have a memorable and safe graduation celebration, and your business will be recognized for supporting this important community event.

Please let us know if you would be willing to support our seniors by sponsoring Project Graduation. If you have any questions or would like more information, feel free to contact us at: nyackhsptsa@gmail.com We would be happy to discuss the sponsorship levels and how you can be involved.

Thank you for considering our request. Your support will help ensure that our seniors can safely and joyfully celebrate their graduation. We deeply appreciate your generosity and commitment to making a difference in the lives of our students and our community.

Sincerely,

The Nyack High School PTSA Executive Board

Laura Dobson (co-president)

Danielle Cassidy (co-president)

Jennifer Harrington (co-vice president)

Lisa Caselnova (co-vice president)

Christine Edmonds (Secretary)

Christine Ucker (Treasurer)

June 12, 2025

Supervisor Teresa M Kenny
Town Board Members
Town of Orangetown
26 Orangeburg Road
Orangeburg, NY 10962

Re: TZHS PTSA Project Graduation 2025

Dear Supervisor Kenny and Town Board Members:

Thank you for your support last year. Because of your generosity, TZHS PTSA Project Graduation 2024 was a huge success. The senior class had a wonderful evening that they will remember for years to come.

I'm pleased to announce that our 34th annual TZHS PTSA Project Graduation 2025 is in full planning mode. The evening's plans will include music, great food, and a variety of activities such as volleyball, basketball, a video game area, and table games. In addition, we have a hypnotist, a variety of large inflatables and a photo booth.

The event will be held on June 25nd, 2025. This celebration is organized by the PTSA with help from the Senior Class, School Administrators, Parents and Local Businesses and Organizations. This project involves community-wide support and financial assistance to reach a common goal: Providing a substance-free environment to celebrate graduation. It is a wonderful opportunity for our graduates to come together one last time to celebrate their many accomplishments and to bid farewell to each other in a safe environment.

We have attached the anticipated 2025 budget for your review. This important celebration is ONLY possible due to the generosity of the monetary donations from the families, businesses, community and the Town of Orangetown. In addition, the students pay a nominal \$20 fee to attend. We generally have an 80% participation rate, sometimes higher, depending on the senior class.

It is important to note that contrary to years past, this year we will be purchasing food & beverages and raffle prizes in addition to those contributed by local businesses.

To make this celebration a most memorable occasion, we need to ask you for your support and financial backing. In the past we have received a helpful contribution from the Town of Orangetown and again we would be so grateful for your consideration of a \$1,500 contribution toward this event.

We thank you again for your previous support and for your careful consideration of our current request. Please let us know if you need any additional information.

Warm regards,

Isabel Ryan, Secretary TZHS PTSA,
TappaneeHSpts@gmail.com

Project Graduation

Pearl River High School Project Graduation

275 East Central Avenue, Pearl River, New York 10965

Town of Orangetown Town Board
Orangetown Town Hall
26 West Orangeburg Road
Orangeburg, New York 10962

Attention: Supervisor Teresa M. Kenny Councilman
Councilman Jerry Bottari
Councilman Brian Donohue
Councilman Dan Sullivan
Councilman Paul Valentine

Re: Pearl River High School Project Graduation 2025

Dear Supervisor Kenny and Town Board Members:

The Pearl River High School Project Graduation Committee recognizes that the Town of Orangetown has generously and kindly donated to its efforts in the past. We are therefore reaching out to request that the Town Board once again provides some much-needed monetary support for the graduates of the Pearl River High School Class of 2024. High School graduation night can be the most memorable evening in the eyes of our youth. It is a night to be proud, to celebrate past achievements and look to the future. To make this evening a truly special occasion, **PROJECT GRADUATION 2025** will continue the tradition started many years ago at Pearl River High School in planning an all-night, chaperoned, drug/alcohol-free event designed to encourage positive behavior while giving the seniors a last chance to enjoy a fun night together.

The highlights have included: a Zipline, DJ, photo booth, inflatables, sports activities, a hypnotist, rides, a variety of foods ranging from hors d'oeuvres to a full breakfast, as well as the receipt of a souvenir program book and a personalized blanket to use as the graduating Class of Seniors watches the sunrise together over the football field. As you can imagine an endeavor like this takes an enormous amount of time, effort, money, and planning.

In past years donations to fund this event have been requested from local businesses and community members. We are hopeful that the Town of Orangetown will once again support our efforts and make **PROJECT GRADUATION** an activity you would like to support. Won't you please consider joining us in making **PROJECT GRADUATION 2025** a safe and memorable event for our youth? Your donation will be acknowledged in the evening's Souvenir Program.

Thank you for your support!

Sincerely, Christine Reddy and Nicole Winsko, Project Graduation Co-Chairs

The 2025PROJECT GRADUATION Co-Chairs

PLEASE MAKE DONATIONS PAYABLE TO: Pearl River School District (Project Graduation on the memo line), or online via the Projectgrad.cheddarup.com

NAME:_____BUSINESS:_____

ADDRESS:_____

PHONE:_____

DONATION: _____

Town of Orangetown Planning Board Decision

July 10, 2024

Page 12 of 18

Continuation of Condition #8...

9. There is an errant 405.5 spot shot between the 402 and 403 contours in the southwest corner of the east basin. Please revise/relocate for clarity.
 10. Please add missing invert labels to the following structures:
 - CB-21B (plan and profiles)
 - FI-5 (plan and profile)
 - CB 6A (plan and profile)
 11. The applicant has indicated that infiltration testing shall be done prior to the Planning Board Chairman's endorsement. This would be atypical as the results of the testing could end up modifying the drainage design quite considerably and therefore is more common as a condition to be satisfied prior to Final Site Plan Approval. Ultimately it is the Planning Board's decision, but this would be the Drainage Consultant recommendation.
9. The Town of Orangetown Highway Department provided the following comments:
- The Emergency Access Road on Grotke Road will be maintained by way of an agreement between the Toll Brothers and Home Owners Association or by another legal document.
 - Bollards and chain proposed to control emergency ingress and egress to the proposed emergency road shall be located on private property. The plan presently indicates it will be installed in the Town Road Right of Way.
10. The applicant's attorney has provided previously requested documentation demonstrating that Gatto lane, within the Village of Chestnut Ridge, is a public road. The applicant's attorney also provided documentation demonstrating that the Village of Chestnut Ridge denied the applicant's request to improve/ widen Gatto Lane within the Village. Gatto Lane shall be labeled as a public road on the drawings, within the Village of Chestnut Ridge.
11. In the Town of Orangetown Town of Orangetown Parks and Recreation Department letter dated June 26, 2024, the Department recommended to the Planning Board to waive the requirement for reservation of parkland and condition approval on the payment of \$182,300.00 in Lieu of Parkland.

TOWN OF ORANGETOWN
2024 JUL 10 12:23
PLANNING BOARD

Company #: 10001 Toll Bros., Inc. (215) 938-8000 NY Long Island, Suburban/Connecticut&Massachusetts

Check Number: 00705366

Vendor #: 212864 TOWN OF ORANGETOWN

Check Date: 03/21/2025

Invoice Number	Invoice Date	Description	Gross Amount	Retained Amount	Discount Amount	Net Amount
250311-7655	03/11/2025	RECREATION FEE	182,300.00			182,300.00
Total						\$182,300.00

U.S. Pat. No. 6,085,407

Reorder VersaSeal Style Z811P2-O

Toll Bros., Inc.

NY Long Island,
Suburban/Connecticut&Massachusetts
1140 Virginia Drive
Fort Washington PA 19034
(215) 938-8000

Wells Fargo Bank, N.A.
1753 Pinacle Drive
5th Floor

Check Number: 00705366 62-22/311

Vendor No. 212864 Check Date 03/21/25

\$***182,300.00

** INVALID SIX MONTHS AFTER DATE ISSUE **

PAY One Hundred Eighty Two Thousand Three Hundred And 00/100*****

TO THE ORDER OF TOWN OF ORANGETOWN
26 W ORANGEBURG RD
ORANGEBURG NY 10962

Martin P. Corrao

See Reverse Side For Easy Opening Instructions

Toll Bros., Inc.
1140 Virginia Drive
Fort Washington PA 19034

TOWN OF ORANGETOWN
26 W ORANGEBURG RD
ORANGEBURG NY 10962

WO-8449210-11Z-VG

EMERGENCY ACCESS EASEMENT

THIS EMERGENCY ACCESS EASEMENT made this 8th day of May 2025, by TOLL NORTHEAST V CORP having a place of business at 42 Old Ridgebury Road, Danbury, CT 06810, ("Grantor"), in favor of the TOWN OF ORANGETOWN, a municipal corporation having an office at Town Hall, 26 W. Orangeburg Road, Orangeburg, NY 10962 ("Town").

WITNESSETH, that the Grantor, in consideration of the sum of One and 00/100 (\$1.00) Dollar, lawful money of the United States, actual consideration paid by the Town, does hereby grant and release unto the Town and their successors and assigns forever, together with the residents of Gatto Lane (collectively, with the Town, referred to as the "Grantee") a perpetual easement and right-of-way over all that real property located in the Town of Orangetown, County of Rockland and State of New York, which real property is more particularly described in Schedule "A", and illustrated in Schedule "B", both annexed hereto (the "Emergency Access Easement Areas") for police, fire, ambulance or other emergency personnel and their emergency medical and fire vehicles and other equipment necessary to provide emergency services during a State of Emergency to certain premises located in the Town of Orangetown, County of Rockland and State of New York, as shown on a site plan map entitled "Gatto Lane Site Plan" located in the Town of Orangetown, County of Rockland, and State of New York, dated March 20, 2023 and last revised February 6, 2025. The Grantee is not obligated or required to provide prior notice to the Grantor before entering, re-entering or using the Emergency Access Easement Areas in accordance with this Emergency Access Easement.

The Grantor, or its successors or assigns, shall construct travel ways within the Emergency Access Easement Areas as shown on the Filed Map. The Grantor, or its successors or assigns as the owner(s) of the Property and the Emergency Access Easement Areas, shall maintain the Emergency Access Easement Areas in good repair and in an open and passable condition at all times and under all conditions, so they can be utilized by ordinary passenger vehicles, as well as police and emergency medical and fire vehicles during a State of Emergency. The Grantee shall have the right, but not the obligation, to inspect the Emergency Access Easement Areas to ensure Grantor's compliance with this paragraph. In addition to any and all other remedies available to the Grantee under law, if the Grantor shall fail to maintain the Emergency Access Easement Areas in good repair and in an open and passable condition at all times and under all conditions, the Grantee shall have the right, but not the obligation, to enter and re-enter the Emergency Access Easement Areas to repair and maintain the Emergency Access Easement Areas.

Grantee hereby agrees that as the emergency access road at Grotke Road will be blocked by a chain and carabiner that can be freely removed by emergency response personnel, there is no need for the immediate presence by the owner of the property to allow or open emergency access to the Emergency Access Easement Areas. However, to ensure that any assistance that is required by emergency response personnel is provided, a contact person shall be available 24 hours a day seven days a week to assist the emergency response teams. Up until the point of HOA Transition,

this individual will be Keith Diorio of Toll Brothers ("Responsible Party") with contact as follows: 203-948-6522. At the point of HOA Transition, Toll Brothers shall notify the Town in writing with the name and contact information for the new "Responsible Party" employed by the Management Company taking over responsibilities of the condominium within 14 days of such transition. Said Management Company, shall be responsible to notify the Town in writing should the name and contact information for the Responsible Party change within 14 days of such change.

AND the Grantor hereby covenants that the Grantor is seized of the Property and the Emergency Access Easement Areas in fee simple and has good right to convey this Emergency Access Easement; shall not erect any buildings, walls, fences, structures, landscaping or other improvements on the Emergency Access Easement Areas that would prevent or in any way impair the Grantee's rights under this Emergency Access Easement; shall do nothing in the Emergency Access Easement Areas which would prevent, impede or disturb the full use and intended purpose of this easement by the Grantee; and shall execute and deliver any further documents necessary to assure the easement granted herein to the Grantee.

The terms, covenants and agreements herein contained shall inure to the benefit of, and be binding upon the parties hereto and their respective heirs, distributees and legal representatives, and all covenants herein shall run with the land affected hereby and shall be perpetual in duration.

TO HAVE AND TO HOLD the Emergency Access Easement herein granted unto the Grantee and their successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the date first set forth above.

By:

Name:

Title:

John Lennemann

John Lennemann

Div. Sr. VP

STATE OF

COUNTY OF

Connecticut

Fairfield

ss:

John Lennemann

On the 09 day of April, 2025

, before me, the undersigned, a notary public in and for said state, personally appeared John Lennemann, a duly authorized officer of Toll Northeast Corp personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ANNA MARY TRENT
Notary Public-Connecticut
My Commission Expires
June 30, 2027

Anna Mary Trent
NOTARY PUBLIC

IN WITNESS WHEREOF, the Grantee has executed this instrument as of the date first set forth above.

TOWN OF ORANGETOWN

By: _____

Name:

Title:

STATE OF NEW YORK)

)

ss:

COUNTY OF ROCKLAND)

On the ____ day of _____, 2025, before me, the undersigned, a notary public in and for said state, personally appeared, _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

SCHEDULE A

Description of Emergency Access Easement



September 11, 2024

**DESCRIPTION OF PROPERTY
EMERGENCY ACCESS & UTILITY EASEMENT
OVER THE LANDS OF GATTO LANE LLC**

All that certain lot or parcel of land situated in the Town of ^{Orangetown}~~Orangeburg~~ County of Rockland, State of New York, as shown on a plan entitled, "Exhibit Emergency Access Easement and Utility Easement over Lands of Gatto Lane LLC" prepared by CMG Engineering, Surveying and Landscape Architecture P.C. revised September 11, 2024, and being more particularly described as follows:

Beginning at a point, said point being on a curve to the left having a radius of 71.34 feet, an arc length of 2.43 feet and a central angle of 01 degrees 57 minutes 06 seconds from the intersection of the southerly line of Grotke Road with the easterly line of the lands now or formerly Hunter; thence

1. Along the southerly line of Grotke Road, on a curve to the left having a radius of 71.34 feet, an arc length of 27.60 feet and a central angle of 22 degrees 09 minutes 51 seconds; thence
2. Over and through a Right-of Way, (Liber 506, Cp 115), and the lands now or formerly Gatto Lane LLC, on a curve to the right having a radius of 125.50 feet, an arc length of 46.35 feet and a central angle of 21 degrees 09 minutes 44 seconds,
3. South 08 degrees 46 minutes 36 seconds East 37.96 feet,
4. on a curve to the left having a radius of 78.50 feet, an arc length of 117.64 feet and a central angle of 85 degrees 51 minutes 29 seconds,
5. North 78 degrees 17 minutes 51 seconds East 16.61 feet,
6. North 85 degrees 12 minutes 35 seconds East 161.94 feet,
7. South 04 degrees 35 minutes 26 seconds East 31.00 feet,
8. South 85 degrees 12 minutes 35 seconds West 17.65 feet,
9. on a curve to the left having a radius of 26.50 feet, an arc length of 43.47 feet and a central angle of 93 degrees 59 minutes 43 seconds,
10. South 08 degrees 46 minutes 43 seconds East 809.51 feet and
11. on a curve to the left having a radius of 21.50 feet, an arc length of 10.04 feet and a central angle of 26 degrees 45 minutes 33 seconds; thence
12. Along the northerly line of Gatto Lane, (50' Right of Way), South 82 degrees 10 minutes 49 seconds West 35.94 feet; thence
13. Over and through the lands now or formerly Gatto Lane LLC and a Right-of Way, (Liber 506, Cp 115), on a curve to the left having a radius of 21.50 feet, an arc length of 10.76 feet and a central angle of 28 degrees 40 minutes 36 seconds,
14. North 08 degrees 46 minutes 43 seconds West 815.06 feet,
15. on a curve to the left having a radius of 25.50 feet, an arc length of 38.28 feet and a central angle of 86 degrees 00 minutes 42 seconds,
16. South 85 degrees 12 minutes 35 seconds West 60.92 feet,
17. North 87 degrees 52 minutes 24 seconds West 16.61 feet,
18. on a curve to the right having a radius of 105.50 feet, an arc length of 158.16 feet and a central angle of 85 degrees 53 minutes 50 seconds,
19. North 08 degrees 46 minutes 36 seconds West 37.96 feet and

CMG Engineering, Surveying and Landscape Architecture, P.C.

42 Old Ridgebury Road · 2nd Floor · Danbury, Connecticut 06810

p: 203.616.4951 · f: 203.616.4950

20. on a curve to the left having a radius of 98.50 feet, an arc length of 32.12 feet and a central angle of 18 degrees 40 minutes 57 seconds to the point or place of beginning.

Containing 0.83 acres of land, more or less

Subject to and together with all Right of Ways, legal easements and restrictions of record, if any

SCHEDULE B

Easement Map

[illegible]

OVER LANDS OF
GATTO LANE, LLC
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

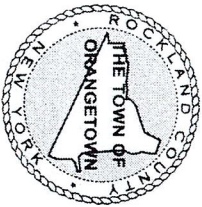
2	3/11/24	ADDED DIMENSIONS OF EASEMENT	DSC
1	5/21/24	TURN-AROUND ADJUST TO EASEMENT	RAE
		OUTPOSTS	NO

Engineering
Surveying
Landscape
Architecture

City Engineering, Surveying and
Landscape Architecture, P.C.
42 Old Ridgebury Road
2nd Floor
Denville, CT 06410
Tel: (203) 610-4951
Fax: (203) 616-4950

DOUGLAS S. CARVER
PROFESSIONAL LAND SURVEYOR
1001 L. L. BENTLEY, JR. BLVD., SUITE 200
HOUSTON, TEXAS 77057
(713) 865-1111

PB#25-13



Department of Environmental Management and Engineering Town of Orangetown

127 Route 303 Orangetown New York 10962
Tel: (845) 359-6502 • Fax: (845) 359-6951
February 3, 2025

Planning Board
Town of Orangetown
1 Greenbush Road
Orangetown, New York 10962

Re: **Performance Bond** (YY-MM-Section;Block;Lot)
Gatto Lane PAC Site Plan Tracking # **68.07-2-1**

Board Members:

The Department's bonding requirements for the above captioned project are as follows:

<u>ITEM</u>	<u>COST</u>
Road	\$ 131,200.00
Concrete Curbing	41,300.00
Concrete Sidewalk + HC ramp	13,200.00
Street Sign	500.00
Monumentation	1,750.00
Iron Pins	450.00
As-Built drawings	18,000.00
Storm sewers	79,275.00
Soil Erosion and Sediment Control	185,500.00
Sanitary Sewers	243,310.00
Sub-Total	\$ 714,485.00
Administrative Close-out (10% of Sub Total)	\$ 71,448.50
Total Bond = \$ 785,933.50	

Inspection Fee:
(3% of Sub Total of original bond amount) \$ 21,434.55
to be submitted to this Department prior to onset of construction.

Further, all bonds are to conform to current town regulations.

Sincerely,

PB #25-13:
Gatto Lane
Establish the Term and Value of the Performance Bond
Town of Orangetown Planning Board Decision
February 12, 2025
Page 1 of 2

TO: Kevney Moses, Toll Brothers
42 Old Ridgebury Road, Danbury, CT 06810

FROM: Town of Orangetown Planning Board

PB#25-13 Gatto Lane Site Plan Performance Bond:

The application of Toll Brothers, owner, to Establish the Term and Value of the Performance Bond at a site known as “Gatto Lane 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 21 of the Code of the Town of Orangetown. The site is located at Gatto Lane, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.07, Block 2, Lot 1, in the R-15/PAC zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held Wednesday, February 12, 2025 at which time the Board made the following Determination:

No one appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated January 22, 2025.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, February 7, 2025.
3. Interdepartmental memorandum and email signed by Bruce Peters, P.E., dated February 3, 2025.

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel – Vice Chair and seconded Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

There being no one to be heard from the Public, a motion was made to close the public portion by Michael Mandel – Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

DECISION: In view of the foregoing, the amount of the Performance Bond was established in accordance with the interdepartmental memorandum and email from Bruce Peters, P.E., Department of Environmental Engineering, Town of Orangetown, Dated February 3, 2025. The term of the Performance Bond shall not exceed town (2) years as set forth in Section 21A-10 of the Town of Orangetown Town Code, which shall be on or before February 12, 2027, and Subject to the Following Condition;

RECEIVED
TOWN OF ORANGETOWN
FEB 12 2025
5:02 PM

PB #25-13:
Gatto Lane
Establish the Term and Value of the Performance Bond
Town of Orangetown Planning Board Decision
February 12, 2025
Page 2 of 2

ITEM	COST
Road	\$ 131,200.00
Concrete Curbing	\$ 41,300.00
Concrete Sidewalk + HC Ramp	\$ 13,200.00
Street Sign	\$ 500.00
Monumentation	\$ 1,750.00
Iron Pins	\$ 450.00
As-Built drawings	\$ 18,000.00
Storm sewers	\$ 79,275.00
Soil Erosion and Sediment Control	\$ 185,500.00
Sanitary Sewers	\$ 243,310.00

Sub-Total \$ 714,485.00

Administrative Close-out (20% of Sub Total) \$ 71,448.50

Total Bond = \$ 785,933.50

Inspection Fee:
(3% of Sub Total of Original Bond Amount) \$ 21,434.55
To be submitted to DEME prior to the onset of construction.
All Bonds are to conform to current town regulations.

The foregoing resolution was made and moved by Michael Mandel – Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye and Lisa DeFeciani, aye.

The Director 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 12, 2025
Jane Slavin, RA Director OBZPAE
Town of Orangetown Planning Board



OFFICE OF THE TOWN CLERK
90-2-CL 283 5202
TOWN OF ORANGETOWN, FL 33464

PB #25-32: The Club West at Pearl River – Recommendation to the Town Board to Release the Performance Bond

Town of Orangetown Planning Board Recommendation

May 28, 2025

Page 1 of 2

TO: Donald Brenner, 4 Independence Ave., Tappan, New York
FROM: Town of Orangetown Planning Board

RE: The Club West at Pearl River Recommendation to the Town Board to Release the Performance Bond: The application of Donald Brenner, applicant for a **Recommendation to the Town of Orangetown Town Board to Release the Performance Bond**, 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 21 of the Code of the Town of Orangetown. The site is located at 661 West Blue Hill Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 5; OP & PAC Zoning Districts.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, May 28, 2025**, at which time the Board made the following determinations:

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, signed by Rick Oliver, Acting Director, dated May 8, 2025.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Eamon Reilly, P.E., Commissioner, dated May 9, 2025 and from the Highway Department, signed by James Dean, Superintendent of Highways, dated May 13, 2025.
3. Email from JMC, dated April 29, 2025.
4. Interdepartmental memorandum from DEME, dated August 13, 2020.

The Hearing was open to the public.

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

TOWN CLERK'S OFFICE

2025 JUN 17 A 10:09

TOWN OF ORANGETOWN

PB #25-32: The Club West at Pearl River – Recommendation to the Town Board to Release the Performance Bond

Town of Orangetown Planning Board Recommendation

May 28, 2025

Page 2 of 2

There being no one from the Public a motion was made to close the public portion of the meeting by Michael Mandel, Vice Chair and second by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

RECOMMENDATION: In view of the foregoing, the Planning Board **Recommended to the Town of Orangetown Town Board to Release the Performance Bond**, as outlined in the Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Eamon Reilly, P.E., Commissioner, dated May 9, 2025 and from the Highway Department, signed by James Dean, Superintendent of Highways, dated May13, 2025.

The foregoing Resolution was made and moved by Michael Mandel, Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

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

Dated: May 28, 2025

Town of Orangetown Planning Board

TOWN OF ORANGETOWN
2025 JUN 17 A 10:09
TOWN CLERK'S OFFICE

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 6/19/25
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 6/24/2025 consists of 3 warrants for a total of \$2,151,769.13.

The first warrant had 19 vouchers for \$247,432 and had the following items of interest.

1. Rockland Paramedics - \$132,083 for June paramedic services.

The second warrant had 32 vouchers for \$1,326,022 and includes the following items of interest.

2. NYPA - \$21,237 for streetlight project.
3. NYS Dept. of Civil Service - \$1,053,176 for healthcare benefits.
4. Troon Golf - \$205,573 for golf course maintenance contracts.

The third warrant had 154 vouchers for \$578,313 and includes the following items of interest.

1. Biosystems - \$5,280 for sewer chemicals.
2. Charles Capasso & Sons - \$102,960 for recycling.
3. Cotter, Michael - \$7,150 for title inspections.
4. Door Works - \$24,793 for elevator door replacement.
5. Eagle Point Gun - \$29,707 for Police ammunition.
6. Fat and Sassy Goats - \$17,250 for goat grazing.
7. Gentile, Steven - \$10,836 for 207c payments.
8. Global Montello Group Corp - \$15,408 for fuel.
9. Goosetown Enterprises - \$26,350 for equipment leases.
10. Joe Lombardo Plumbing & Heating - \$8,500 for HVAC seasonal tune up.

- 11. Nielson Ford - \$46,461 for Parks vehicle.
- 12. Rockland County Solid Waste – \$5,794 for waste removal.
- 13. Verde Electric - \$11,200 for traffic signal maintenance.
- 14. Virtuit Systems - \$8,750 for backup services.
- 15. Weston & Sampson - \$10,562 for drainage review services.
- 16. WSG & Solutions - \$8,870 for sewer equipment.

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

Jeffrey W. Bencik, CFA
845-359-5100 x2204

WARRANT

Warrant Reference	Warrant #	Amount	
Approved for payment in the amount of			
	060425	\$ 247,432.80	Utilities & Rockland Paramedics
	061125	\$ 1,326,022.97	Utilities, Golf Mgmt Fees, Employee Health Benefits, NYPA
	062425	\$ 578,313.36	Expenses
		\$ 2,151,769.13	

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

APPROVAL FOR PAYMENT

AUDITING BOARD

Councilman Gerald Bottari

Councilman Paul Valentine

Councilman Daniel Sullivan

Councilman Brian Donohue

Supervisor Teresa M. Kenny