

**ZONING BOARD OF APPEALS**

Town of Orangetown  
26 Orangeburg Road  
Orangeburg, New York 10962  
**(845) 359-8410 (ex. 4316)**

**Date: July 28, 2025**

TO: OBAPAE

**NYS Dept of Environmental Conservation**  
**New York State Dept. of Transportation**  
Palisades Interstate Park Commission  
NYS Thruway Authority  
**ACOE**  
CSX  
Town of Clarkstown

**Rockland County Drainage**  
**Rockland County Health**  
**Rockland County Planning**  
**Rockland County Highway**  
**Rockland County Swr Dstrt #1**  
**Orange and Rockland Utilities**  
**Veolia**

**This matter is scheduled for: September 3, 2025**

**Review of Plans: 622 RT 303, LLC, 522 Route 303, Blauvelt, NY**

**Section 65.14 Block 1 Lot 11.2 & 11.3 LI/LIO zone**

Chapter 43, LI & LIO Districts, Section 3.11, Column #7, (Additional Use Regulations, #1, same as R-80; R-80 #1 ; “no trucking movement of any kind shall be permitted in any district between the hours of 11:00pm and 6:00am, unless permission has been granted by the ZBA”, with 24 hours of operations proposed), Column #7, #2, same as CS #6; (“no outdoor loading berths are permitted except by permission of the ZBA or Planning Board. This permission may be given at the time of the site review...or at the time of approval of a commercial subdivision.”, with outdoor loading berths proposed), and from Section 3.12, Column #12, (maximum building height: 29.35’ permitted, with 50.75’ proposed). The premises are located at 622 Route 303, Blauvelt, New York and identified on the Orangetown Tax Map as Section 65.14, Block 1, Lot 11.2 & 11.3 in the LI & LIO zoning districts.

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

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

- US Postal: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: [KBettmann@orangetown.com](mailto:KBettmann@orangetown.com)

**Zoning Board Meeting Date: September 3, 2025**

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

This project is before the **Zoning Board** on **Wednesday, September 3, 2025.**  
**Kindly forward your completed review to this office BEFORE September 3, 2025**

Reviewing Agency \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, **Katlyn Bettmann (EXT. 4316)**

RECEIVED

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: JUN 04 2025

LAND USE BOARD APPLICATION

TOWN OF ORANGETOWN  
LAND USE BOARDS

Please check all that apply:

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

PERMIT#: BLDC-2891-23  
 ASSIGNED  
 INSPECTOR: Glenn  
 Referred from Planning Board  YES  NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Al Foxie

Street Address: 622 Route 303, Blauvelt, NY 10913

Tax Map Designation:

Section: 65.14 Block: 1 Lot(s): 11.2  
 Section: 65.14 Block: 1 Lot(s): 11.3

Directional Location:

On the west side of Route 303, approximately  
0 feet west of the intersection of Route 303 & Al Foxie, in the  
 Town of Orangetown in the hamlet/village of Blauvelt.

Acreage of Parcel <u>18.49</u>	Zoning District <u>LI, Rt. 303 Overlay</u>
School District <u>South Orangetown</u>	Postal District <u>10913</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Blauvelt</u>
Water District _____	Sewer District <u>Orangetown</u>

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

622 Rt 303 LLC (the "Applicant") is proposing to develop two existing vacant lots it owns (SBL 65.14-1-11.2 & 11.3) totaling ±18.49 acres (the "Project Site") with a 160,120 S.F. Warehouse/Distribution Facility (the "Project"). The Applicant also seeks approval for a manufacturing use as an alternative use of the Project Site in order to maintain flexibility in the end use of the Project Site.

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

Date: May 21, 2025 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If subdivision:

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

If site plan:

- 1) Existing square footage 0
- 2) Total square footage 160,120 Proposed
- 3) Number of dwelling units 0

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

\_\_\_\_\_  
\_\_\_\_\_

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area Yes, approx. 7.8% of the site. Net area subject to final site grading.

Are there streams on the site? If yes, please provide the names. Yes, 865-61, Class C

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

Yes, federally regulated wetlands

Project History:

Has this project ever been reviewed before? Yes

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

PB#23-47 - 622 Route 303 Project Al Foxie Resubdivision Plan  
PB#23-34 - 622 Route 303 Site Plan - Preliminary Site Plan Approval  
obtained March 26, 2025

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

\_\_\_\_\_  
\_\_\_\_\_

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JUN 04 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN

20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE PLANNING BOARD**

Date: 3.24.23 Section: 65.14 Block: 1 Lot: 11.2 11.3

Applicant: 622 Rte 303 LLC

Address: 622 Rte 303, Orangeburg, NY

RE: Application Made at: 21 Philips Pkwy, Montvale, NJ

Referred For: **§ 21A-4 Site development plan approval required.**  
[Amended 9-4-2018 by L.L. No. 11-2018]

A. No building permit or certificate of occupancy shall be issued, other than for a single- or two-family residence and structures accessory thereto, except for a building or use that is in conformity with a site development plan approved by the Planning Board,

B. Approval of a site plan by the Planning Board is required for the development or redevelopment of any property or structure for a new use, the expansion or relocation of any existing use, or a change of use.

(1) A change that results in a difference in the numerical listing or the use column (Uses Permitted by Right, Uses by Special Permit, Conditional Uses, General Accessory Uses) for all uses as set forth in Chapter 43, § 3.11, Table of General Use Regulations.

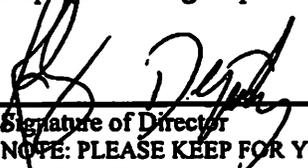
(2) A change in the off-street parking requirements for a use as specified in Chapter 43, § 3.11, Table of General Use Regulations.

Comments: New 160,120 sf Warehouse  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear 622 LLC,

Please be advised that the Building Permit Application # p23-2891, which you submitted on 3.10.23, has been referred to the Orangetown Planning Board. Please contact the Board office at 845-359-8410 ext. 4316 and someone will assist you in the preparation necessary to appear before the board or you may email Katlyn Bettmann at [kbettmann@orangetown.com](mailto:kbettmann@orangetown.com)

Sincerely,  
  
\_\_\_\_\_  
Richard Oliver  
Deputy Building Inspector

  
\_\_\_\_\_  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
1-30-2023 JSA

Date  
Liz DeCort  
Cheryl Coopersmith

**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

<b>ZONING BULK REQUIREMENTS</b>			
Zone: LI with Rte 303 OL	Group: QQ	Use: warehouse	
	Required	Existing	Proposed
Floor area ratio	.5	vacant commercial	.44
Lot area	2 acres	18.5 acres	18.5 acres
Lot width	150 feet	1,290 feet	1,290 feet
Street frontage	150 feet	1,290 feet	1,290 feet
Front yard setback	50 feet	Vacant	52 feet
Side yard setback	50 feet	Vacant	154.8 feet
Total side yard setback	100 feet	Vacant	496.7 feet
Rear yard setback	50 feet	Vacant	69.8 feet
Maximum building height	26	vacant commercial	55.5 feet

Number of stories: 1      Construction Type: 2b      Occupancy Class: S-2

Zoning Chart Information Completed by: Attorney

1. Sewage: (circle one)  Town  County Private
2. How many kitchens on the property? 0
3. Are there any renters, tenants, lessees or boarders at this property? YES  NO
4. Are there any other building permits on this property? YES  NO
5. Is the property in a flood plain? YES  NO

**AFFIDAVIT**

State of ~~New York~~ New Jersey  
 County of ~~Rockland~~ SS: Bergen  
 Town / Village of \_\_\_\_\_

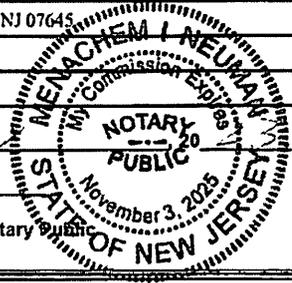
I, Yoel Jacob being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

**Signature and Mailing Address**

\_\_\_\_\_  
 21 Philips Parkway, Montvale NJ 07645  
 \_\_\_\_\_  
 \_\_\_\_\_

SWORN to before me this 28 day of February

Witness: \_\_\_\_\_  
 (If not witnessed by Building Department personnel, Notary signature is required.) \_\_\_\_\_, Notary Public



<b>OFFICIAL USE ONLY:</b>	
Checked by: _____	Date: _____
Permit Granted for: _____	
_____	
_____	
_____	
Signature: _____	Date: _____
<b>Director, OBZPAE</b>	

SWIS	PRINT KEY	NAME	ADDRESS
392489	65.14-1-2	Kingship Realty LLC	634 Rte 303,Blauvelt, NY 10913
392489	65.14-1-4	TRS Realty LLC Attn: Stuart Chaitin	634 Rte 303,Blauvelt, NY 10913
392489	65.14-1-5	Japa Inc	632 Rte 303,Blauvelt, NY 10913
392489	65.14-1-8	Sara Winikoff	626 Rte 303,Blauvelt, NY 10913
392489	65.14-1-9	F.M.L Realty Rockland LLC	634 Rte 303,Blauvelt, NY 10913
392489	65.14-1-10	Samaritan Daytop Foundation John Iammateo	138-02 Queens Blvd,Briarwood, NY 11435
392489	65.18-1-3	PG-OE 800 Bradley Hill Rd LLC	900 Route 9 North Ste 400,Woodbridge, NJ 07095
392489	65.18-1-4	PG-OE 700 Bradley Hill Rd LLC	900 Route 9 North Ste 400,Woodbridge, NJ 07095
392489	65.18-1-5	PG-OE 300 Corporate Dr LLC	900 Route 9 North Ste 400,Woodbridge, NJ 07095
392489	65.18-1-6	PG-OE 200 Corporate Dr LLC	900 Route 9 North Ste 400,Woodbridge, NJ 07095
392489	65.18-1-7	LIA Realty LLC	1258 Central Ave,Albany, NY 12205
392489	65.18-1-8	Arriflex Corp	617 Rte 303,Blauvelt, NY 10913
392489	65.18-1-16	PG-OE 100 Corporate Dr LLC	900 Route 9 North Ste 400,Woodbridge, NJ 07095
392489	65.18-1-27	PG-OE 400 Corporate Dr LLC	900 Route 9 North Ste 400,Woodbridge, NJ 07095
392489	65.14-1-11.1	ARC 3 Feortnyool LLC PM Dept #10089	11995 El Camino Real,San Diego, CA 92130
392489	65.14-1-11.2	622 Rt 303 LLC	505 Flushing Ave Ste 1D,Brooklyn, NY 11211
392489	65.14-1-11.3	622 Rt 303 LLC	505 Flushing Ave Ste 1D,Brooklyn, NY 11211

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JUN 04 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

SWIS	PRINT KEY	NAME	ADDRESS
392489	65.14-1-3	Kingship Realty LLC	634 Rte 303,Blauvelt, NY 10913
392489	65.14-1-6	Grace Realty Holdings LLC	630 Route 303,Blauvelt, NY 10913
392489	65.14-1-7	624 Route 303 Realty LLC	624 Rte 303,Blauvelt, NY 10913
392489	65.15-1-1	Rathmagurry Realty Inc	1 Corporate Dr,Orangeburg, NY 10962
392489	65.19-1-1	Arriflex Corp	617 Rte 303,Blauvelt, NY 10913

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JUN 04 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS



**Environmental, Planning, and Engineering Consultants**  
 34 South Broadway  
 Suite 300  
 White Plains, NY 10601  
 tel: 914 949-7336  
 fax: 914 949-7559  
 www.akrf.com



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JUN 04 2025

TOWN OF ORANGETOWN  
 LAND USE BOARDS

**Memorandum**

**To:** Town of Orangetown Planning Board  
**From:** AKRF, Inc. (E. Du, PE; C. Block, AICP; and A. Ley, AICP)  
**Date:** September 10, 2024  
**Re:** Project Foxie 622 Route 303 – Planning and Traffic Review

This memorandum summarizes AKRF’s review of the following documents as part of the Applicant’s latest submission in connection with a proposed warehouse and distribution facility located at 622 Route 303, Hamlet of Blauvelt, Town of Orangetown.

- Comment Response Letter prepared by Colliers Engineering and Design, dated July 15, 2024
- Preliminary Site Plan (22 pages) prepared by Colliers Engineering and Design, last revised July 15, 2024
- Full EAF prepared by Colliers Engineering and Design, last revised July 15, 2024
- Traffic Memo prepared by Colliers Engineering and Design, dated June 11, 2024
- Air Quality Memo prepared by Colliers Engineering and Design, dated June 11, 2024
- Acoustical Memo prepared by Colliers Engineering and Design, dated June 11, 2024
- Hydrologic and Hydraulic Report prepared by Colliers Engineering and Design, dated August 29, 2023
- Architectural Plans and Elevations prepared by Anderson Design Group, last revised August 31, 2023
- Letter of No Effect from SHPO, dated March 23, 2023
- Email from the Army Corps of Engineers, dated May 15, 2023
- Phase II Environmental Site Assessment prepared by Sterling Environmental Engineers, P.C., dated March 4, 2016

**PROJECT DESCRIPTION**

622 Rt 303 LLC (the “Applicant”) proposes to merge two lots and construct a 160,120 square foot (sf) warehouse and distribution facility. The proposed action would merge Tax Lot 65.14-1-11.2 (5 Al Foxie Way) (14.87 acres) with Tax Lot 65.14-1-11.3 (622 Route 303) (3.63 acres), both are vacant and total approximately 18.49 acres (the “Proposed Project”). The project site is located within the LI (Light Industrial) and LIO (Light Industrial-Office) Zoning Districts, as well as the Route 303 Overlay District. The Proposed Project includes approximately 7,000 sf of office space within the warehouse, 90 on-site parking spaces, 31 truck parking spaces, and 33 loading bays. The most recent submission added a 25-foot landscaping and screening buffer along Route 303. The Proposed Project requires site plan approval from

the Town of Orangetown Planning Board, and a height variance and a variance to allow trucking movements at all hours from the Zoning Board of Appeals.

## A. PLANNING

AKRF's comments from its past memorandums are presented below in *italics*, new and follow-up comments are in **bold**.

1. *The subject properties are within both the LI and LIO Zoning Districts. The Overall Dimension Plan should be revised to show the LI / LIO Zoning District Boundary. In addition a Table of Bulk Requirements for the LIO Zoning District should be provided.*

*6/7/2024: Comment addressed.*

2. *The proposed building appears to be located solely within the LI District and would meet each bulk regulation except for maximum height. A building with a 52' front setback (as shown on the site plans) has a maximum height of 26', and the proposed development is requesting a variance to allow a building 50' in height. A variance must be approved by the Board of Zoning Appeals prior to final site plan approval.*

*6/7/2024: A 58.69' front setback is now proposed, which equates to a maximum height of approximately 29.35'. A height variance is still required to allow the proposed approximately 51' tall building.*

**9/10/2024: A 58.69' front setback is still proposed, which equates to an allowed height of 29.35'. The proposed 51' building still requires a height variance and the Applicant asks the Planning Board to consider referring the application to the ZBA for the height variance.**

3. *The metes and bounds, indicated on the existing conditions, should be bolded to indicate that they are a part of the proposed action, and a new length and direction should be provided for the 616.89 ft property line that currently divides the two properties.*

*6/7/2024: Comment addressed.*

4. *The Project Site falls within the Route 303 Overlay District and must comply with the provisions set forth in Section 13.10.B of the Town Code. In particular, the site plan should be revised to address the following provisions:*

- a. *Include a 25-foot wide vegetated buffer (see §13.10.B(2)). The site plan indicates a generalized tree line that would remain but indicates no specific plantings. Additional detail related to the existing trees, shrubs, and brush along Route 303 should be provided.*

*6/7/2024: Comment not addressed. The applicant states that there is an existing vegetative buffer, and additional details will be provided in the next submission. The details should clearly indicate the on-site depth of the buffer, and types and size of vegetation within the buffer. Supplemental plantings may be required.*

**9/10/2024: Comment addressed. A 25' vegetative buffer has been added and is shown on the landscaping plan. The buffer is proposed to have a mix of deciduous and evergreen trees, as well as shrubs. The Planning Board should discuss if this vegetative screening is sufficient.**

- b. *A nonresidential use abutting a residential use shall include a vegetated buffer (see §13.10.B(3)). The vegetated buffer between the parking lot and the residence to the northeast of the project site should include shrubs and should be shown in the visual analysis site section from Birchwood Lane. This site section also shows a large vegetated buffer on the residential property that does not seem to exist. Please verify the width of the existing vegetated buffer that would remain.*

6/7/2024: Comment addressed. Evergreen trees and evergreen shrubs have been added between the residential neighbors and the proposed parking lot to provide additional screening. The proposed plantings are shown on the updated landscaping plan. In addition, the Applicant has confirmed that the vegetation is accurately represented in the viewshed analysis.

c. Renderings show that the building will still be visible from Route 303, with little landscaping along the curve in the road to block the view of the building. Additional screening should be provided and the visual rendering updated.

6/7/2024: Comment partially addressed. Additional landscaping has been added to the curve on Al Foxie Way; however, a new rendering should be provided.

9/10/2024: Comment not addressed. Renderings from Viewpoint 2 still show the landscaping from the original site plan and should be updated to show the proposed vegetative screening. This should be provided prior to a determination of significance under SEQRA.

5. Please provide the heights of the fencing around the stormwater management ponds on the site plans to ensure that nothing over 4.5 feet is located in the front yard, and that the fencing meets the required side and rear setbacks. A detail for the proposed fencing should also be provided.

6/7/2024: Comment addressed. The proposed fencing is shown at 4.5 feet tall, which meets the zoning requirements, and a detail has been provided.

6. The proposed lighting levels are generally low (averaging below two foot-candles) across the Project Site. However, there are a few instances where the proposed lighting would spill into the wetland. The lighting should be adjusted to reduce spillover into the wetland area. In addition, the Correlated Color Temperature (CCT) of the lighting fixtures should be specified.

6/7/2024: Comment addressed. The lighting plan has been updated to reduce the amount of light spilling into the wetland. In addition, the proposed CCT will be 3000k, which is dark sky compliant.

7. The proposed landscaping plan does not provide any plantings between the parking lot and the onsite wetland. Wetland buffer and wetland restoration plantings should be considered.

6/7/2024: Comment addressed. A native steep slope mixture is proposed to stabilize and vegetate the slope.

8. Any proposed signage shall be submitted and reviewed under a separate signage application.

6/7/2024: No further comment.

9. Outdoor loading berths are proposed and will require Planning Board approval per Chapter 43, Table 3.11, Column 7, Number 2.

6/7/2024: No further comment.

10. The utility site plan should include the proposed electric lines.

6/7/2024: Comment addressed. Proposed electric lines are now shown.

11. A watercourse diversion review and approval are required by the Town Board per Chapter 41, Article 1.

6/7/2024: No further comment.

12. Per Chapter 43, Table 3.11, LI district, Column #7, Additional Use Regulations, #1, same as R-80; R-80 #1-: "No trucking movement of any kind shall be permitted in any district between the hours of 11:00 pm and 6:00 am, unless permission has been granted by the ZBA.

*6/7/2024: The applicant requests referral to the ZBA for an area variance to allow for trucking movement 24 hours a day.*

**9/10/2024: No further comment.**

13. *AKRF reviewed the full EAF. Comments are as follows.*

- a. *The Full EAF should include a project narrative that more fully describes the use of the proposed building and proposed operation of the site (e.g., hours of operation, number of employees, anticipated shift changes). The project narrative should also be corrected to state that the property is in the LI and LIO Zoning Districts.*

*6/7/2024: Comment addressed.*

- b. *Section B, Column c, states that an area variance will be required, please clarify that it is a variance for an increase in height, as well as to allow trucking movements outside permitted hours.*

*6/7/2024: Comment addressed.*

- c. *Please change the width given in Subsection D.1.g, to reflect the widest part of the building, shown as 240' on the site plan.*

*6/7/2024: Comment addressed.*

- d. *Subsection D.2.c.ii should be checked "yes."*

*6/7/2024: Comment addressed.*

- e. *Subsection D.2.j.ii included the projected number of semi-trailer trips/day, please include fleet vans if those will be used as well.*

*6/7/2024: Comment addressed. No fleet vans will be used.*

- f. *In Subsection D.2.k, please provide the estimated annual electricity demand and the name of the local utility provider.*

*6/7/2024: Comment addressed. An estimate of electricity demand has been provided.*

- g. *In Subsection E.1.a should also include residential, as the project site abuts a residential property to the north.*

*6/7/2024: Comment addressed.*

- h. *E.1.b states that there will be 7.7 acres of impervious surface, while D.2.e states that there will be 7.14 acres of impervious surface, please clarify.*

*6/7/2024: Comment addressed, and it has been clarified that there will be 7.7 acres of impervious surface.*

- i. **9/10/2024: As discussed at the prior Planning Board meeting, the peak hours of traffic in Question D.2.j.i should be clarified to represent the 24-hour nature of the operations (12AM to 12AM, rather than 12AM to 12PM). This should be corrected prior to a determination of significance under SEQRA.**

- j. **9/10/2024: The updated Full EAF needs to be signed and dated upon resubmission. This document should be provided prior to a determination of significance under SEQRA.**

## **B. TRAFFIC**

AKRF's previous comments are presented below in italics, new and follow-up comments are in bold.

14. *Based on the proposed use, the number and location of study area intersections are insufficient. The Consultant should include the following intersections to be analyzed as part of the traffic study:*

- *Route 303 and Bradley Hill Road*
- *Site Driveways and Al Foxie Way*

*6/7/2024: Comment addressed. The Applicant included the requested intersections in the analysis, which shows the proposed warehouse would not have impacts on traffic, including level of service, delay, and queueing, at the study intersections.*

*15. Provide the available historical traffic data used for comparison of the May 2022 traffic counts.*

*6/7/2024: Comment addressed.*

*16. Include the following developments in the No Build traffic volumes:*

- *200-400 Oritani Drive*
- *District 96 Beer Factory*
- *622 Route 303 (FedEx)*

*6/7/2024: Comment partially addressed. The Applicant should coordinate with the 622 Route 303 FedEx applicant to include their projected traffic volumes.*

**9/10/2024: Comment partially addressed. The Applicant should consult with the FedEx development traffic engineer to confirm the potential increase in vehicle trips along Al Foxie Way. This should be done prior to a determination of significance under SEQRA.**

*17. Confirm the specific warehouse use of the site, and disclose any specific tenants that would be utilizing the site.*

*6/7/2024: Comment addressed. The Applicant has updated the trip generation to reflect ITE Land Use Code 156 – High Cube Parcel Hub Warehouse in addition to Land Use Code 130 – Industrial Park.*

*18. Site- and/or tenant-specific data should be used to estimate trip generation, where possible.*

*6/7/2024: Comment addressed.*

*19. Because this application is for a singular warehouse located within an industrial area that has high-cube ceiling heights of 50 feet, Land Use Code 156 – High-Cube Parcel Hub Warehouse should be utilized for a conservative trip generation estimate.*

*6/7/2024: Comment addressed.*

*20. Provide trip assignment separately for truck trips and ensure routing of all trucks to/from I-287/87.*

*6/7/2024: Comment addressed. Trip assignment for trucks has been provided showing that all trucks at the site would be routed to and from I-287/I-87.*

*21. The following should be revised in the capacity analysis:*

- *Include Route 303 and Bradley Hill Road, Site Driveways and Al Foxie Way*
- *Revise the total split to be the sum of green, yellow, and red intervals for all approaches for the intersection of Route 303 and Al Foxie Way.*
- *Revise the minimum split to be the sum of the minimum initial, yellow, red, walk, and flashing don't walk intervals.*
- *Adjust the Build condition heavy vehicle percentages based on the truck trip generation of the site.*
- *Include 50th and 95th percentile queue length summary tables and note where queue impacts (when the queue length exceeds the provided storage length) are projected to occur.*

*6/7/2024: Comment addressed. The capacity analysis has been revised to address AKRF's comments.*

22. *For a parking lot with 76 to 100 parking spaces, four accessible parking spaces are required including one van accessible space.*

*6/7/2024: Comment addressed. The site plan shows four accessible parking spaces.*

23. *Clarify how the number of employees and therefore number of required parking spaces were calculated. Provide tenant-specific information if available.*

*6/7/2024: Comment addressed. The Applicant clarified that the maximum number of employees was calculated based on the maximum number of parking spaces. The maximum number of employees is 45 per shift for three shifts, equating to 135 employees at the site.*

24. *Table No. 4 should be revised to include a summary of crashes by year for the study intersection.*

*6/7/2024: Comment addressed. The Applicant provided a revised crash analysis and summary and noted that the study intersections are not high accident locations.*

25. *Provide truck turning analyses for the largest delivery vehicles and/or trailers utilizing the site.*

*6/7/2024: Comment addressed. The Applicant provided a fire truck turning exhibit and a truck turning exhibit for a WB-67 vehicle (truck with 53' trailer), showing that a truck would be able to access and maneuver the site.*

### C. ENVIRONMENTAL SITE ASSESSMENT

AKRF's previous comments are presented below in italics, new and follow-up comments are in bold.

26. *Historic fill materials were documented in several test pits advanced up to 5 feet below ground surface in the southwest corner of Parcel #1 during the 2016 Phase II ESA (within the suspected 1995 contaminated fill area). The Phase I ESA noted that remediation of this area was reportedly performed with NYSDEC oversight; however, closure related documentation was not available/identified and it is not clear from Sterling's report what remedial program (if any) the remediation was conducted under. The March 2016 Phase II analytical results obtained from test pits within this area (TP-3 and TP-8) were either non-detect or below Unrestricted Use SCOs, except for the presence of chromium (in TP-3 and TP-8) and lead and zinc (in TP-8 only). Chromium, lead, and zinc results were, however, below the Commercial Use SCOs. The information obtained from the March 2016 Phase I and Phase II did not indicate a site-wide concern of uncontrolled placement of historic fill materials, or elevated concentrations above applicable SCOs that would preclude site redevelopment; however, given the unknown nature of historic fill placement at the site, AKRF recommends that site soils are further characterized in proposed excavation areas (i.e., foundation footprint) to ensure proper handling, stockpiling, and disposal procedures.*

*6/7/2024: Comment not addressed.*

**9/10/2024: Comment addressed. The Applicant states that site soil characterization in proposed excavated areas will be addressed following preliminary approval and prior to final site plan approval. The procedures for soil characterization should be included in the SMP detailed in Comment #28.**

27. *Previous investigations indicate two private septic systems for waste disposal on the site. The location(s) of these septic systems were not identified during the Phase I or Phase II and they are believed to have been removed, although no removal records were identified. Redevelopment of the Site should consider additional contingency measures for proper excavation/demolition of former septic systems, if encountered during redevelopment, including any local, state, or department of health regulations that may apply.*

6/7/2024: Comment not addressed.

9/10/2024: Comment addressed. The Applicant states that should a septic system be unearthed during construction, it will be decommissioned or removed in accordance with applicable regulations. The procedures for soil characterization should be included in the SMP detailed in Comment #28.

28. Prior to redevelopment, a Soil Management Plan (SMP) is recommended to be prepared to address the existing issues identified by the previous ESAs, and/or unknown issues encountered during site earthwork. The SMP should include:
- Characterization, handling, stockpiling, and disposal procedures for excavated material, including any historic fill, generated during site earthwork.
  - A contingency plan to address any unknown underground storage tanks or former septic systems and associated contaminated soil, if encountered during the site earthwork.

6/7/2024: Comment not addressed.

9/10/2024: The applicant states that they will provide a soil management plan for Town review and approval prior to the start of construction. We recommend that this be provided prior to site plan approval.

29. No chlorinated solvents were detected in groundwater during the March 2016 Phase II ESA, however, potable water supply well impacts (specifically, chlorinated solvents attributed to the upgradient Xerox facility) were previously documented in upgradient, on-site, and downgradient water supply wells. If potable groundwater supply wells are proposed for installation/use as part of redevelopment, groundwater quality should be further evaluated and any water supply wells should be managed/operated in compliance with local and, state department of health regulations.

6/7/2024: Comment not addressed.

9/10/2024: Comment addressed. The Applicant states that potable wells are not proposed.

30. No VOCs, including chlorinated solvents, were detected in surface water during the March 2016 Phase II ESA; however, AKRF recommends that future development incorporate appropriate measures to control and mitigate stormwater moving onto the site.

6/7/2024: Comment not addressed.

9/10/2024: The Applicant states that this comment will be addressed following preliminary approval and prior to final site plan approval. This information should also be included as a part of the SWPPP.

31. The March 2016 Phase II documented the presence of chlorinated solvents at each soil gas sample location with total chlorinated solvent concentrations ranging from 7.07 µg/m<sup>3</sup> (SG-2) to 25.59 µg/m<sup>3</sup> (SG-6). In particular, vinyl chloride was documented in several sample locations at concentrations above the NYSDOH decision matrix value for sub-slab concentrations that would warrant monitoring/mitigation of soil vapor (dependent on post construction indoor air concentrations). AKRF recommends that a vapor barrier be added to the design of any future structure built on the Site as a precautionary measure to mitigate potential vapor intrusion. The vapor barrier should be a product that specifically engineered to serve as a barrier to VOCs and the installation should be inspected/certified by a P.E. to ensure the vapor barrier is properly installed per manufacturer specifications.

6/7/2024: Comment not addressed.

9/10/2024: Comment partially addressed. The Applicant states that the architectural plans will be revised to show a vapor barrier during the preparation of construction documents. AKRF

recommends that the updated architectural plans and specifications for the vapor barrier be submitted to the Town prior to final site plan approval.

32. *The March 2016 Phase II ESA references a previous Phase II investigation conducted by Spectra in 2010. AKRF was not provided this report. This summary and associated recommendations exclude any pertinent information that may be present within this and any other excluded previous reports.*

*6/7/2024: Comment not addressed.*

**9/7/2024: Comment not addressed. The referenced Phase II, conducted by Spectra in 2010 has not been provided. This document should either be provided, or a statement from Sterling to the effect that the 2016 Phase II ESA is considered to be a comprehensive investigation that would address the information that would be included in the 2010 Phase II ESA, and that, based on their knowledge of the site, any unknown contamination areas would be addressed by the measures included in the SMP should be submitted. This document should be provided prior to a determination of significance under SEQRA.**

#### D. CULTURAL RESOURCES

AKRF's previous comments are presented below in italics, new and follow-up comments are in bold.

33. *The Applicant retained Hudson Cultural Services to prepare a Phase IA Literature Search & Sensitivity Assessment & Phase IB Archaeological Field Reconnaissance Survey. The survey was undertaken in area of proposed construction of a large warehouse and office building. The Project Parcel of Potential Effect (APE) includes ±18.5 acres (7.48 h) of rolling open fields. Seventeen (17) shovel tests were placed within the boundaries of the Project Parcel. No cultural material was recovered.*

*6/7/2024: No further comment.*

34. *Hudson Cultural Services' report found that no further archaeological investigation is warranted. AKRF recommends that the report be submitted to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for concurrence with the findings.*

*6/7/2024: Comment addressed. A letter of no effect has been received from the OPRHP State Historic Preservation Office (SHPO).*

#### E. AIR QUALITY

AKRF's previous comments are presented below in italics, new and follow-up comments are in bold.

35. *Given that the closest residences are over 500 feet away from the site, the potential for an air quality impact is low. The Applicant should provide a qualitative discussion on potential air quality impacts from stationary and mobile sources, particularly at the intersection of Route 303 and Bradley Hill Road which is in proximity to residential homes.*

*6/7/2024: Comment not addressed.*

**9/10/2024: Comment partially addressed. Stationary sources are not addressed in the air quality assessment. The air quality assessment should be revised to include discussion of the air pollutant emissions sources (such as natural gas-fired boilers, diesel-fired generators, etc), the anticipated usage for these sources (such as operating for 500 hours per year for maintenance and testing), and distance to the nearest residence. This comment should be addressed prior to a determination of significance under SEQRA.**

## F. NOISE

AKRF's previous comments are presented below in italics, new and follow-up comments are in bold.

36. *Given that the closest residences are over 500 feet away from the site, the potential for a noise impact is low. The Applicant should provide a qualitative discussion on potential noise impacts from stationary and mobile sources.*

*6/7/2024: Comment not addressed.*

**9/10/2024: Comment not addressed. The quantitative noise analysis, rather than the suggested qualitative discussion, does not explain its methodology or what sources are included in the analysis. There are also mis-referenced tables. It is recommended that the noise analysis be shortened to a simple qualitative discussion of the potential noise sources introduced by the project and conclusion that no impacts would occur due to the distance from any receptors, or the methodology for the quantitative noise analysis should be explained and backup showing all the noise level calculations should be provided. This comment should be addressed prior to a determination of significance under SEQRA.**

37. *A noise analysis in relation to the proposed development is not necessary; however, the Applicant should commit to compliance with the noise ordinance contained in the Town of Orangetown Code Chapter 22.*

*6/7/2024: Comment not addressed.*

**9/10/2024: Comment not addressed. This comment should be addressed prior to a determination of significance under SEQRA.**

## G. RECOMMENDED ACTIONS

If the Planning Board has not already done so, it should classify the Proposed Project as a Type I Action under the New York State Environmental Quality Review Act (SEQRA) and circulate its intent to be Lead Agency. Once Lead Agency has been established, the next step in the SEQRA process is the issuance of a determination of significance. As noted, we recommend that the above comments be addressed prior to a determination of significance under SEQRA.

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Project AI Foxie		
Project Location (describe, and attach a general location map): 622 NYS Route 303, SBL: 65.14-1-11.2 and 11.3, Town of Orangetown, Rockland County, NY (Northwest of Route 303 and AI Foxie Way intersection)		
Brief Description of Proposed Action (include purpose or need): Proposed lot consolidation and development of the existing vacant lots (65.14-1-11.2 & 11.3) which total 18.5 acres with a 160,120 S.F. Warehouse/Distribution Facility (6,880 S.F. of accessory mezzanine office use area). The site is located in the Town's LI (Light Industrial), LIO (Light Industrial-Office), and the Route 303 Overlay Zone/Zoning Districts. The proposed building is entirely located within the LI Zoning District in which the proposed warehouse use is permitted by right. The parcels are located in a commercially developed corridor and the subject parcel is located next to an operating Federal Express warehouse facility. Access to the site will be via two new driveways from AI Foxie Way, with an emergency vehicle only access connection to Birchwood Drive.  Site improvements include 90 off-street parking spaces for 135 total employees across three (3) shifts at the 24-hour operation facility, 29 trailer storage spaces, 33 loading docks, access drives around the building, on-site stormwater management facilities and proposed sanitary sewer and water (potable & fire) services via proposed connections to the existing municipal mains located in AI Foxie Way and Route 303.		
Name of Applicant/Sponsor: 622 Rt 303 LLC (Attn: Isaac Neuman)		Telephone: 845 - 202 - 4900 E-Mail: issac@rdmngp.com
Address: 21 Philips Pkwy		
City/PO: Montvale	State: NJ	Zip Code: 07645
Project Contact (if not same as sponsor; give name and title/role):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

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**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board - Stream Diversion	TBD
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board - Site Plan Approval	Initial Application: May 2022
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Zoning Board of Appeals - Area Variances (bldg. height & trucking hours)	TBD
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Architecture & Community Appearance Board; Highway Department - Driveway Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	R.C. Planning Dept. - GML 239 Referral R.C. Dept. of Health - Water Ext. & Mosquito perm	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - Stormwater SPDES	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corps of Engineers - PCN for wetlands disturbance	February 28, 2023
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): <u>Orangetown - Route 303 Overlay Zone</u>	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
LI (Light Industrial) & LIO (Light Industrial-Office) Zoning Districts and the Route 303 Overlay Zone

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

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? South Orangetown Central School District.

b. What police or other public protection forces serve the project site?  
New York State Police, Orangetown Police Department, Rockland County Sheriff Office.

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

d. What parks serve the project site?  
Buttermilk Falls Park, Blauvelt State Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
Warehouse / Distribution facility & Professional Office

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 18.5 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 12.37 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 18.5 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
The project proposes to dissolve the common parcel boundary between the 2 existing lots.  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? 1  
 iv. Minimum and maximum proposed lot sizes? Minimum 18.5 Maximum 18.5

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ 18 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Note: Construction will be 'phased' intermittently to limit soil disturbance areas below 10 acres at one time, however overall construction of the facility is anticipated to be executed in a single project phase.

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

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

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

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: <sup>36' clear</sup> 50.74' <sup>uparapet</sup> height; 240 width; and 669 length

iii. Approximate extent of building space to be heated or cooled: 167,000 (160,120 + 6,880) square feet

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

i. Purpose of the impoundment: Stormwater control/treatment facilities

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

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

iv. Approximate size of the proposed impoundment. Volume: 0.19 million gallons; surface area: 0.48 acres

v. Dimensions of the proposed dam or impounding structure: 4 ft height; varies length (>50')

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):  
Earthen stormwater basins will have concrete outlet control structures or stone-lined overflow channels.

**D.2. Project Operations**

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

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

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

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

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

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

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

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

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

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Existing on-site A.C.O.E. freshwater wetlands of ±3.7 acres  
Class C stream tributary of the Hackensack River identified as number 856-61

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
Placement of fill in the wetlands area for proposed site improvements (±3,500 S.F. / 0.08 Acres)

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

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

- acres of aquatic vegetation proposed to be removed: ±0.08
- expected acreage of aquatic vegetation remaining after project completion: ±3.6
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): Construction of proposed site improvements
- proposed method of plant removal: Excavation
- if chemical/herbicide treatment will be used, specify product(s): N/A

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_  
None proposed.

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

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 1,620 gallons/day (135 employees x 12 GPD)

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

If Yes:

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

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 1,620 gallons/day (135 employees x 12 GPD)

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

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

- Name of wastewater treatment plant to be used: Orangetown Waste Water Treatment Plant
- Name of district: Town of Orangetown - Sewer District 1
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No

• Do existing sewer lines serve the project site?  
 • Will a line extension within an existing district be necessary to serve the project?  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point source (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 7.7 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 18.5 acres (parcel size)  
 ii. Describe types of new point sources. Discharges from on-site stormwater management facilities.  
 \_\_\_\_\_  
 \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
On-Site Stormwater Management and on-site surface water.  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
On-site freshwater wetland area  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
Delivery Vehicles & Trucks  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
Power Generators  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
HVAC equipment  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

---

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

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend

Randomly between hours of 12am to 12pm.

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

Based on information provided by the institute of Transportation Engineer (ITE) 91 Total Truck Trips/Day (in and out), semi trailers

iii. Parking spaces: Existing 0 Proposed 90 Net increase/decrease + 90

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

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

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

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

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

---

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: TBD - spec building w/ no end user, generic estimate below: 1,037,000 kWh per year (based on average electricity consumption for commercial buildings of 6.1 kWh per SF according to US EIA sources)

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

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

---

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

i. During Construction:

- Monday - Friday: 7AM - 7PM
- Saturday: 7AM - 7PM
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24 / 7
- Saturday: 24 / 7
- Sunday: 24 / 7
- Holidays: 24 / 7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Heavy equipment is expected to exceed existing ambient noise levels during construction.

---

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: Minor amount of trees will be removed for construction of the project.

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
A detailed lighting design will be provided as part of the site plan review process. LED wall pack and pole mounted fixtures are anticipated for the project.

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ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: Minor amount of trees will be removed for construction of the project.

---

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

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

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

If Yes:

i. Describe proposed treatment(s):  
An integrated pest management plan will be implemented as necessary to manage potential pests.

---

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

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ 23.2 tons per \_\_\_\_\_ month (unit of time)
- Operation : \_\_\_\_\_ 18.1 tons per \_\_\_\_\_ month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycle excess or scrap construction materials.

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- Operation: Recycle plastics, glass, and cardboard (as applicable)

---

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

- Construction: Local hauling company and local waste landfill.

---

- Operation: Local hauling company and local waste landfill.

---

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

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): Highway  
 ii. If mix of uses, generally describe:  
Commercial uses surround the site with NYS Route 303 to the east, residential to the north

b. Land uses and covertypes on the project site.

Land use or Coverture	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	±7.7	+7.7
• Forested	±4.5	±0.3	-4.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±10.2	±2.3	-7.9
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	±0.1	±0	-0.1
• Wetlands (freshwater or tidal)	±3.7	±3.6	-0.1
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscape/Lawn/Stormwater Areas</u>	0	±4.6	+4.6

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

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

---

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

---

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

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iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

---

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

---

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

---

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 344039, 344021, 344050, 344001  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
All identified locations are outside of the project site.  
\_\_\_\_\_

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

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

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >6.5 feet

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

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

HaB - Haven Loam	_____	57.1 %
Sa - Sloan silt loam	_____	41.0 %
WeB - Weathersfield grav/silt/loam	_____	1.9 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ N/A feet    None Encountered

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 0 % of site  
 Moderately Well Drained: \_\_\_\_\_ 59 % of site  
 Poorly Drained \_\_\_\_\_ 41 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 10 % of site  
 10-15%: \_\_\_\_\_ 30 % of site  
 15% or greater: \_\_\_\_\_ 60 % of site

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

---

h. Surface water features.

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

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

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

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

- Streams: Name 865-61 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size ±3.7 ac
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 Name - Pollutants - Uses: Hackensack River, Lower, and minor tribs – Unknown Toxicity – Recreation; Aquatic Life

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

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

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

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

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No  
 If Yes:  
 i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District  
 ii. Name: \_\_\_\_\_  
 iii. Brief description of attributes on which listing is based: \_\_\_\_\_

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No  
 If Yes:  
 i. Describe possible resource(s): \_\_\_\_\_  
 ii. Basis for identification: \_\_\_\_\_

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No  
 If Yes:  
 i. Identify resource: Blauvelt State Park  
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local park  
 iii. Distance between project and resource: \_\_\_\_\_ 1.6 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No  
 If Yes:  
 i. Identify the name of the river and its designation: \_\_\_\_\_  
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

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

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

**G. Verification**

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

Design Professional ~~Applicant/Sponsor~~ Name Justin Ferrazzano Date 11/12/2024

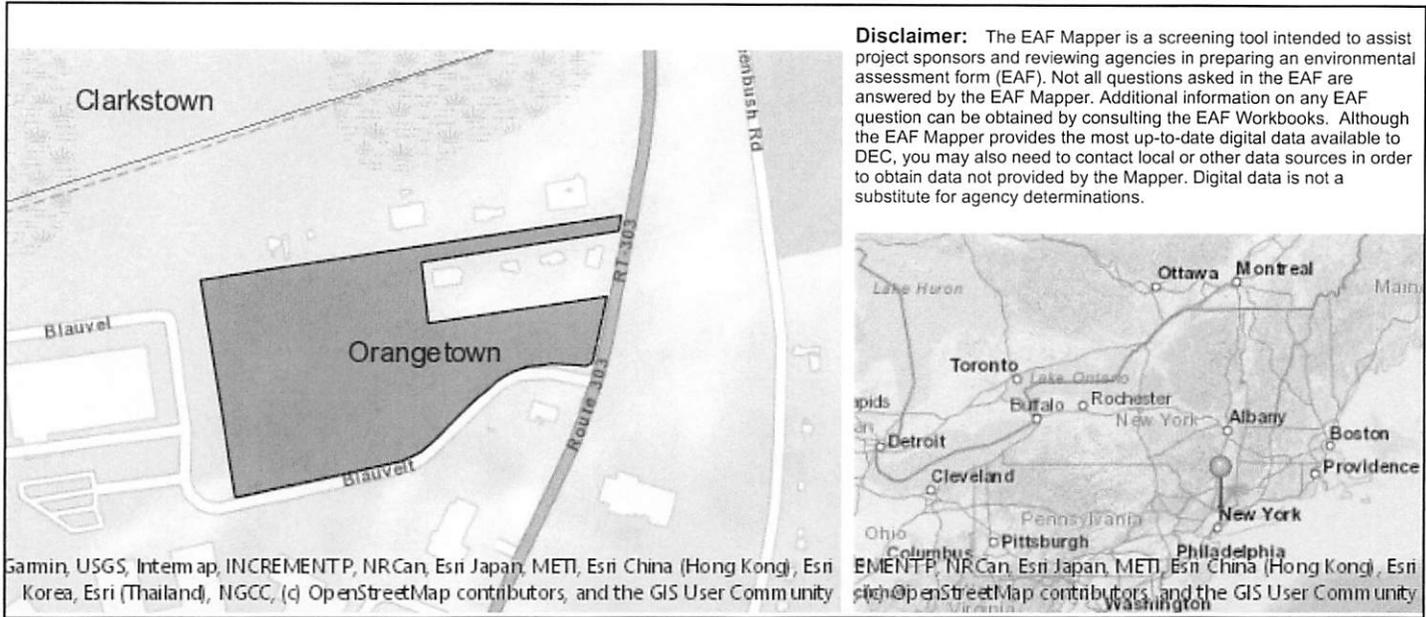
Signature  Title Senior Project Manager

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TOWN OF ORANGETOWN  
 LAND USE BOARDS

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344039, 344021, 344050, 344001
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	865-61
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses: Hackensack River, Lower, and minor tribs – Unknown Toxicity – Recreation; Aquatic Life

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



**OFFICE OF BUILDING, ZONING, PLANNING  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN  
26 ORANGETOWN ROAD  
ORANGETOWN, N.Y. 10962**

**Jane Slavin, RA  
Director**

**(845) 359-8410**

**Fax: (845) 359-8526**

**Date: March 7, 2025**

**To: Planning Board**

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

**Subject: 622 Route 303 Site Plan "Project Al Foxie" PB #23-34  
Prepreliminary/Preliminary Site Plan  
622 Route 303, Blauvelt F65.14/1/11.2 & 11.3  
Route 303 Overlay Zone & LI and LIO zoning district**

**Submission Reviewed:**

**Preliminary Site Plan as prepared by Colliers Engineering, last revised 1-22-2025.**

- 1) All comments from my November 22, 2024 memo still apply.



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

**Jane Slavin, RA  
Director**

**(845) 359-8410**

**Fax: (845) 359-8526**

**Date: November 22, 2024**

**To: Planning Board**

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

**Subject: 622 Route 303 Site Plan "Project Al Foxie" PB #23-34  
Prepreliminary/Preliminary Site Plan  
622 Route 303, Blauvelt F65.14/1/11.2 & 11.3  
Route 303 Overlay Zone & LI and LIO zoning district**

**Submission Reviewed:**

**Preliminary Site Plan as prepared by Colliers Engineering, last revised 11-12-2024.**

- 1) There is an existing NYS class C stream that runs through the property in the vicinity of the federal wetlands and shall be shown on the plans. A watercourse diversion review and approval are required by the Town Board per Chapter 41, Article 1.
- 2) The LEAF part D.2-l indicates hours of operation as 24/7. Per Chapter 43, Table 3.11, LI district, Column #7, Additional Use Regulations, #1, same as R-80; R-80 #1-; "No trucking movement of any kind shall be permitted in any district between the hours of 11:00pm and 6:00 am, unless permission has been granted by the ZBA."
- 3) Per Chapter 43, Table 3.11, LI district, Column #7, #2, same as CS #6; "no outdoor loading berths are permitted except by permission of the ZBA or Planning Board. This permission may be given at the time of the site review...or at the time of approval of a commercial subdivision."
- 4) Per Chapter 43, Table 3.12, column #12, maximum building height permitted is 29.35 feet with 50.75 feet proposed per the zoning chart and architectural elevations, variance required.
- 5) ACABOR review and approval is required for the site development and the proposed new building and lighting.

- 6) Applicants narrative letter dated 11/13/24 indicates that the proposed mechanical equipment will be roof mounted and their locations will be provided prior to final approval. Applicant is advised that they must be shown prior to submission to ACABOR and indicate proposed screening, if any.
- 7) There is no monument sign or building signage shown, applicant must submit a separate application for future signage.
- 8) The FEAF appears to be in order.
- 9) 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.

**PB #23-34: 662 Route 303 Site Plan  
Preliminary Site Plan Approval Subject to  
Conditions**

**Permit #BLDC-2891-23**

**Town of Orangetown Planning Board Decision  
March 26, 2025  
Page 1 of 10**

**TO: Justin Ferrazzano, Brooker Engineering, Chestnut Ridge, New  
Jersey**  
**FROM: Orangetown Planning Board**

**RE: PB# 23-34: 622 Route 303 Site Plan:** The application of 622 Rt. 303, LLC, owner, for Prepreliminary/ Preliminary Site Plan Review at a site to be known as "**Al Foxie Way - 622 Route 303 Site Plan**", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 622 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lot 11.2 & 11.3; LI zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, June 28, 2023, June 12, 2024 (Consultations), December 11, 2024 and March 26, 2025 meetings**, at which time the Board made the following determinations;

**December 11, 2024**

**At the December 11, 2024 Town of Orangetown Planning Board Meeting, the Board declared a Negative Declaration for the 622 Route 303 Site Plan Al Foxie Way** according to the requirements of the New York State Environmental Quality Review Act.

The site is located at 622 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lots 11.2 & 11.3 in the LI zoning districts.

#### **SEQRA**

The proposed action is classified as an "Type 1" 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 to open the Public Hearing by Michael Mandel – Vice Chairman and second by Andrew Andrews and carried as follows: Matthew Miller, absent; Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel – Vice Chairman, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye.

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

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On motion by Lisa DeFeciani and seconded by Bruce Bond, (alternate member) and carried as follows: Matthew Miller, absent; Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel – Vice Chairman, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye, the Board Declared itself Lead Agency.

On motion by Michael Mandel – Vice Chairman and second by Andrew Andrews and carried as follows: Matthew Miller, absent; Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel – Vice Chairman, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye. The Board Declared a Negative Declaration

The Board determined that a planning consultant needed to be hired to conduct traffic and hydraulic analysis of the site.

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

**The Applicant requested a CONTINUATION.**

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Lino Schiaretta, Jason Ferrazzano and Phillip Grealy appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, Director, dated March 7, 2025.
2. Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated March 11 and March 25, 2025.
3. Interdepartmental memorandums from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated February 21, 2025.

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4. Letter from Brooker Engineering, dated March 13, 2025.
5. Letter from New York State Department of Environmental Conservation, Parks, Recreation and Historic Preservation, dated March 23, 2025.
6. Letter from prepared by Colliers, dated March 5, 2025.
7. Full Environmental Assessment Form (EAF), dated November 11, 2024.
  
8. Site Plans prepared by Colliers, dated January 22, 2025.
9. Letter from AKRF, Planning Board Consultant dated February 25, 2025.
10. Email from Colliers dated February 25, 2025, from Justin Ferrazzano.

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

**Public Comment:**

Venessa Lapin, 569 Western Highway, Blauvelt, raised concerns regarding the allowable size of the development, Planning Board is not addressing the community concerns about large warehouses. The Overlay Zone was meant to be beautiful. Also, the water course is not addressed. Ms Lapin requested the Board to reduce the size of the warehouse.

Liz Dudley, area resident, requested the Board to reconsider the proposed size of the warehouse.

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

**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."

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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. There is an existing NYS class C stream that runs through the property in the vicinity of the federal wetlands and shall be shown on the plans. A watercourse diversion review and approval are required by the Town Board per Chapter 41, Article 1.
4. The LEAF part D.2-I indicates hours of operation as 24/7. Per Chapter 43, Table 3.11, LI district, Column #7, Additional Use Regulations, #1, same as R-80; R-80 #1-; "No trucking movement of any kind shall be permitted in any district between the hours of 11:00pm and 6:00 am, unless permission has been granted by the ZBA."
5. Per Chapter 43, Table 3.11, LI district, Column #7, #2, same as CS #6; "no outdoor loading berths are permitted except by permission of the ZBA or Planning Board. This permission may be given at the time of the site review...or at the time of approval of a commercial subdivision."
6. Per Chapter 43, Table 3.12, column #12, maximum building height permitted is 29.35 feet with 50.75 feet proposed per the zoning chart and architectural elevations, variance required.
7. ACABOR review and approval is required for the site development and the proposed new building and lighting.
8. Applicants narrative letter dated 11/13/24 indicates that the proposed mechanical equipment will be roof mounted and their locations will be provided prior to final approval. Applicant is advised that they must be shown prior to submission to ACABOR and indicate proposed screening, if any.
9. There is no monument sign or building signage shown, applicant must submit a separate application for future signage.
10. The FEAF appears to be in order.
11. 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.

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**12. DEME has the following comments/ recommendations.**

**I. DEME is STILL unable to review the current project application documents for the following reasons:**

**a. The Watercourse Diversion Permit Request (WDPR) is an absolute essential component of the viability and layout of this project/ site plan. DEME has provided comments and raised serious concerns over the current design and layout of this item in its past reviews.**

**2. DEME received a copy of a letter from the applicant's engineer dated March 19, 2025 responding to DEM letter dated March 11, 2025 relating to the Water course Diversion Permit. Please find the following issues/ deficiencies with the revised culvert design under Al Foxie Way:**

**DEME received a copy of a letter from the applicant's engineer dated 3/19/25 responding to DEME's letter to the Planning Board (dated 3/11/25) relating to the Watercourse Diversion Permit being sought by the applicant. Please find the following issues/ deficiencies with the revised culvert design under Al Foxie Way:**

**The applicant's engineer has again revised the proposed culvert improvement under Al Foxie Way to address deficiencies of the existing culvert as relates to the requested Watercourse Diversion Permit request, specifically: its ability to carry the 100yr. storm (as calculated by the applicant's engineer) and its ability to meet the NYS 50 & 1 00yr requirements for 1 foot of freeboard and road overtopping.**

**The new design now calls for two (2) 12-inch PVC pipes to be below and in between the existing 36 CPP (or RCP depending on what drawing or detail you are looking at), literally right on top of each other (see figure 1 - page 2 of 5 of the referenced engineer's letter) and a 15-inch PVC pipe above the 2-1 2s, right on top of them. NO EXPLANATION is provided on how these pipes will be actually be installed. DEME has the following questions/ comments on this revised design.**

**a. How EXACTLY will the material between the existing 36-inch pipes be excavated in order to install the 3 proposed pipes? There is only about 13 inches of clearance between these pipes (engineer's letter refers to it correctly as a pinch point.) If a mechanical excavator is used, how will the engineer/ contractor ensure**

**that the existing pipes aren't damaged during excavation? What will happen if it is discovered during the excavating that the 2 -36-inches pipes do not run exactly parallel and are actually closer together? Has the applicant/ applicant's engineer performed any investigations or dug any test holes to ensure the 36-inch pipes do indeed run straight and true?**

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**Continuation of Condition #12...**

b. Once the material between the existing 36-inch pipes is removed, how will those pipes be supported and kept in place? What will prevent them from rolling into the open space between them that must exist for some period of time in order to install the new pipes?

c. The detail for this proposed design (figure 1- page 2 of 5 of the referenced engineer's letter) shows the 3 proposed pipes literally right on top of each other. That is not a standard design. How will these pipes be "held in place" during construction? What will prevent them from rolling off of each other? How exactly will the material around these pipes be properly compacted, especially in the areas between where the pipes touch and outside diameters of the pipes? Given the fact that there is only 13 inches between the 2-36-inch pipes AND that the outside diameter of a 12-inch PVC pipe is approximately 12.75 inches, it won't even be possible to compact those areas by hand. Also, how will the material from the "top" 12-inch pipe to underneath and around the bottom 12-inch pipe, as well as the excavated area around the 36-inch pipes be properly compacted. Again, once these pipes are in place and IF they are centered exactly between the 2-36-inch pipes, there will only be about 0.125 (1/8) inches between the walls of the 12-inch pipes and the existing 36-inch pipes - how will material be properly placed to support these pipes and how will it be compacted?

d. As per the design drawings and Figure 2 (page 3 of 5 of the referenced engineer's letter) there is an existing manhole along the eastern 36-inch pipe, within Al Foxie way. HOW CAN THE PROPOSED 12-inch and 15-inch PIPES BE CONSTRUCTED AS SHOWN WITHOUT RUNNING INTO THE EXISTING MANHOLE?

e. A larger scale profile shall be provided with the next submission.

f. The new 12 and 15-inch pipes are just labeled as PVC, what type of PVC is being proposed?

g. Figure 1 identifies the existing 2-36-inch pipes as RCP and Figure 2 labels these pipes as CPP. The applicant's engineer shall verify the specific/ actual type of pipe that exists

**DEME strongly requests the applicant and design engineer review any proposed design(s) for the culvert improvement, to ensure and demonstrate constructability PRIOR TO RESUBMISSION TO THE PLANNING BOARD.**

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3. The previous comments, from DEMEs letter to the Planning Board (dated 3/11 /25), have not been satisfied but have been responded to with "will be corrected", "will be shown", will be provided: 2c, 2d, 2e, 2f, 2g, 2h.

4. DEME has STILL not had the opportunity review the revised drainage design because it is critical that the Watercourse Diversion Permit Request design is completed first.

13. Brooker Engineering, the Planning Board Drainage Consultant, and offered the following comments:

**Drainage Review Recommendation:**

The June 10, 2024 report concluded that on site drainage mitigation has been reviewed and previous comments addressed. This application has provided sufficient information to demonstrate that potential significant impacts with respect to the stream diversion design can be mitigated and therefore recommend that 622 Route 303 Site Plan be approved for drainage subject to the following comments:

**The Stream Diversion:**

This review and the following comments are focused on the proposed 60" diversion culvert design that will intercept off-site contributing peak discharges that pass Al Foxie Way and enter the site from the south:

1. Provide a summary table for the culvert within Al Foxie Way showing the existing vs. the proposed 100-year storm event elevations to confirm that there will be no overtopping.

**Grading & Drainage Plan:**

Several drainage structures proposed in front of the building do not appear in this site plan set.

**General:**

In the next submission provide a narrative that responds to each comment and indicate how the site Plans and SWPPP have been revised. The narrative shall also indicate if any other discretionary revisions have been made to the plans that are not related to review comments.

14. Based upon the material provided, it is the opinion of the NYS SHIPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

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**15.** Place a note on the site plan that no tree removal from November 1<sup>st</sup> to March 31<sup>st</sup> in order to protect endangered bat species that may be present on the site.

**16.** The Town of Orangetown Bureau of Fire Prevention had not further comments at this time. However, the following must be included on the Construction Plans:

- Installation of a NFPA 13 compliant sprinkler system
- Installation of a fire alarm system to the NFPA 72 standard
- Installation of a key lock box
- Emergency responder radio coverage if required
- Copy of Veolia's Willingness to serve application

**17.** 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.

**18.** 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.

**19. 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:

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- Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.

- Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

**20.** 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.

**21.** 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.

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

**23.** 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).

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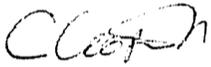
**24. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.**

**25. 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**

**26. 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 Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, absent; Denise Lenihan, aye; Michael McCrory, nay; Lisa DeFeciani, aye; 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: March 26, 2025**   
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