

**ZONING BOARD OF APPEALS**

Town of Orangetown  
26 Orangeburg Road  
Orangeburg, New York 10962  
**(845) 359-8410 (ex. 4316)**  
**Date: August 15, 2025**

TO: OBAPAE  
NYS Dept of Environmental Conservation      Rockland County Drainage  
New York State Dept. of Transportation      Rockland County Health  
Palisades Interstate Park Commission      Rockland County Planning  
NYS Thruway Authority      Rockland County Highway  
ACOE      Rockland County Swr Dstrt #1  
CSX      Orange and Rockland Utilities  
Village of Piermont      Veolia  
Fire Prevention(Orangetown)

This matter is scheduled for: **September 17, 2025**

**Review of Plans: Highland Mews(651), 651 Main Street, Sparkill**

**Section 77.08    Block 5    Lot 49.3    CS zone**

Chapter 43, CS District; Column 2(Use by right: Single family residence proposed, not listed as a use by right) for a Commercial Space to be converted into a single-family residence at an existing mixed-use building. The premises are located at 651 Main Street, Sparkill New York and identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 49.3 in the CS zoning district.

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 17, 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 17, 2025.**  
**Kindly forward your completed review to this office BEFORE September 17, 2025**

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

Name:\_\_\_\_\_Date:\_\_\_\_\_

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

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

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: AUG 08 2025

LAND USE BOARD APPLICATION

TOWN OF ORANGETOWN  
LAND USE BOARDS

*Please check all that apply:*

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

**PERMIT#:** \_\_\_\_\_

**ASSIGNED**

**INSPECTOR:** \_\_\_\_\_

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

Project Name: Highland Mews

Street Address: 649, 651 and 653 Main Street, Sparkill, New York

Tax Map Designation:

Section: 77.08 Block: 5 Lot(s): 49.2, 49.3, 49.4

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:

On the South side of Main Street (Washington), approximately 100+ feet West of the intersection of Union Street, in the Town of ORANGETOWN in the hamlet/village of Sparkill.

<b>Acreage of Parcel</b> <u>0.2834</u>	<b>Zoning District</b> <u>CS - Sparkill Overlay</u>
<b>School District</b> <u>South Orangetown</u>	<b>Postal District</b> <u>Sparkill</u>
<b>Ambulance District</b> <u>South Orangetown</u>	<b>Fire District</b> <u>Palisades-Sparkill</u>
<b>Water District</b> <u>Veolia</u>	<b>Sewer District</b> <u>Orangetown</u>

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

Convert a commercial office space to a studio / one bedroom for each building.

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

Date: AUG. 6/25 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 \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

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

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### Environmental Constraints:

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

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

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

### Project History:

Has this project ever been reviewed before? no \_\_\_\_\_

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.

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

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TOWN OF ORANGETOWN  
LAND USE BOARDS



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

26 Orangeburg Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: 4.17.25 Section: 77.08 Block: 5 Lot: 49.3

Applicant: Highland Mews Realty LLC

Address: 651 main St, Sparkill, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.11, CS District, Column 2, Single Family Residence proposed but not listed as Use by Right

One Use Variance Required

Comments:

Single Family Residence in Commercial Space

Dear Highland Mews Realty LLC

Please be advised that the Building Permit Application # 6598-25, which you submitted on 1.23.25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

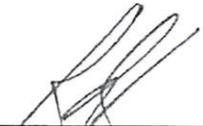
Sincerely,

  
Richard Oliver  
Deputy Building Inspector

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TOWN OF ORANGETOWN  
LAND USE BOARD

  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
10-01-2024: emd

4/17/25  
Date  
CC: Katlyn Bettmann  
Elizabeth Decort

**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

**APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED**

ZONING BULK REQUIREMENTS			
Zone:	Group:	Use:	
	Required	Existing	Proposed
Floor area ratio	1.0	0.62	0.62
Lot area	2,500	4,388	4,388
Lot width	25	46	46
Street frontage	25	46	46
Front yard setback	0/25	0	0
Side yard setback	0/15	0/17.5	0/17.5
Total side yard setback	15	17.5	0/17.5
Rear yard setback	25	65.6	65.6
Maximum building height	30	30	30

Number of stories: 2      Construction Type: FRAME      Occupancy Class: MIXED USE

Zoning Chart Information Completed by: MIKE DOURADO

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)  
 County of Rockland) SS.: Orangetown  
 Town / Village of \_\_\_\_\_)

I, MIKEL DOURADO, 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**

*[Handwritten Signature]*  
 \_\_\_\_\_  
 \_\_\_\_\_

SWORN to before me this 23 day of January, 20 25

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

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	RECEIVED
_____	AUG 08 2025
_____	TOWN OF ORANGETOWN LAND USE BOARDS
Signature: _____	Date: _____
Director, OBZPAE	

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.08-4-18	Arbor Hill Garden Center LLC	P.O. Box 291, Sparkill, NY 10976
392489	77.08-4-19	Kathryn E Good	660 Main St, Sparkill, NY 10976
392489	77.08-4-20	Laurie Gatti	P.O. Box 383, Sparkill, NY 10976
392489	77.08-5-6	Judy A Peaks	15 Union St, Sparkill, NY 10976
392489	77.08-5-7	Russell dFahmi	38 Lake Rd, Upper Saddle River, NJ 07458
392489	77.08-5-8	Andrea Schettino	9 Union St, Sparkill, NY 10976
392489	77.08-5-9	David Weiner	7 Union St, Sparkill, NY 10976
392489	77.08-5-47	643 Main Street Corp	605 Knollwood Ct, Valley Cottage, NY 10989
392489	77.08-5-50	657 Main Street LLC	P.O. Box 66, Sparkill, NY 10976
		David Jefferson	
392489	77.08-5-51	Andrew Wiley	P.O. Box 51, Pearl river, NY 10965
392489	77.08-5-49.1	Ann Bonsanti	647 Main St, Sparkill, NY 10976
392489	77.08-5-49.2	Highland Mews Realty LLC	P.O. Box 832, Mahwah, NJ 07430
392489	77.08-5-49.3	Highland Mews Realty LLC	P.O. Box 832, Mahwah, NJ 07430
392489	77.08-5-49.4	Highland Mews Realty LLC	P.O. Box 832, Mahwah, NJ 07430
392489	77.08-5-48.1	Quinn Development LLC	127 River Rd, Grandview, NY 10960
392489	77.08-5-48.2	Sean Quinn	127 River Rd, Grandview, NY 10960
392489	77.08-5-48.3	Sean Quinn	127 River Rd, Grandview, NY 10960

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LAND USE BOARDS

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392489	77.08-4-20	Laurie Gatti	P.O. Box 383, Sparkill, NY 10976
392489	77.08-4-21	Nabila Yousufzai	307 Pitcher Ct, Northvale, NJ 07647
392489	77.08-5-7	Russell dFahmi	38 Lake Rd, Upper Saddle River, NJ 07458
392489	77.08-5-8	Andrea Schettino	9 Union St, Sparkill, NY 10976
392489	77.08-5-9	David Weiner	7 Union St, Sparkill, NY 10976
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TOWN OF ORANGETOWN  
LAND USE BOARDS

## Short Environmental Assessment Form Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Highland Mews Realty LLC			
Project Location (describe, and attach a location map): 651 Main Street, Sparkill, New York			
Brief Description of Proposed Action: Convert a first floor Commercial space into a One Bedroom Apartment			
Name of Applicant or Sponsor: Highland Mews Realty LLC		Telephone: 914-552-3711	
		E-Mail: mikedourado@gmail.com	
Address: 105 Eastview Drive			
City/PO: Mahwah		State: N.J.	Zip Code: 07430
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.1007 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.2834 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

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Paul Piperato, County Clerk  
1 South Main St., Ste. 100  
New City, NY 10956  
(845) 638-5070

## Rockland County Clerk Recording Cover Sheet

Received From :  
HIGHLAND MEWS REALTY LLC  
29 ATHENIAN LANE  
HOPEWELL JUNCTION, NY 12533

Return To :  
DONALD LYNCH

Method Returned : FILE CABINET

**First GRANTOR**

HIGHLAND MEWS REALTY LLC

**First GRANTEE**

HIGHLAND MEWS REALTY LLC

Index Type : Land Records

Instr Number : 2018-00033730

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Other

Recording Fee: \$316.00

Recording Pages : 5

**Real Estate Transfer Tax**

RETT # : 2219

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$316.00

The Property affected by this instrument is situated in Orangetown, in the County of Rockland, New York

State of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 11/20/2018

At (Recorded Time) : 11:51:00 AM

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AUG 08 2025

TOWN OF ORANGETOWN  
LAND USE

BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS  
INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

*THIS INDENTURE*, made the *16th* day of November, 2018,

between **HIGHLAND MEWS REALTY, LLC**, with offices at 29 Athenian Lane,  
Hopewell Junction, New York 12533, party of the first part, and

**HIGHLAND MEWS REALTY, LLC**, with offices at 29 Athenian Lane, Hopewell  
Junction, New York 12533, party of the second part,

*WITNESSETH*, that the party of the first part, in consideration of Ten dollars,  
and other valuable consideration, paid by the party of the second part, does hereby grant  
and release unto the party of the second part, the heirs or successors and assigns of the  
party of the second part forever,

*ALL* that certain plot, piece or parcel of land, with the buildings and  
improvements thereon erected, situate, lying and being in the hamlet of Sparkill, Town of  
Orangetown, County of Rockland and State of New York, being more particularly  
described on Schedule "A", annexed hereto and made a part hereof.

**TAX MAP DESIGNATION: Section 77.08, Block 5, Lot 49.3, Town of Orangetown**

*TOGETHER* with all right, title and interest, if any, of the party of the first part in  
and to any streets and roads abutting the above described premises to the center lines  
thereof, *TOGETHER* with the appurtenances and all the estate and rights of the party of  
the first part in and to said premises, *TO HAVE AND TO HOLD* the premises herein  
granted unto the party of the second part, the heirs or successors and assigns of the party  
of the second part forever.

*AND* the party of the first part covenants that the party of the first part has not  
done or suffered anything whereby the said premises have been encumbered in any way  
whatever, except as aforesaid. *AND* the party of the first part, in compliance with  
Section 13 of the Lien Law, covenants that the party of the first part will receive the  
consideration for this conveyance and will hold the right to receive such consideration as  
a trust fund to be applied first for the purpose of paying the cost of the improvement and

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TOWN OF ORANGETOWN  
LAND USE BOARDS

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at Sparkill, in the Town of Orangetown, County of Rockland and State of New York, shown and designated as Lot 3 on a certain map entitled, "Minor Subdivision for **HIGHLAND MEWS @ SPARKILL**", filed in the Rockland County Clerk's Office on February 21, 2012 in Book 129 at Page 5 as Map No. 8161.

**TOGETHER WITH** and **SUBJECT TO** an Easement for ingress and egress, parking, and drainage as shown on the Filed Map.

will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

*IN WITNESS WHEREOF*, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

HIGHLAND MEWS REALTY, LLC

BY:

*Joyce Mascia*  
JOYCE MASCIA, Managing Member

STATE OF NEW YORK )  
COUNTY OF ROCKLAND) ss.:

On the 11<sup>th</sup> day of November, 2018, before me, the undersigned, personally

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TOWN OF ORANGETOWN  
LAND USE BOARD

Clerk of Boards Review:  
Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Building Dept. (Accepted By):  
Date: \_\_\_\_\_ Initials: \_\_\_\_\_

**ENTITY DISCLOSURE FORM**

TOWN OF ORANGETOWN  
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)  
26 Orangeburg Road  
Orangeburg, New York 10962  
Tel: (845) 359-8410 ext. 4330  
Website: [www.orangetown.com](http://www.orangetown.com)

**THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.**

PROJECT NAME: Highland Mews

PROPERTY ADDRESS: 649, 651 and 653 Main Street, Sparkill

TAX LOT ID: 78.08-5-49.2, 49.3, 49.4

NAME OF APPLICANT: Mike Dourado

OWNER OF PROPERTY: Highland Mews Realty LLC

Land Use Application/Brief Description of Project: Convert a commercial office space to a studio / one bedroom for each building.

**PART ONE:**

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required of both the owner and applicant (if not the same) when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
  - a. All records regarding membership interests in the Entity;
  - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

RECEIVED

AUG 08 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

PART THREE:

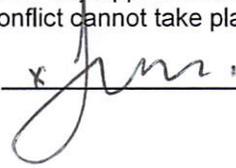
- 10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES  NO
- 11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES  NO
- 12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES  NO
- 13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

- 14. The information contained herein shall be updated with the Town of Orangetown Office of Building Clerk and Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
- 15. **NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.**

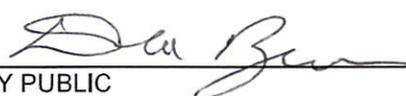
STATE OF NEW YORK            )  
   ) ss.:  
 COUNTY OF ROCKLAND        )

I, Mike Dourado, being duly sworn, deposes and says that I am (Title) Owner, an active or qualified member of the Highland Mews Realty LLC, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

  
 \_\_\_\_\_  
 Signature

Sworn to and subscribed in my presence

This 8 day of ~~June~~ Aug, 2025

  
 \_\_\_\_\_  
 NOTARY PUBLIC

(TAO/ds/rm July, 2017)

DONALD BRENNER  
 NOTARY PUBLIC, State of N.Y.  
 No. 02BR4510200  
 Qualified in Rockland County  
 Commission Expires May 31, 2027

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TOWN OF ORANGETOWN  
 LAND USE BOARDS

**PB #11-35- Highland Mews at Sparkill Site Plan – Final Site Plan Approval  
Subject to Conditions**

**Town of Orangetown Planning Board Decision**

**July 27, 2011**

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**TO:** John Mascia, 29 Athena Lane, Hopewell Junction,  
New York 12533  
**FROM:** Orangetown Planning Board

**RE:** Highland Mews at Sparkill Site Plan: The application of John Mascia, owner, (Robert J. Prier, attorney for the applicant) for Final Site Plan Review, for a site located in the Sparkill Overlay Zone, to be known as "**Highland Mews at Site Sparkill Plan**", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown. The site is located at 653 Main Street, Sparkill, own of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 49 in the CS zoning district and Sparkill Hamlet Overlay Zone.

Heard by the Planning Board of the Town of Orangetown at a meeting held **July 27, 2011** at which time the Board made the following determinations:

John Mascia, William Youngblood and Robert Prier appeared and testified. The Board received the following communications:

1. Project Review Committee Reports dated July 20, 2011
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated July 27, 2011.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated July 21, 2011.
4. A letter from HDR signed by Michael Murphy, P.E., dated July 20, 2011, with attachments.
5. A letter from the Rockland County Department of Planning, signed by Thomas Vanderbeek, Commissioner of Planning, dated July 22, 2011.
6. A letter from Rockland County Department of Highways, signed by Joseph Arena, Principal Engineering Technician, dated July 26, 2011.

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7. A letter from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated June 28, 2011.
8. A letter from the State of New York Department of Transportation, signed by Mary Jo Russo, Rockland County Permit Engineer, dated July 14, 2011.
9. A letter from the Village of Piermont Planning Board, signed by Dennis Michaels, Attorney for the Piermont Planning Board, dated July 14, 2011.
10. Plans prepared by William D. Youngblood Land Surveying, dated January 30, 2006, last revised June 13, 2011:
  - Drawing 1 of 4: Minor Subdivision
  - Drawing 2 of 4: Grading, Utility & Erosion Control Plan
  - Drawing 3 of 4: Landscaping & Lighting Plan
  - Drawing 3 of 4: Detail Plan
11. Copies of the following Board Decisions: ACABOR #11-19, Lighting Plan Approved, dated July 7, 2011; ACABOR #11-09, Approved with Conditions, dated June 2, 2009; ZBA #11-05, Front Yard Variances for Lot #1, #2, #3 and #4, dated January 19, 2011 and PB #10-30, Preliminary Subdivision Plan Approval Subject to Conditions, dated October 27, 2010.

**The Board reviewed the plan.**

The hearing was then opened to the Public. There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Bruce Bond and second by William Young and carried as follows: Bruce Bond, aye; Andy Stewart, aye; William Young, aye; Robert Dell, aye; John Foody, aye; Jeffrey Golda, aye and Kevin Garvey,

**DECISION: In view of the foregoing and the testimony before the Board, the application was GRANTED A FINAL SITE PLAN APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."

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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. The applicant shall comply with all pertinent and applicable prior Board Decisions: ACABOR #11-19, Lighting Plan Approved, dated July 7, 2011; ACABOR #11-09, Approved with Conditions, dated June 2, 2009; ZBA #11-05, Front Yard Variances for Lot #1, #2, #3 and #4, dated January 19, 2011 and PB #10-30, Preliminary Subdivision Plan Approval Subject to Conditions, dated October 27, 2010.
4. Sanitary calculations for the proposed site, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to DEME for review and approval.
5. Details for all proposed drainage systems shall be added to the plans. Also, any proposed stormwater detention/ retention system shall address both water quality and water quality.
6. The erosion control plans and details shall be modified to reflect a "Stone-filter" system around the proposed catch basin and other drainage facilities, for keeping out silt and foreign material. A detail for same shall be provided.
7. The sight distance to the sough west is too short. The minimum site distance allowed is a Non-residential/ Business – Industrial zone (Section 21-15 Orangetown Town Code) is 250 feet. This shall be corrected.
8. Catch basins with connection piping, shall be depicted on either side of the proposed driveway entrance on Washington Street.
9. Based on the Planning Board's Drainage Consultant's review of the submitted plans and calculations, the Consultant believes that the proposed development plan can be revised to achieve a zero net increase in runoff rate under a 24-hr, 100-yr Type III storm and therefore recommends acceptance for drainage subject to the following conditions:

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**PB #11-35: Highland Mews at Sparkill Site Plan; Final Site Plan Approval  
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**Continuation of Condition #9.....**

--Show all the roof drains on the plan, including those from Units 1 and 4, to the drywells. Show the size of each roof drain. Provide a manhole, catch basin or cleanout at all changes of direction of the roof drains, and appropriate details. (No roof leaders from Units 1 and 4 are shown on the plans. The applicant shall clarify how the roof runoff from these units will get into the on-site storm water management system. Furthermore, the applicant shall provide details for the roof leaders, and show how these leaders tie into the drywells).

- The grading of the paved parking area does not work. The rear of the site is relatively flat at EL 51 and will not drain. A low spot at EL 50.75 will pond water to a depth of 3-in. The catch basins should be located at low points to capture runoff. (While the applicant has eliminated the low point of EL 50.75 from the previous plan, the grading of the paved parking area now appears to be level. The applicant shall consider raising the spot elevations along the southern boundary to ensure drainage will flow toward the catch basins).

-The Applicant shall provide a pipe trenching detail. This detail shall include what will be proposed for the road and right of way restoration for the 4" PVC pipe.

- Sheet 2 of 4 of the plans show the applicant tying in the 4" PVC to an existing catch basin within the Washington Street (aka County Route 8) right of way. This was not shown on the previous plans. The applicant shall obtain input and approval from the Rockland County Department of Public Works for the proposed construction.

- Sheet 2 of 4 of the plans show the applicant tying in with 4" PVC to an existing catch basin within the Washington Street (aka County Route) right of way. The applicant shall provide a detail shown how this 4" PVC will tie in to this catch basin.

- Sheet 2 of 4 – Erosion Control Notes – The applicant shall specify where the proposed temporary sediment entrapment areas will be located.

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**PB #11-35: Highland Mews at Sparkill Site Plan; Final Site Plan Approval  
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**Continuation of Condition #9.....**

- Sheet 2 of 4 – Erosion Control Notes – The applicant shall provide a detail for the temporary sediment entrapment areas.
- Sheet 2 of 4 – Erosion Control Notes – Notes shall specify who will be responsible for carrying out the erosion controls for the site during construction.
- Sheet 2 of 4 – Erosion Control Notes – Note 8(G) – The note shall specify a minimum of 4 inches of topsoil, preferably 6 inches.
- The applicant shall provide a profile of the 4" PVC to the existing catch basin with the County Route 8 right of way.
- Additional conditions may be added based on response to these conditions.

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

- 1)** A review shall be completed by the Village of Piermont and their comments considered and satisfactorily addressed, as well as any additional concerns about the subdivision and site plan.
- 2)** Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Towns, Villages and County with an adequate supply of water. A letter from the public water supplier, stamped and sealed by a NYS licensed professional engineer, shall be issued to the municipality for this project, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.
- 3)** As indicated in the June 30, 2010 letter from the Rockland County Drainage Agency, this agency must review and sign the subdivision plat before it can be recorded in the County Clerk's office.

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**Town of Orangetown Planning Board Decision  
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**Continuation of Condition #10.....**

- 4) Eight of the parking spaces to be used for this development are located off of the site and across the street. A map showing their location in relation to the site must be included. To ensure safety of pedestrians, a pedestrian crossing shall be provided with a clearly marked crosswalk, if appropriate.
- 5) A review shall be completed by the Rockland County Health Department with regard to the decommissioning of the existing cesspool on the site.
- 6) Prior to any grading or construction on the site, a soil and erosion control plan shall be developed that meets the New York State Guidelines for Urban Erosion and Sediment Control.
- 7) There shall be no net increase in peak stormwater discharge from the site at all design points.
- 8) A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (August 2010) and local ordinances.

11. Rockland County Department of Highways reviewed the Plans and information provided and found that the proposed action should have no foreseeable adverse impact upon county roads in the area.

12. The Village of Piermont Planning Board reviewed the plans and recommend approval of the proposed project.

13. The Rockland County Department of Health (RCDOH), Environmental Health Program reviewed the Plans and offered the following comments:

- Application is to be made to the RCDOH for review of the Stormwater Management system for compliance with the County Mosquito Code.
- Existing cesspool is to be pumped out by a licensed hauler and backfilled with pea gravel or other similar material.

14. The New York State Department of Transportation (NYSDOT) reviewed the plans and holds that this property is located on a section of the road not under the jurisdiction of NYSDOT and does not feel that the proposed development will have a major impact on the state transportation system.

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

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

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

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.

d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:

- One (1) foot radius from trunk per inch DBH
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
  - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
  - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

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

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18. All landscaping shown on the 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.

19. 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.

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

21. If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the 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. Wetlands - U.S. Army Corps of Engineers).

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

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23. 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 DEMA 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

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

The foregoing Resolution was made and moved by William Young and seconded by John Foody and carried as follows: Bruce Bond, aye; Andy Stewart, aye; William Young, aye; John Foody, aye; Robert Dell, aye; Jeffrey Golda, aye and Kevin Garvey, aye.

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

Dated: July 27, 2011

Town of Orangetown Planning Board



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DECISION

**§14.5 F(5) SIDE YARD VARIANCES FOR LOTS #1, #2, #3 & #4 AND REAR YARD VARIANCE FOR LOT #1 APPROVED**

To: Robert Prier, Esq. (Highland Mews)  
17 South Broadway (P.O. Box 205)  
Nyack, New York 10960-0205

ZBA # 12-73  
Date: November 7, 2012

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#12-73: Application of Highland Mews at Sparkill for variances from Chapter 43 (Zoning), Sparkill Overlay District, Section 14.5 F(5) (Side Yard: 0' or 15' required, 10.8' existing for lot #1; 9.5' existing for lot #2, 6.2' existing for lot #3; 0.4' existing for lot #4); F (6) (Total Side Yard: 15' required: 12.7' existing for lot #4)) and F (7) (Rear Yard: 25' required, 19.8' existing for lot #1) to existing decks at the rear of the buildings. (The decks were shown on the approved site plan but have been modified) The site is located on the south side of Washington Avenue approximately 500' north of the intersection of Union Street, Sparkill, New York and are identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 49 in the CS zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, November 7, 2012 at which time the Board made the determination hereinafter set forth.

Robert Prier, Esq., and John Mascia appeared and testified.

The following documents were presented:

1. Copy of site plan by William Youngblood, L.S. dated October 1, 2012.

Mr. Mowerson, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Mowerson moved for a Board determination that since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board acting as Lead Agency for these applications, pursuant to coordinated review under the State Environmental Quality Review Act Regulations §617.5 (b) (3); and since the Planning Board conducted SEQRA review on October 27, 2012 and rendered environmental determination of no significant adverse environmental impacts to result from the proposed land use actions (i.e., Negative Declarations" or "Neg Decs"), the ZBA is bound by the Planning Board's Neg Decs and the ZBA cannot require further SEQRA review pursuant to SEQRA regulations §617.5 (b) (3). The motion was seconded by Ms. Castelli and carried as follows: Ms. Salomon, aye; Ms. Castelli, aye; and Mr. Mowerson, aye. Mr. Sullivan was not present for this hearing. Ms. Albanese was absent.

Robert Prior, Attorney, testified that the applicant was originally before the Zoning Board in January 2011; that he decks were shown on the plan at that time but no variances were requested for them; that the project is presently being constructed and the Building Inspector picked up the need for the rear yard variance on Lot #1; that since then the Building Department did a further review and discovered that other side yard variances were needed for the space between each deck.

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John Mascia, builder, stated that the decks were built two feet wider and longer than originally proposed.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Mowerson made a motion to close the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested side yard and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The proposed decks do not interfere with other properties in the area.
2. The requested side yard and rear yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The proposed decks do not interfere with other properties in the area.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested side yard and rear yard variances, although substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

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DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested side yard and rear yard variances are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

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The foregoing resolution to approve the application for the requested side yard and rear yard variances was presented and moved by Mr. Mowerson, seconded by Ms. Salomon and carried as follows: Ms. Castelli, aye; Ms. Salomon, aye; and Mr. Mowerson, aye. Mr. Sullivan was not present for this hearing. Ms. Albanese was absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: November 7, 2012

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR -B.vv.

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE,ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN  
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**ZBA SEQRA FINDINGS & MOTIONS  
FOR "TYPE II" EXEMPT ACTIONS  
and  
WHERE PLANNING BOARD, AS LEAD AGENCY,  
ISSUED NEGATIVE DECLARATION:  
FOR PUBLIC HEARINGS OF 11/07/2012**

TMM

ZBA #12-74 (Applicant, Curcio), and ZBA #12-75 (Applicant, Lunberg):

“Based upon the testimony heard by this Board, and the facts as presented in the application submissions and in the record, since application ZBA numbers 12-74 (Applicant, Curcio) and 12-75 (Applicant, Lunberg),

- ⇒ seek to construct or expand a single-family, a two-family or a three-family residence on an approved lot;
- ⇒ seek to construct, expand or place a minor accessory/appurtenant residential structure;
- ⇒ seek area or bulk variances for construction or expansion of, or relating to, a single-family, two-family or three-family residence; and/or
- ⇒ seek only setback or lot line variances;

these applications are exempt from environmental review under the State Environmental Quality Review Act pursuant to SEQRA Regulations 617.5(c)(9), (10), (12) and/or (13).

If you don't have any questions or comments, any Board member may adopt my legal opinion as a motion, if you wish.”

12-73  
ZBA #11-05 (Applicant, Highland Mews at Sparkill), and ZBA #12-33 (Applicant, Palisades Garden Group LLC):

12-73

“With respect to ZBA numbers ~~11-05~~ (Applicant, Highland Mews at Sparkill) and 12-33 (Applicant, Palisades Garden Group LLC), since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board acting as Lead Agency for these applications, pursuant to coordinated review under the State Environmental Quality Review Act Regulations §617.6(b)(3); and since the Planning Board conducted SEQRA reviews and, on October 27, 2010, and on July 27, 2011, respectively, rendered environmental determinations of no significant adverse environmental impacts to result from the proposed land use actions (i.e., “Negative Declarations” or “Neg Decs”), the ZBA is bound by the Planning Board’s Neg Decs and the ZBA cannot require further SEQRA review pursuant to SEQRA Regulations §617.6(b)(3).

If you don't have any questions or comments, any Board member may adopt my legal opinion as a motion, if you wish.”

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TO: John Mascia, 29 Athenai Lane, Hopewell Junction,  
New York 12533  
FROM: Orangetown Planning Board

RE: Highland Mews at Sparkill Site Plan: The application of John Mascia, owner, (Robert J. Prier, attorney for the applicant) for Prepreliminary/Preliminary Site Plan Review, for a site located in the Sparkill Overlay Zone, to be known as "**Highland Mews at Site Sparkill 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 653 Main Street, Sparkill, own of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 49 in the CS zoning district and Sparkill Hamlet Overlay Zone.

Heard by the Planning Board of the Town of Orangetown at meetings held **September 15 and October 27, 2010** at which time the Board made the following determinations:

**September 15, 2010**

John Mascia and Robert Prier appeared and testified.

The Board received the following communications:

1. Project Review Committee Reports dated July 7 and September 8, 2010.
2. Interdepartmental memorandums from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated July 14 and September 15, 2010.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated July 9, 2010.
4. A letter from HDR signed by Harvey Goldberg, P.E., dated July 3, 2010.
5. A letter from the Rockland County Department of Planning, signed by Salvatore Corallo, Commissioner of Planning, dated July 2, 2010.
6. Letters from Rockland County Department of Highways, signed by Joseph Arena, Principal Engineering Technician, dated June 30 & July 11, 2010.

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7. Letters from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated June 11, 2010.
8. A letter from the Rockland County Sewer District #1, signed by Joseph LaFiandra, Engineer II, dated June 25, 2010.
9. A letter from the Town of Orangetown Zoning Board of Appeals, signed by William Mowerson, Chairman, dated June 16, 2010.
10. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael B. Bettmann, Chief Fire Inspector, dated June 10, 2010.
11. A letter from the New York State Department of Transportation, signed by Mary Jo Russo, P.E., Rockland County Permit Engineer, dated June 16, 2010.
12. A Short Environmental Assessment Form dated June 7, 2010, signed by John Mascia.
13. Plans prepared by William D. Youngblood Land Surveying, dated January 30, 2006, last revised March 25, 2010:
  - Drawing 1: Minor Subdivision
  - Drawing 2: Grading, Utility & Erosion Control Plan
  - Drawing 3: Detail Plan

**The Board reviewed the plan.**

**Public Comments:**

Nicholas Gatti, 650 Main Street, Sparkill, an abutting property owner, wanted to know if a traffic study was ever done for the project site, since there is a significant amount of traffic already in the area of the site. He noted that there would be problems with development of the site since it was close to the existing Rail to Trails. Mr. Gatti stated that Sparkill does not need additional commercial development in downtown, since there are currently vacant buildings in the area.

Lori Gatti, 650 Main Street, Sparkill, an abutting property owner, noted that there are currently vacant buildings in downtown Sparkill, however, there are always cars parked all over the streets. She requested information regarding the environmental review of the project site.

The applicant requested a **CONTINUATION**.

**October 27, 2010**

John Mascia and Robert Prier appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated October 20, 2010.

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2. Interdepartmental memorandums from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated October 27 and July 14, 2010.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated October 21, 2010.
4. A letter from HDR signed by Harvey Goldberg, P.E., dated October 13, 2010.
5. A letter from the Rockland County Department of Planning, signed by Salvatore Corallo, Commissioner of Planning, dated October 20, 2010.
6. A letter from Rockland County Department of Highways, signed by Joseph Arena, Principal Engineering Technician, dated September 26, 2010.
7. A letter from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated September 27, 2010.
8. Plans prepared by William D. Youngblood Land Surveying, dated January 30, 2006, last revised September 21, 2010:
  - Drawing 1: Minor Subdivision
  - Drawing 2: Grading, Utility & Erosion Control Plan
  - Drawing 3: Detail Plan

The hearing was then opened to the Public. There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Kevin Garvey and second by William Young and carried as follows: Bruce Bond, aye; Andy Stewart, aye; William Young, aye; Robert Dell, aye; John Foody, aye; Jeffrey Golda, absent and Kevin Garvey,

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Kevin Garvey and seconded by Andy Stewart and carried as follows: Bruce Bond, aye; Andy Stewart, aye; William Young, aye; Robert Dell, aye; John Foody, aye; Jeffrey Golda, absent and Kevin Garvey, aye the Board declared itself Lead Agency.

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

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, namely William Youngblood, PLS, and the Town of Orangetown's engineering consultant, Henningson, Durham & Richardson (HDR), and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Rockland County Department of Planning, Rockland County Department of Highways, Rockland County Department of Health, Rockland County Sewer District #1, and having reviewed a proposed Site Plan by prepared by William Youngblood, PLS, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;

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- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown's Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Kevin Garvey and seconded by Andy Stewart and carried as follows: Bruce Bond, aye; Andy Stewart, aye; Robert Dell, aye; John Foody, aye; William Young, aye; Jeffrey Golda, absent and Kevin Garvey, aye the Board made a Negative Declaration pursuant to SEQRA.

**DECISION: In view of the foregoing and the testimony before the Board, the application was GRANTED A PRELIMINARY SITE PLAN APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."
2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. The applicant shall seek the following variances from the Town of Orangetown Zoning Board of Appeals:
  - Lots #1, #2, #2 and #4 require Front Yard Variances. The required front yard setback is 0 or 25 feet and the variances requested are 2.7 feet for Lot #1 and 6.5 feet for Lots #2, #3 and #4.

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4. A minimum Total Side Yard of 15 feet is required and Lot #4 does not comply Lot #1 has 17.4 feet available on the west side of the project. Although each building has an individual lot, the project is viewed as one site, so emergency access to the rear of the buildings can be through Lot 1 via the proposed 17.4 feet on the west side of the project. This shall be reviewed by the Fire Inspector and the Fire Department. This item requires the Planning Board's review and approval provided that the public safety, health and welfare are not jeopardized.
5. The minimum off street parking space for the proposed residential units has been met in this submission. The minimum off street parking for the proposed commercial component of the building is utilizing only the "home office/studio" area of the first floor when calculating the off street parking requirement. The Zoning Code requires an applicant to use "gross floor area" of the building when calculating the minimum parking requirements. Therefore, applying the gross floor area of the first floor, the minimum required number of parking spaces would be 15 for the commercial component of this project in addition to the required 8 parking spaced for the residential component. This would bring the total number of required parking spaces for this project to 23. However, the Town of Orangetown Town Board, in its discretion, may modify the underlying zoning district's off street/ on site parking requirements as part of the mixed use proposal, which is allowed for in the "Sparkill Hamlet Center Overlay Zoning District" local law no. 4, 2008, under Section 14.5, "Special Permit Use Regulations:, D.2."Parking".
6. The architectural plan, dated January 29, 2009, indicates two "home office/ studio" spaces on the first floor level of each building. It appears the lower level commercial uses will be used by each occupant of the second floor level. The applicant shall clarify if the same is true for the storage space as well.
7. The parking layout would require cross easements for access and use.
8. The applicant shall make application and appear for review and approval at the Town of Orangetown Architectural and Community Appearance Board of Review.
9. The drainage calculations are currently under review by DEME. However, because the Perc Rate assumed, a field Perc Test shall be administered prior to receiving final approval for site plan, to ensure adequacy of designed drainage system. The applicant's engineer shall provide a copy of the field Perc Test to 10. DEME and the Building Department.
10. Sanitary calculations for the proposed site, prepared and seals by a New York State Licensed Professional Engineer, shall be submitted to DEME for review and approval.

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11. Details for all proposed drainage systems shall be added top the plans. Also, any proposed stormwater detention/ retention system shall address both water quality and water quality.
12. The proposed stormwater detention system appears to have no outfall/ overflow system, this shall be corrected.
13. The proposed silt fence appears to “run through” proposed building #4, this shall be corrected.
14. The erosion control plans and details shall be modified to reflect a “Stone-filter” system around the proposed catch basin and other drainage facilities, for keeping out silt and foreign material. A detail for same shall be provided.
15. The sight distance to the sough west is too short. The minimum site distance allowed is a Non-residential/ Business – Industrial zone (Section 21-15 Orangetown Town Code) is 250 feet. This shall be corrected.
16. The front of Unit #1 shall be cut back a minimum of 18 inches on the southerly third of the building.
17. The Applicant proposes to subdivide the parcel into four lots. Each lot will contain a commercial or business unit on the first floor and a residential unit on the second floor. Access to the site will be from Washington Street via a paved driveway that will lead to a paved parking area in the rear of the units.

The Applicant proposes to provide four 8-ft deep by 8-ft diameter drywells, each with a 2-ft stone surround, to mitigate the increased runoff from the developed site. On-site storm sewers and catch basins will collect runoff from the pavement and convey it to the drywells. Drainage calculations dated September 20, 2010 have been provided.

Based on the Planning Board’s Drainage Consultant’s review of the submitted plans and calculations, they believe that the proposed development plan can be revised to achieve a zero net increase in runoff rate under a 24-hr, 100-yr Type III storm and therefore recommend acceptance for drainage subject to the following conditions:

- The proposed plan is to divide the site into four lots with the proposed stormwater facilities located on only two of the lots. Maintenance responsibility for the storm water management facilities shall be covered under a legally binding and enforceable maintenance agreement that is executed by responsible parties as a condition of plan approval. The maintenance responsibility and maintenance requirements for the storm water management facilities must be added to the Subdivision Plan and the Site Plan for each lot.

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**Continuation of Condition #17.....**

- Show all the roof drains on the plan, including those from Units 1 and 4, to the drywells. Show the size of each roof drain. Provide a manhole, catch basin or cleanout at all changes of direction of the roof drains, and appropriate details.
- Add a note to the plans that states that "ALL roof leaders will be connected to the drywells."
- The grading of the paved parking area does not work. The rear of the site is relatively flat at EL 51 and will not drain. A low spot at EL 50.75 will pond water to a depth of 3-in. The catch basins should be located at low points to capture runoff.
- The driveway should have a high point on a small berm or incline to prevent street runoff (EL 50.6) from flowing onto the site and into the driveway catch basin (Grate EL 50.2). The driveway entrance should be regraded. Provide a sectional detail of the driveway entrance at the curb cut (drawn to scale) to show this.
- The close proximity of the drywells to each other and the curbs will make it hard to construct the stone surrounds. The Drainage Consultant recommends that the four drywells be placed in a 20-ft by 29-ft stone surround. The additional stone may make up for an effective depth less than 8-ft. Filter fabric should be placed completely around the interface of the stone and soil. The four equalizing pipes at the bottom of the drywells should remain. Each drywell must have a manhole frame and solid cover for maintenance access. A detailed plan and sections of this drywell gallery, drawn to scale, must be added to the plans. Add the 20-ft and 29-ft dimensions to the plan on Sheet 2.
- The Applicant shall confirm if there is a storm sewer on Washington Street, and if so, shall show it on the plans including location, size and invert.

Additional conditions may be added based on response to these conditions.

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

- A review shall be completed by the New York State Department of Transportation and any required permits obtained.
- A review shall be completed by the Village of Piermont and their comments considered and satisfactorily addressed, as well as any additional concerns about the subdivision and site plan.
- Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Towns, Villages and County with an adequate supply of water. A letter from the public water supplier, stamped and sealed by a NYS licensed professional engineer, shall be issued to the municipality for this project, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.
- Public sewer mains requiring extensions within a right of way or an easement shall be reviewed and approved by Rockland County Department of Health prior to construction.
- If any public water supply improvements are required, engineering plans and specification for these improvements shall be reviewed by the Rockland County Department of Health, prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.
- As indicated in the June 30, 2010 letter from the Rockland County Drainage Agency, this agency must review and sign the subdivision plat before it can be recorded in the County Clerk's office.
- Eight of the parking spaces to be used for this development are located off of the site and across the street. A map showing their location in relation to the site must be included. To ensure safety of pedestrians, a pedestrian crossing shall be provided with a clearly marked crosswalk, if appropriate.

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- A signage plan must be provided that meets all Town requirements.
  - A review shall be completed by the Rockland County Health Department with regard to the decommissioning of the existing well on the site.
  - Prior to any grading or construction on the site, a soil and erosion control plan shall be developed that meets the New York State Guidelines for Urban Erosion and Sediment Control.
  - There shall be no net increase in peak stormwater runoff rates under a 24-hour, 100-year Type III design storm event.
  - The Rockland County Department of Planning requests the opportunity to review any variances that may be requested from the Town of Orangetown Zoning Board of Appeals in order to implement the revised Site Plan, as required by New York State General Municipal Law, Section 239-m, (a)(v).
19. Rockland County Department of Highways reviewed the Plans and information provided and found that the proposed action should have a de minimus impact to county roads in the area.
20. Rockland County Sewer District does not object to the plan as shown. This project does not affect any sanitary sewers within the District and no future correspondence is requested for this site.
21. The Rockland County Department of Health (RCDOH), Environmental Health Program reviewed the Plans and offered the following comment:
- Application is to be made to the RCDOH for review of the Stormwater Manage
22. The Town of Orangetown Fire Prevention Bureau had the following comments:
- Each unity have an NFPA 13 compliant sprinkler system connected to and monitored by Rockland 44-Control.
  - Any Business apply for and maintain Certificate of Compliance Fire Safety with the Bureau of Fire Prevention.
  - Smoke Detectors and Carbon Monoxide detectors as required by NYS code.
  - Fire Zone No Parking be extended to the back wall of the building to prevent vehicles from parking in between buildings, and shown on the Final approved Site Plan.
  - A Smoke and Fire Alarm System in each commercial space with manual pull stations in the commercial area and horn strobes for the upper units, with amber and red exterior strobes as required by the Orangetown Code.
  - Drawings for Fire Sprinkler and Fire Alarm to be submitted and approved by the Bureau of Fire Prevention Office prior to construction.

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23. The New York State Department of Transportation reviewed the plans and holds that the project will have no significant impact on the state transportation system.

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

- Rockland County Department of Planning
- Rockland County Health Department
- Rockland County Department of Highways
- Town of Orangetown Zoning Board of Appeals
- Rockland County Sewer District #1
- New York State Department of Transportation

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

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

27. TREE PROTECTION: The following note shall be placed on the Site Plan.

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

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
  - One (1) foot radius from trunk per inch DBH
  - Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
    - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.

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**Continuation of Condition #27....**

- 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.
28. All landscaping shown on the 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.
29. 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.
30. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.
31. If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the 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. Wetlands - U.S. Army Corps of Engineers).

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32. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.
33. 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 DEMA 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
34. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by Kevin Garvey, seconded by Robert Dell and carried as follows: Bruce Bond, aye; Andy Stewart, aye; William Young, aye; John Foody, aye; Robert Dell, aye; Jeffrey Golda, absent and Kevin Garvey, 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: October 27, 2010  
Town of Orangetown Planning Board  
Attachment



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

PB #10-30- Highland Mews at Subdivision Sparkill Plan – Preliminary Approval Subject to Conditions/ Neg. Dec.

PB #10-31- Highland Mews at Site Sparkill Plan – Preliminary Approval Subject to Conditions/ Neg. Dec.

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

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

**NAME OF ACTION:** Highland Mews at Sparkill Subdivision/ Site Plan

SEQR STATUS: Type I \_\_\_\_\_ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes \_\_\_\_\_ No XXXXXX

**DESCRIPTION OF ACTION:** Subdivision/Site Plan Review –

**LOCATION:** The site is located at 653 Main Street, Sparkill, own of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 49 in the CS zoning district and Sparkill Hamlet Overlay Zone.

**REASONS SUPPORTING THIS DETERMINATION:**

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

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

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

For Further Information contact:

John Giardiello, P.E., Director, Office of Building, Zoning and Planning  
Administration and Enforcement

Town of Orangetown  
20 Greenbush Road  
Orangeburg, NY 10962

Telephone Number: 845-359-5100

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

TOWN CLERKS OFFICE

2010 NOV 15 PM 9 42

TOWN OF ORANGETOWN

August 17, 2010

# Highland Mews - TB Resolution

A

**RESOLUTION NO. 478  
MASCIA/HIGHLAND MEWS AT SPARKILL**

**OPEN PH/SPECIAL PERMIT/JOHN**

Councilwoman Low-Hogan offered the following resolution, which was seconded by Councilman Troy and was unanimously adopted:

RESOLVED that the 8:05 p.m. public hearing to consider John Mascia's Special Permit Petition, for mixed use, at Highland Mews at Sparkill (77.08-5-49), in the Sparkill Hamlet Overlay District, is hereby opened.

Ayes: Councilpersons Low-Hogan, Troy, Maturo, Diviny

Supervisor Whalen

Noes: None

\* \* \*

Charlotte Madigan, Town Clerk, presented the Affidavit of Publication, the Notice of Posting and the applicant's Affidavit of Mailings and Postings; copies are labeled Exhibit 8-D-10 and made a part of these minutes.

Robert Prior, Attorney, explained the proposed development consists of a four lot subdivision, with residential dwelling units above commercial or business units and off-street parking.

Summary of Public Portion:

James Castagna, Sparkill, is in favor of this application. The Town should ensure owners to maintain landscaping, parking and occupancy. He also requested the Town to make some modest capital improvements.

Andrew Wiley, Pearl River, is in favor of this proposal. He suggested all utility wires be underground.

**RESOLUTION NO. 479  
MASCIA/HIGHLAND MEWS AT SPARKILL**

**CLOSE PH/SPECIAL PERMIT/JOHN**

Councilwoman Low-Hogan offered the following resolution, which was seconded by Councilman Troy and was unanimously adopted:

RESOLVED, that the public portion is hereby closed.

Ayes: Councilpersons Low-Hogan, Troy, Maturo, Diviny

Supervisor Whalen

Noes: None

\* \* \*

**RESOLUTION NO. 480  
JOHN MASCIA/HIGHLAND MEWS AT SPARKILL**

**LEAD AGENCY/SPECIAL PERMIT**

Councilwoman Low-Hogan offered the following resolution, which was seconded by Councilman Maturo and was unanimously adopted:

RESOLVED, that the Town Board declares itself Lead Agency in this matter.

Ayes: Councilpersons Low-Hogan, Maturo, Troy, Diviny  
 Supervisor Whalen  
 Noes: None

\* \* \*

**RESOLUTION NO. 481** **SEQRA DECLARATION/SPECIAL PERMIT/JOHN MASCIA/HIGHLAND MEWS AT SPARKILL**

Councilman Maturo offered the following resolution, which was seconded by Councilman Diviny and was unanimously adopted:

RESOLVED, that a SEQRA Declaration of non-significance, indicating that the action the Town Board is contemplating will not have a significant negative impact on the environment, is hereby adopted; a copy is labeled Exhibit 8-E-10 and made a part of these minutes.

Ayes: Councilpersons Maturo, Diviny, Troy, Low-Hogan  
 Supervisor Whalen  
 Noes: None

\* \* \*

**RESOLUTION NO. 482** **TB DECISION/SPECIAL PERMIT/JOHN MASCIA/HIGHLAND MEWS AT SPARKILL/GRANTED**

Councilman Maturo offered the following resolution, which was seconded by Councilman Diviny and was unanimously adopted:

RESOLVED, that the Special Permit petition from John Mascia, for mixed use, at Highland Mews at Sparkill (77.08-5-49), in the Sparkill Hamlet Overlay District is hereby granted. The granting of this Special Permit is conditioned to site plan review by the Planning Board, variances as maybe required, and further, with respect or rather under Section 14.5C that

**Resolution No. 482 - Continued**

any commercial uses that are actually installed, on the first floor, are subject to the restrictions of that Section.

Ayes: Councilpersons Maturo, Diviny, Troy, Low-Hogan  
 Supervisor Whalen  
 Noes: None

\* \* \*

**RESOLUTION NO. 483** **ENTER EXECUTIVE SESSION**

Councilman Maturo offered the following resolution, which was seconded by Councilwoman Low-Hogan and was unanimously adopted:

RESOLVED, that the Town Board entered Executive Session at 9:40 p.m.

Ayes: Councilpersons Maturo, Low-Hogan, Troy, Diviny  
Supervisor Whalen

Noes: None

**Resolution Nos. 484 and 485 see Executive Session.**

DECISION

**FRONT YARD VARIANCES APPROVED FOR LOT #1, #2, #3, & #4**

To: Robert Prier (Highland Mews at Sparkill)  
17 South Broadway  
P.O. Box 205  
Nyack, New York 10960-0205

ZBA # 11-05  
Date: January 19, 2011

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 11-05: Application of Highland Mews at Sparkill for variances from Chapter 43 (Zoning), Section 3.12, Group FF, CS District, Column 8 (Front Yard: 0' or 25' required, 4.2' proposed for Lot #1, 6.5' proposed for Lots#2, #3, and #4) for the proposed development with residential units above commercial or business use. The premises are located on the south side of Washington Avenue approximately 500' north of the intersection of Union Street, Sparkill, New York an identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 49; CS zoning district and Sparkill Hamlet Overlay Zone.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, January 19, 2011 at which time the Board made the determination hereinafter set forth.

Robert Prier, Attorney and John Mascia, owner, appeared and testified.

The following documents were presented:

1. Minor Subdivision plan for Highland Mews @ Sparkill dated January 30, 2006 last revised 11/5/10 signed and sealed by William Youngblood, P.C.(3 pages).
2. Planning board Decision # 10-31 with negative Declaration (SEQRA) dated October 27, 2010.
3. A letter dated January 18, 2011 from the County of Rockland Department of Planning signed by Arlene Miller, Deputy Commissioner of Planning.
4. A letter dated December 23, 2010 from the County of Rockland Department of Highways signed by Joseph Arena, Principal Engineering Technician.
5. A memorandum dated July 14, 2010 from John Giardiello, P.E., Director, Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown.
6. A memorandum dated October 27, 2010 from John Giardiello, P.E., Director, Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown.
7. A memorandum dated December 9, 2010 from John Giardiello, P.E., Director, Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown.
8. Highland Mews Town Board resolution dated August 17, 2010.

Ms. Castelli made a motion to open the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Ms. Catelli moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and /or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Salomon and carried as follows: Mr. Sullivan, aye; Ms. Castelli, aye; Ms. Salomon, aye; Ms. Albanese, aye. Mr. Mowerson was absent.

Robert Prier, Attorney, testified that this is the first application under the new Sparkill Hamlet Overlay Zone; that the applications for foundation with mixed commercial and residential use; that they went before the Town Board for a Special Permit; that they

appeared before the Planning Board and received preliminary approval; that they are before the Zoning Board for front yard variances; that the requirement is either 0' or 25'; that the 0' was problematic because it caused problems for sight distances; that the Planning Board requested that the buildings jog a little to match the curvature of the street and increase visibility; and that they are requesting a 4.2' front yard set back for lot #1 and a 6.5' front yard set back for lots #2, #3, and #4.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Ms. Castelli made a motion to close the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested front yard variances for lots #1, #2, #3 & #4 will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The front yard set backs of 4.2' for lot #1 and 6.5' for lots #2, #3 & #4 allow better sight lines from the property because they match the curvature of the road.
2. The requested front yard variances for lots #1, #2, #3 & #4 will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The front yard set backs of 4.2' for lot #1 and 6.5' for lots #2, #3 & #4 allow better sight lines from the property because they match the curvature of the road.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested front yard variances, although substantial, will not have an adverse effect or impact on the physical or environmental conditions of the area. The front yard set backs of 4.2' for lot #1 and 6.5' for lots #2, #3 & #4 allow better sight lines from the property because they match the curvature of the road.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN OF ORANGETOWN  
MAY 3 11 30 AM '11  
TOWN CLERK'S OFFICE

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested front yard variances for lots #1, #2, #3 & #4 are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN CLERKS OFFICE  
2011 FEB 3 PM 9 18  
TOWN OF ORANGETOWN

The foregoing resolution to approve the application for the requested front yard variances for lot #1 (4.2') and lots #2, #3, & #4 (6.5') was presented and moved by Mr. Sullivan, seconded by Ms. Castelli and carried as follows: Mr. Sullivan, aye; Ms. Castelli, aye; Ms. Albanese, aye; Ms. Salomon, aye. Mr. Mowerson was absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: January 19, 2011

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

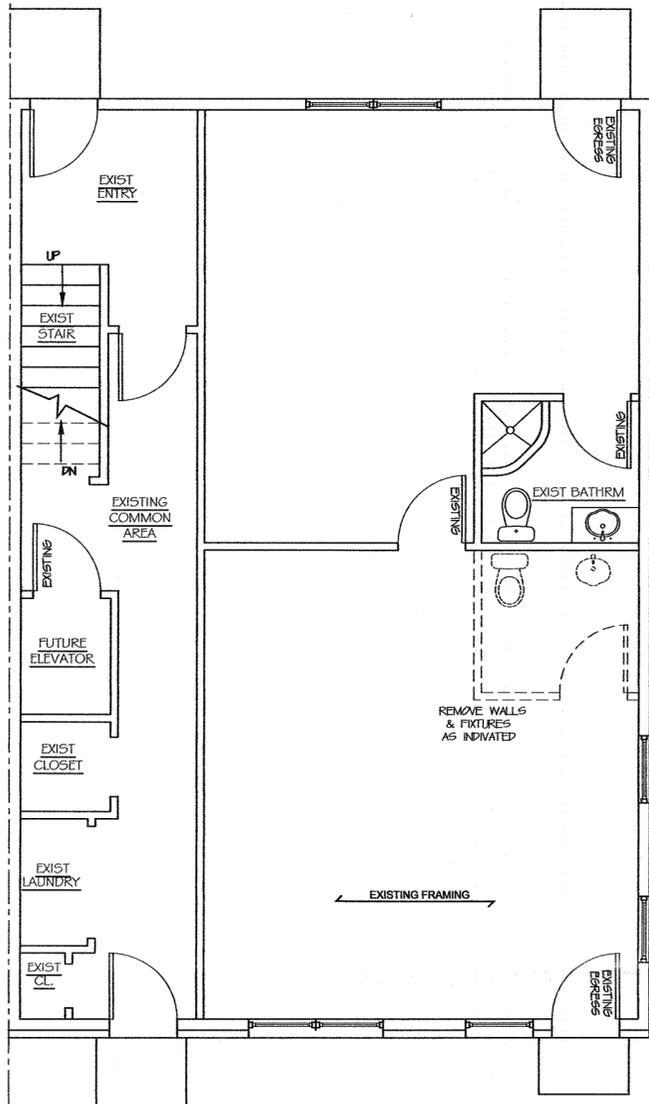
By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

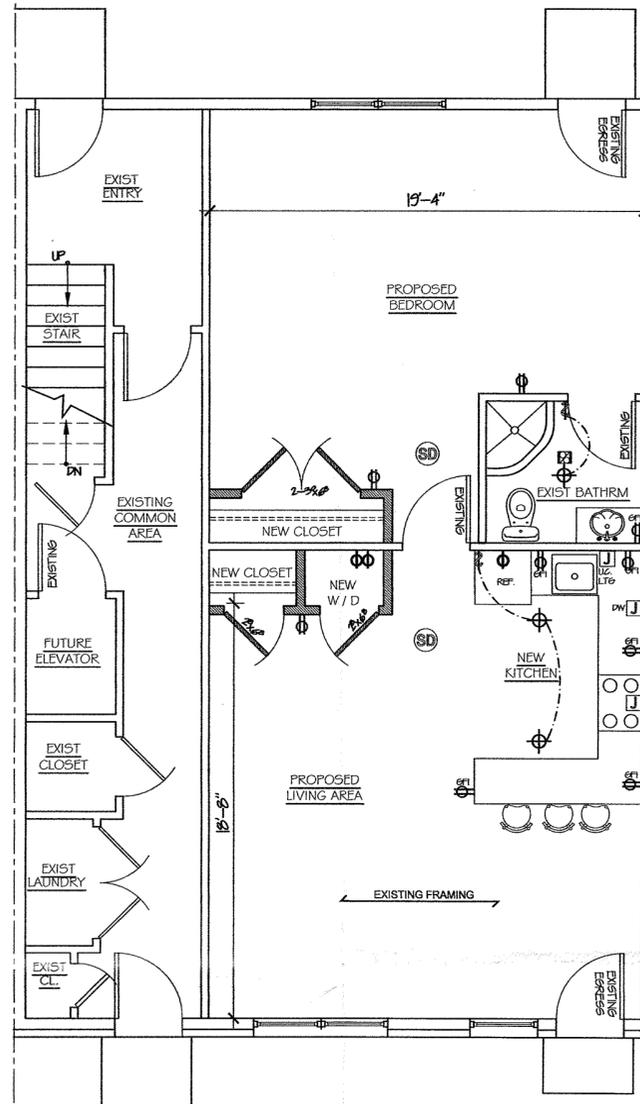
APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR --N.A.

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE.ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

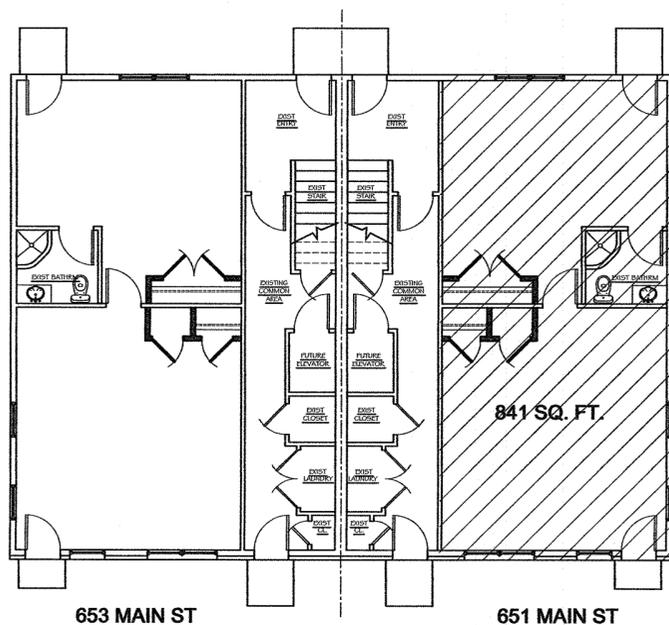
TOWN OF ORANGETOWN  
2011 FEB 3 PM 9 18  
TOWN CLERKS OFFICE



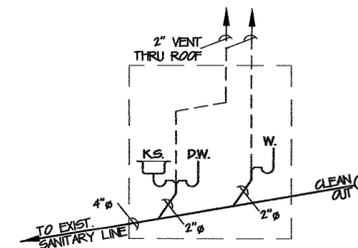
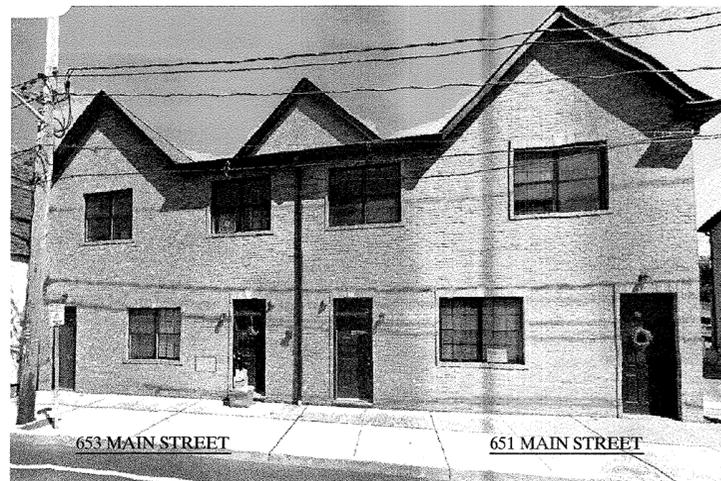
**EXISTING/DEMOLITION PLAN (651 MAIN STREET)**  
SCALE: 3/16"=1'-0"



**FIRST FLOOR PLAN (651 MAIN STREET)**  
SCALE: 3/16"=1'-0"



**KEY PLAN**  
NOT TO SCALE



**RISER DIAGRAM**

CHANGE OF USE FROM M TO R2

IBC 2021 - REQUIREMENT	
USE GROUP:	MIXED R2
CONSTRUCTION TYPE:	5 A
AREA:	NO CHANGE
VOLUME:	NO CHANGE
FLOOR LIVE LOAD:	40 PSF

EXISTING WALL AND CEILING FIRE RATINGS PER ORIGINAL DESIGNS OF JORGE LOPEZ RA. 2009/2010

**GENERAL CONDITIONS**

1. AIA DOCUMENT A-201 GENERAL CONDITIONS (LATEST EDITION) SHALL APPLY IN FULL TO ALL WORK TO BE COMPLETED AS DESCRIBED. CONTRACTOR SHALL BE LICENSED PER STATE STATUTES.
2. ALL WORK, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES INCLUDING, BUT NOT LIMITED TO THE CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK, THE NATIONAL ELECTRIC CODE, THE NATIONAL STANDARD PLUMBING CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION.
3. THE ARCHITECT IS NOT OBSERVING CONSTRUCTION. COMPLIANCE WITH THESE DRAWINGS AND DESIGNS, APPLICABLE CODES AND REQUIREMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR PERMITS AND LICENSES NECESSARY TO COMPLETE THE WORK. THE CONSTRUCTION INSPECTION PROCEDURES AND THE SECURING OF THE CERTIFICATE OF OCCUPANCY.
5. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND GENERALLY ACCEPTED CONSTRUCTION INDUSTRY STANDARDS AND PRACTICES.
6. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND GENERALLY ACCEPTED CONSTRUCTION INDUSTRY STANDARDS AND PRACTICES.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL MATERIALS AND EQUIPMENT, LABOR, CONSTRUCTION METHODS, CONSTRUCTION SEQUENCE, COORDINATION OF TRADES, SAFETY AND SECURITY AT THE WORK SITE. THE ARCHITECT NOR HIS EMPLOYEES ARE RESPONSIBLE FOR SAME.
8. THE CONTRACTOR SHALL MAINTAIN SAFE WORKING CONDITIONS AT ALL TIMES IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS. IN THE EVENT OF AN ACCIDENT AT THE WORK SITE, THE CONTRACTOR SHALL REPORT THE FOLLOWING TO THE ARCHITECT AND OWNER:
  - A. DESCRIPTION OF THE INCIDENT.
  - B. NAMES OF THE PERSONS INVOLVED.
  - C. PERSON(S) AND/OR PROPERTY AFFECTED.
  - D. EXTENT OF INJURY AND/OR DAMAGE.
  - E. MEDICAL TREATMENT RENDERED.
  - F. OTHER ACTION TAKEN BY ALL PARTIES.
9. EACH CONTRACTOR AND SUBCONTRACTOR SHALL BE HELD TO HAVE VISITED THE SUBJECT SITE AND ALL EXISTING CONDITIONS TO HAVE NOTED ANY SPECIAL REQUIREMENT OF THE SAME OR ANY REGULATION OF LOCAL GOVERNMENTAL AUTHORITIES AND TO HAVE MADE IN THEIR PRICE WORK ALLOWANCES TO COVER ALL SUCH ITEMS.
10. CONTRACTOR, SUBCONTRACTOR AND SUPPLIERS SHALL CARRY ALL REQUIRED PUBLIC LIABILITY AND WORKMENS COMPENSATION INSURANCE REQUIRED BY LAW SUBJECT TO REVIEW AND APPROVAL BY OWNER. SUBMIT CERTIFICATE OF INSURANCE TO OWNER AND ARCHITECT.
11. CONTRACTOR SELECTION, TERMS AND METHODS OF PAYMENT, SCHEDULING, CONTRACT TERMS AND PERFORMANCE ARE BETWEEN CONTRACTOR AND OWNER.
12. THE OWNER DOES NOT ASSUME ANY RESPONSIBILITY AGAINST THEFT OR VANDALISM. CONTRACTOR SHALL PROVIDE PROTECTION FOR HIS OWN WORK AT ALL TIMES AND REPLACE ANY AND ALL MATERIAL OR EQUIPMENT DAMAGED OR LOST DURING CONSTRUCTION INCLUDING GLASS.
13. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR LOSS TO THE EXISTING STRUCTURE AND ITS CONTENTS. HE SHALL CARRY ADEQUATE INSURANCES COVERING POTENTIAL LOSS OF DAMAGE DUE TO HIS ACTIONS OR FAILURES TO ACT.
14. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE ANY INFORMATION CONCERNING EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, BY WAY OF CERTIFIED SURVEY OR OTHER RECORDS. ARCHITECT SHALL RELY ONLY ON SUCH INFORMATION AS SUPPLIED BY OWNER AND BE HELD HARMLESS LACKING SAME FOR PROBLEMS ARISING OUT OF THEIR DISCOVERY OR INTERRUPTION.
15. 2018 IRC (N.J.) IS THE APPLICABLE BUILDING CODE.

**PLUMBING NOTES**

1. MAIN WATER SUPPLY TO BE MIN. 1" COPPER TYP. L. ALL BRANCH SUPPLY LINES TO BE MIN. 1/2" COPPER TYPE L.
2. MIN. CONNECTION SIZES:
 

TOILET	3/8" CW	2" VENT
LAVAT.	3/8" CW	1-2" HW
BATH/SOPHWR	1/2" CW	1-2" HW
UTILITY SINK	1/2" CW	1-2" HW
WASHING MACH.	1/2" CW	2" VENT
3. PROVIDE SHUT OFF VALVES TO EACH FIXTURE AND SCREW STOPS IN SHOWER FITTINGS.
4. ALL WASTE VENT LINES SHALL BE PVC SCHEDULE 40 PITCH WASTE LINES A MIN. OF 1/8" PER LINEAR FOOT.
5. ADEQUATELY SUPPORT, SLEW AND ANCHOR WATER, WASTE AND VENT PIPING SO AS TO MINIMIZE OR ELIMINATE PIPE MOVEMENT.
6. INDIVIDUALLY VENT EACH FIXTURE COLLECT VENTS AND RUN NEW VENT STACKS THRU ROOF.
7. ISOLATE ALL WATER LINES PASSING THROUGH EXTERIOR WALLS, CRAWL SPACES, SOFFITS AND INACCESSIBLE SPACES.
8. ALL PLUMBING FIXTURES, FITTINGS, MATERIALS AND METHODS OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL STANDARD PLUMBING CODE.

**ELECTRICAL NOTES**

1. PROVIDE TEMPORARY SERVICE.
2. CIRCUIT AS REQUIRED INTO PANEL, POWER AND EQUIPMENT MINIMUM WIRE SIZE #14.
3. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS FOR NEW SERVICE, PANEL AND RECONNECTIONS IF REQUIRED.
4. ALL ELECTRICAL MATERIALS AND METHODS OF INSTALLATION SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE, BY A LICENSED ELECTRICAL CONTRACTOR.
5. COORDINATE NEW SERVICE INSTALLATION WITH LOCAL UTILITY REPRESENTATIVES IF REQUIRED.
6. ELECTRICAL CONTRACTOR SHALL PAY FOR ALL PERMITS, APPLICATIONS, MATERIALS AND LABOR AS REQUIRED FOR SERVICE AND CUT IN FROM LOCAL AUTHORITIES AND UTILITY COMPANY.
7. VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES AND RECEPTACLES WITH OWNER.
8. PROVIDE GROUNDING ON ALL ELECTRICAL PANELS, DEVICES INSTALLED AND/OR AFFECTED BY THE ADDITION/ RENOVATION. REPLACE ALL DAMAGED OR INADEQUATE WIRING AND DEVICES UNCOVERED.

Town of Orangetown  
MEETING OF:  
SEP 17 2025  
RECEIVED  
AUG 08 2025

ZONING BOARD OF APPEALS

- QUANTITY/ LOCATION OF POWER RECEPTACLES LAND USE BOARD'S SUBJECT TO REVIEW & APPROVAL OF MUNICIPAL OFFICIALS
- KITCHEN DESIGN, FINISHES AND FIXTURES BY OWNER
- HVAC DESIGN & OPERATION BY OWNER

*[Signature]*  
N.J. 7808 R.A.  
N.J. 28917 P.E.  
N.J. 2897 P.P.  
N.Y. 14605 R.A.  
N.Y. 8082 C.T.

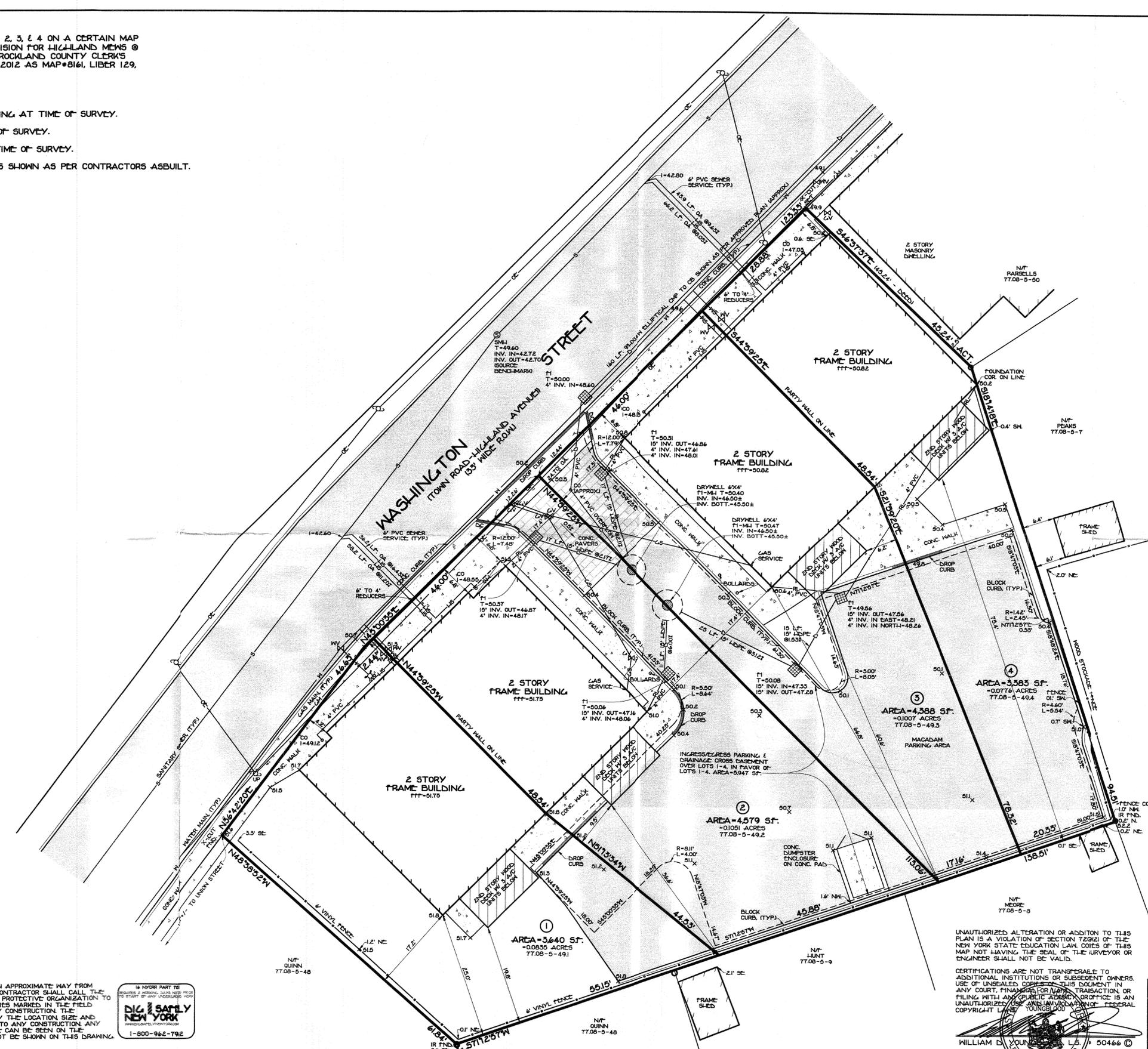
REHABILITATION / CHANGE OF USE  
HIGHLAND MEWS REALTY LLC  
651 MAIN ST  
SPARKILL, NY

DRAWN BY: GB  
DATE: 01/30/25  
REVISIONS: 04/01/25

THOMAS V. ASHBAHIAN  
Architect Engineer Planner  
39 Spring Street  
Ramsey, New Jersey 07446  
Tel: (201)825-1220  
E-mail: tashbahian@verizon.net

**MAP REFERENCE:**  
 BEING KNOWN AS LOTS 1, 2, 3, & 4 ON A CERTAIN MAP ENTITLED 'MINOR SUBDIVISION FOR HIGHLAND MEMS @ SPARKILL' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON FEBRUARY 21, 2012 AS MAP #8161, LIBER 129, PAGE 5.

- NOTES:**
1. NO PARKING LOT STRIPING AT TIME OF SURVEY.
  2. NO SIGNAGE AT TIME OF SURVEY.
  3. NO LANDSCAPING AT TIME OF SURVEY.
  4. UNDERGROUND UTILITIES SHOWN AS PER CONTRACTORS ASBUILT.



TOWN OF ORANGETOWN  
 BUILDING DEPARTMENT  
**APPROVED**  
 BUILDING INSPECTOR:  
*B.V.W.*  
 DATE: 5/16/13

Town of Orangetown  
 MEETING OF:  
 SEP 17 2025  
 ZONING BOARD OF APPEALS

FINAL ASBUILT OF  
**HIGHLAND MEMS @ SPARKILL**  
 LOCATED IN  
 SPARKILL  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

IN NEW YORK STATE TO BE SEEN BY ANY PERSON WHOSE BUSINESS IT MAY CONCERN  
**DIG & SAY IT NEW YORK**  
 1-800-962-7922

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7202(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR TAX TRANSACTION OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS AN UNAUTHORIZED USE AND IN VIOLATION OF FEDERAL COPYRIGHT LAW. © YOUNGBLOOD  
 WILLIAM D. YOUNGBLOOD, L.S. 50466  
 50466  
 50466

REV-3-29-15-SEWER CONNECTIONS

**SPARACO & YOUNGBLOOD, PLLC**  
 CIVIL ENGINEERING • LAND SURVEYING  
 SITE PLANNING

18 NORTH MAIN STREET  
 P.O. BOX 818  
 LARRIMAN, N.Y. 10926  
 TEL: (845) 782-5945  
 FAX: (845) 782-5901  
 SPARACO.STEVE@SLSNY.COM WYLS1@GMAIL.COM

DATE: MAR 14, 2015  
 SCALE: 1"=10'