

Donald Brenner, P.E., L.L.B.

*Attorney-At-Law • Professional Engineer
4 Independence Avenue, Tappan, New York 10983*

Phone 845-359-2210

Fax 845-359-8070

September 5, 2025

Via Hand Delivery

Rosanna Sfraga, Town Clerk
Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10960

Re: TRI-BEE 2 LTD
Amendment to the Zoning Ordinance of the
Town of Orangetown
77 East Central Ave., Pearl River, NY 10965
Section 68.16, Block 6, Lot 13.3
25-1369-P

Dear Ms. Sfraga,

In accordance with your statute, I enclose three (3) copies of a Petition for a Zone change at the above location, from "CS and RG" to "PAC".

Also, enclosed please find three copies of an Environmental Assessment.

If you require any additional information, please feel free to contact me.

Very truly yours,

Donald Brenner

Donald Brenner

DB/hi
Enclosures
cc: Teresa M. Kenny, Supervisor
Robert V. Magrino, Town Attorney
Client

TOWN CLERK'S OFFICE
2025 SEP - 8 2:10
TOWN OF ORANGETOWN

TOWN BOARD: TOWN OF ORANGETOWN
COUNTY OF ROCKLAND
STATE OF NEW YORK

-----X
IN THE MATTER OF THE
PETITION OF
TRI BEE 2 LTD
AMENDMENT TO THE ZONING ORDINANCE
OF THE TOWN OF ORANGETOWN FROM AN
"CS and RG" DISTRICT TO A "PAC " DISTRICT
-----X

PETITION

TO THE TOWN BOARD OF
THE TOWN OF ORANGETOWN

The undersigned petitioner respectfully petitions your Honorable Board as follows:

FIRST:

TRI BEE 2 LTD is the owner of property located in the hamlet of Pearl River,
more particularly bounded and described in Addendum A-1, annexed hereto.

SECOND:

The property described in Addendum A-1 is known and designated on the Tax
Map of the Town of Orangetown as:

<u>Section</u>	<u>Block</u>	<u>Lot</u>
68.16	6	13.1
68.16	6	13.2
68.16	6	13.3

THIRD:

The properties are to be used for senior citizen housing and off street parking under the created PAC (Planned Adult Community) zoning and commercial stores at street level.

FOURTH:

Annexed hereto and marked Exhibit A is a Site Plan, Exhibit B is a Vicinity and Zoning Map, Exhibit C is a copy of the Area Use Map, and Exhibit D is a copy of the Tax Lot which is the subject of the Petition and of the surrounding parcels.

FIFTH:

Annexed hereto and marked Addendum B-1 is a list of names and addresses of all owners owning property within 500 feet of the property which is the subject of this application as the same appears on the tax roll of the Town of Orangetown.

SIXTH:

The properties which are the subject of the Petition comprise approximately 0.74 acres.

SEVENTH:

Said properties are presently zoned "CS and RG" and are eligible for PAC (under Chapter 43, Article IV, Section 4.6 of the Orangetown Code).

EIGHTH:

The properties presently have a building on it and parking lots.

NINTH:

Pursuant to the Town Law of the State of New York, and the Zoning Ordinance of the Town of Orangetown, petitioners hereby request that the Zoning Ordinance be amended to place the aforesaid real property, as described and shown in Exhibit D, in a "PAC Zoning

District” which would allow the development of senior residential housing within said zones.

TENTH:

That said proposed change would be compatible with the present and proposed uses of the adjoining and neighboring properties. This would be the most practical, economical, and beneficial way the property could be utilized.

ELEVENTH:

That said proposed use would be in the public interest of the residents of the Town of Orangetown in that:

(1) the development of the property under the PAC Zone would establish a substantial tax ratable for the Town of Orangetown;

(2) the development of the property under the PAC Zone would fill a need for the senior residents of the Town of Orangetown;

(3) the development of the property under the PAC Zone would be consistent with the general character of the immediate area surrounding the subject premises, that being commercial buildings to the north, east, west and south and partial second floor residential housing to the west and southeast.

(4) The granting of such relief as is sought in this Petition will be the most appropriate use of the subject parcel, and will promote the general health and welfare of the community, will preserve property values and will be beneficial to the Petitioners.

TWELFTH:

The subject property is located within 500 feet of a County road - Central Avenue.

THIRTEENTH:

Other than the item designated in Paragraph Twelfth, the subject premises are not within 500 feet of the following:

- (1) any city, town, or village boundary line;
- (2) any county or state park or recreation area;
- (3) any right-of-way of any county or state park or recreation area;
- (4) any county or state owned land on which a public building or institution is situated.

WHEREFORE, petitioner respectfully prays that your Honorable Board take such steps and such action as may be necessary to grant the relief sought in this Petition.

Dated: September 4, 2025

TRI BEE 2 LTD

BY: 

THOMAS BERTUSSI, President

ADDENDUM A-1:

PROPERTY DESCRIPTION

Stewart Title Insurance Company

Title Number: 50007

SCHEDULE A DESCRIPTION

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Orangetown, County of Rockland and State of New York and being more particularly described as follows:

BEGINNING at a point on the northerly side of East Central Avenue, which said point is located 608.80 feet easterly on a course of South 85 degrees 30' 00" East from the corner formed by the intersection of the northerly side of East Central Avenue with the easterly side of North Main Street and running thence

- 1) Along the easterly line of premises now or formerly of 75 E Central Avenue LLC (Tax lot 68.16-6-49) and the easterly line of premises now or formerly of Regel (Tax lot 68.16-6-12), and the westerly line of the premises herein described, on a course of North 04 degrees 30' 00" East a distance of 400.00 feet to a point on the southerly side of East Washington Avenue, thence
- 2) Along the southerly side of East Washington Avenue and the northerly line of the premises herein described on a course of South 85 degrees 30' 00" East a distance of 100.00 feet to a point on the southerly side of East Washington Avenue, thence
- 3) Along the westerly line of premises now or formerly of McAndrew (Tax lot 68.16-6-14) and a portion of the easterly line of the premises herein described South 04 degrees 30' 00" West a distance of 200.00 feet to a point, said point being the northwesterly corner of premises now or formerly of Rotjan (Tax lot 68.16-6-47), thence
- 4) Along the northerly line of premises now or formerly of McNamara Fireplace and Stove (Tax lot 68.16-6-48) and a southerly line of the premises herein described North 85 degrees 30' 00" West a distance of 39.00 feet to a point, said point being the northwesterly corner of premises now or formerly of McNamara Fireplace and Stove (Tax lot 68.16-6-48), thence
- 5) Along the westerly side of premises now or formerly of McNamara Fireplace and Stove (Tax lot 68.16-6-48) and a portion of the easterly side of the premises described herein on a course of South 04 degrees 30' 00" West a distance of 200.00 feet to a point on the northerly side of East Central Avenue, the southwest corner of premises now or formerly of McNamara Fireplace and Stove (Tax lot 68.16-6-48), thence
- 6) Along the northerly side of East Central Avenue and a southerly line of the premises herein described North 85 degrees 30' 00" West, a distance of 61.00 feet to a point on the northerly side of East Central Avenue, the point or place of beginning.

For Information Only: Premises known as 77 E Central Avenue, Pearl River, NY 10965;
80 E Washington Avenue, Pearl River, NY 10965;
84 E Washington Avenue, Pearl River, NY 10965. Section 68.16 Block 6 Lot 13.3
Section 68.16 Block 6 Lot 13.1
Section 68.16 Block 6 Lot 13.2. Rockland County.

For conveyancing only, if intended to be conveyed: together with all rights, title and interest of, in and to any streets and road abutting the above-described premises, to the center line thereof.

ADDENDUM B-1:

REPUTED PROPERTY OWNERS WITHIN 500 FEET

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.16-4-15	Sinead O'Flynn	57 Roosevelt St,Pearl River, NY 10965
392489	68.16-4-16	Marilyn E Uleman	51 Roosevelt St,Pearl River, NY 10965
392489	68.16-4-17	Ruth A P Parra	49 Roosevelt St,Pearl River, NY 10965
392489	68.16-4-18	Michael Sullivan	45 Roosevelt St,Pearl River, NY 10965
392489	68.16-4-19	Vincent Carle	39 Roosevelt St,Pearl River, NY 10965
392489	68.16-4-20	Jeanette Sanna	55 E Washington Ave,Pearl River, NY 10965
392489	68.16-4-21	Hany Khalil	53 E Washington Ave,Pearl River, NY 10965
392489	68.16-4-22	Thomas C Bolan	49 E Washington Av,Pearl River, NY 10965
392489	68.16-5-37	Patrick Benn	84 Colonial Ct,Pearl River, NY 10965
392489	68.16-5-38	Wider Rolando Hernandez-Quintana	58 Roosevelt St,Pearl River, NY 10965
392489	68.16-5-39	Helen C Kovarik	52 Roosevelt St,Pearl River, NY 10965
392489	68.16-5-40	Ralph G Bossmann	48 Roosevelt St,Pearl River, NY 10965
392489	68.16-5-41	Brandon Cruz	68 Braunsdorf Rd,Pearl River, NY 10965
392489	68.16-5-42	Solomon Silberstein	156 Lynch St,Brooklyn, NY 11206
392489	68.16-5-43	Janice A Lenihan	78 Braunsdorf Rd,Pearl River, NY 10965
392489	68.16-5-44	Stephen Duch	82 Braunsdorf Rd,Pearl River, NY 10965
392489	68.16-5-65	Kenneth Ayres	111 N Middletown Rd Apt 1,Pearl River, NY 10965
392489	68.16-5-66	Philip Donnelly	105 E Washington Ave,Pearl River, NY 10965
392489	68.16-5-67	Charles A Rose	101 E Washington Ave,Pearl River, NY 10965
392489	68.16-5-68	Thislle LLC	305 Blauvelt Rd,Pearl River, NY 10965
392489	68.16-5-69	Gerard E Mead	93 E Washington Av,Pearl River, NY 10965-3924
392489	68.16-5-70	Suzette Reinecke	81 E Washington Av,Pearl River, NY 10965
392489	68.16-5-71	Fernando C Cabrera	79 E Washington Ave,Pearl River, NY 10965
392489	68.16-5-72	Virginia Carney	77 E Washington Ave,Pearl River, NY 10965
392489	68.16-5-73	Robert & Kristen Bonomolo	75 E Washington Ave,Pearl River, NY 10965
392489	68.16-5-74	Timothy D O'Connor	71 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-6	JFH Properties LLC	50 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-7	Doreen A Jaskot	52 E Washington Av,Pearl River, NY 10965
392489	68.16-6-8	John Foley	60 E Washington Av,Pearl River, NY 10965
392489	68.16-6-9	Ronald Nolasco	66 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-10	Lidia M Camacho	70 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-11	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962
392489	68.16-6-12	Thomas Regal	74 E Washington Av,Pearl River, NY 10965
392489	68.16-6-13.1	Tri Bee 2, LTD	77 E Central Ave,Pearl River, NY 10965
392489	68.16-6-13.2	Tri Bee 2, LTD	77 E Central Ave,Pearl River, NY 10965
392489	68.16-6-13.3	Tii Bee 2, LTD	60-70 Dexter Plaza,Pearl River, NY 10965
392489	68.16-6-14	Kevin R Mc Andrew	90 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-15	Edward Leotta	94 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-16	Ana Marie Strattner	102 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-17	Ragitha M Shaji	110 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-18	11 North John Street LLC	11 N John St,Pearl River, NY 10965
392489	68.16-6-19	Erin McLaughlin	14 N John St,Pearl River, NY 10965
392489	68.16-6-20	Michael Coakley	116 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-21	Heman Chumaina	120 E Washington Ave,Pearl River, NY bache
392489	68.16-6-44	Asgar Realty Inc	125 E Central Ave,Pearl River, NY 10965
392489	68.16-6-45	Commerce Bank	Tower B, 380 Wellington St Fl 12,London, Ontario N6A 4S4
392489	68.16-6-47	89-91 East Central Avenue LLC	12 Sunderland Pl,Suffern, NY 10901
392489	68.16-6-48	Mc Namara Fireplace	15 David Dr,Manahawkin, NJ 08050
392489	68.16-6-49	Bob&Debbie McNamara	5925 Broadway,Bronx, NY 10463
392489	68.16-6-50	Jason Bergman	
392489	68.16-6-51	Ronald G Backman	53 Long Meadow Dr,New City, NY 10956
392489	68.16-6-52	JPF Inc	69 E Central Ave,Pearl River, NY 10965
392489	68.16-6-53	Frankof Associates	7252 De Medici Cir,Del Ray Beach, FL 33446
392489	68.16-6-54	East Central Earthworks LLC	510 S Pascack Rd,Chestnut Ridge, NY 10977
392489	68.16-6-55	Lora Partners LLC	126 Gates Ave,Montclair, NJ 07042
392489	68.16-6-56	John P Nyemchek	970 Tilton Rd,Valley Cottage, NY 10989
392489	68.16-6-57	Munno's Realty LLC	51 E Central Ave,Pearl River, NY 10965
392489	68.16-6-57	Ermanno Munno	
392489	68.16-6-22	Pearl River Realty Corp	126 Gates Ave,Montclair, NJ 07042
392489	68.16-6-22	c/o Laura Freier	
392489	68.16-6-22	Peter Lovett	124 E Washington Av, Pearl River, NY 10965
392489	68.20-2-3	Pearl River Hook & Ladder Co	P.O. Box 6, Pearl River, NY 10965
392489	68.16-6-22	Pearl River Union Free	135 W Crooked Hill Rd, Pearl River, NY 10965

EXHIBIT A:

SITE PLAN

EXHIBIT B:

VICINITY and ZONING MAP

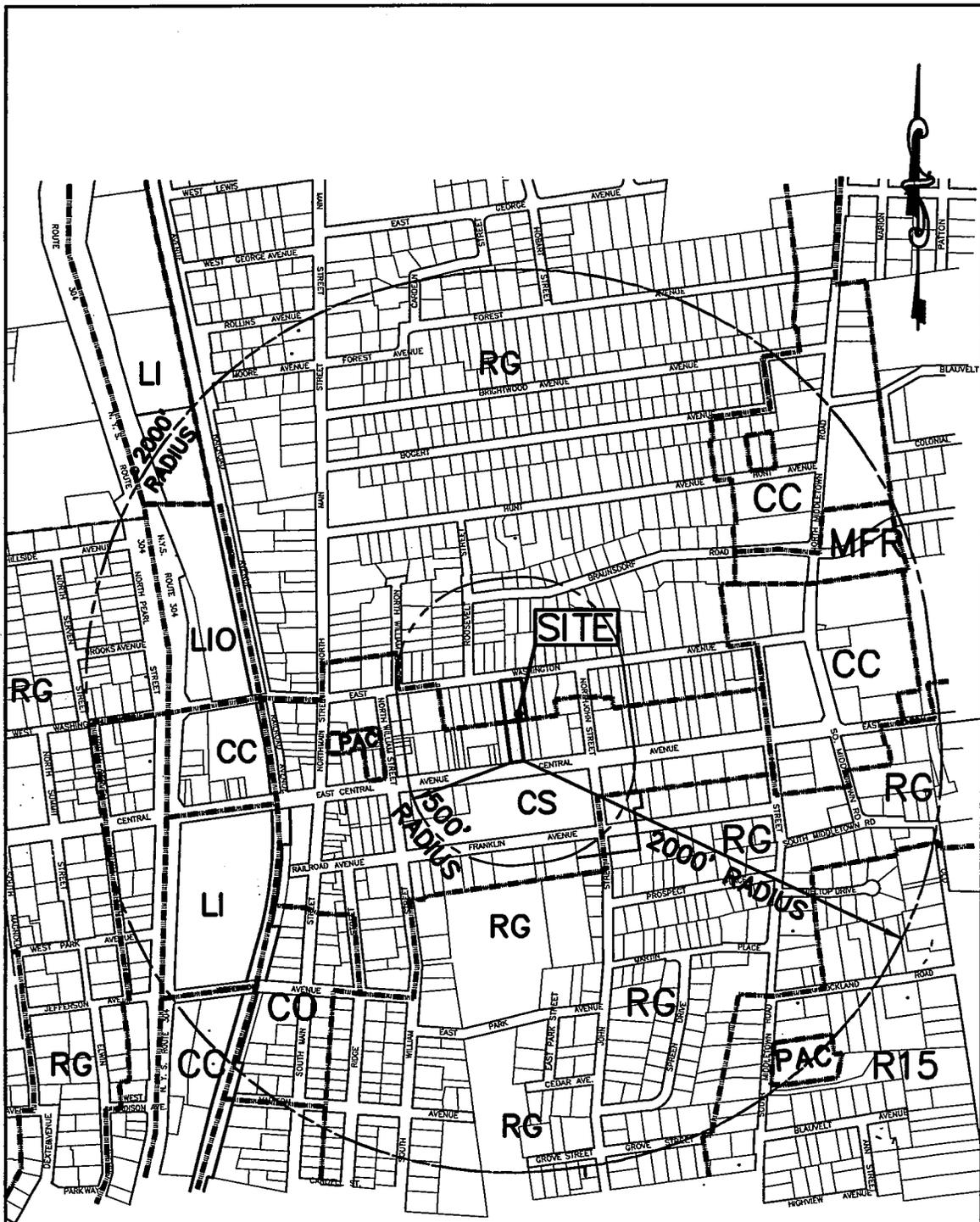


EXHIBIT "B"

VICINITY AND ZONING MAP

DESIGNED DB
 DRAWN LOW
 CHECKED JAG
 APPROVED JAG

DATE
 11/01/24

SCALE
 1"=600'

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 848-357-0630 GREENWELLPLS@AOL.COM

PROJECT:
 TRI-BEE 2, LTD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY

CLIENT:
 TRI-BEE 2 LTD.
 60-70 DEXTER PLAZA
 PEARL RIVER, NY 10965

EXHIBIT C:

AREA USE MAP



EXHIBIT "C" AREA LAND USE MAP

DESIGNED DB
 DRAWN LDW
 CHECKED JAG
 APPROVED JAG

DATE
11/01/24

SCALE
N.T.S.

JAY A. GREENWELL, PLS, LLC
 LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 848-367-0630 GREENWELLPLS@AOL.COM

PROJECT:
 TRI-BEE 2, LTD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY

CLIENT:
 TRI-BEE 2 LTD.
 60-70 DEXTER PLAZA
 PEARL RIVER, NY 10965

EXHIBIT D:

TAX LOT

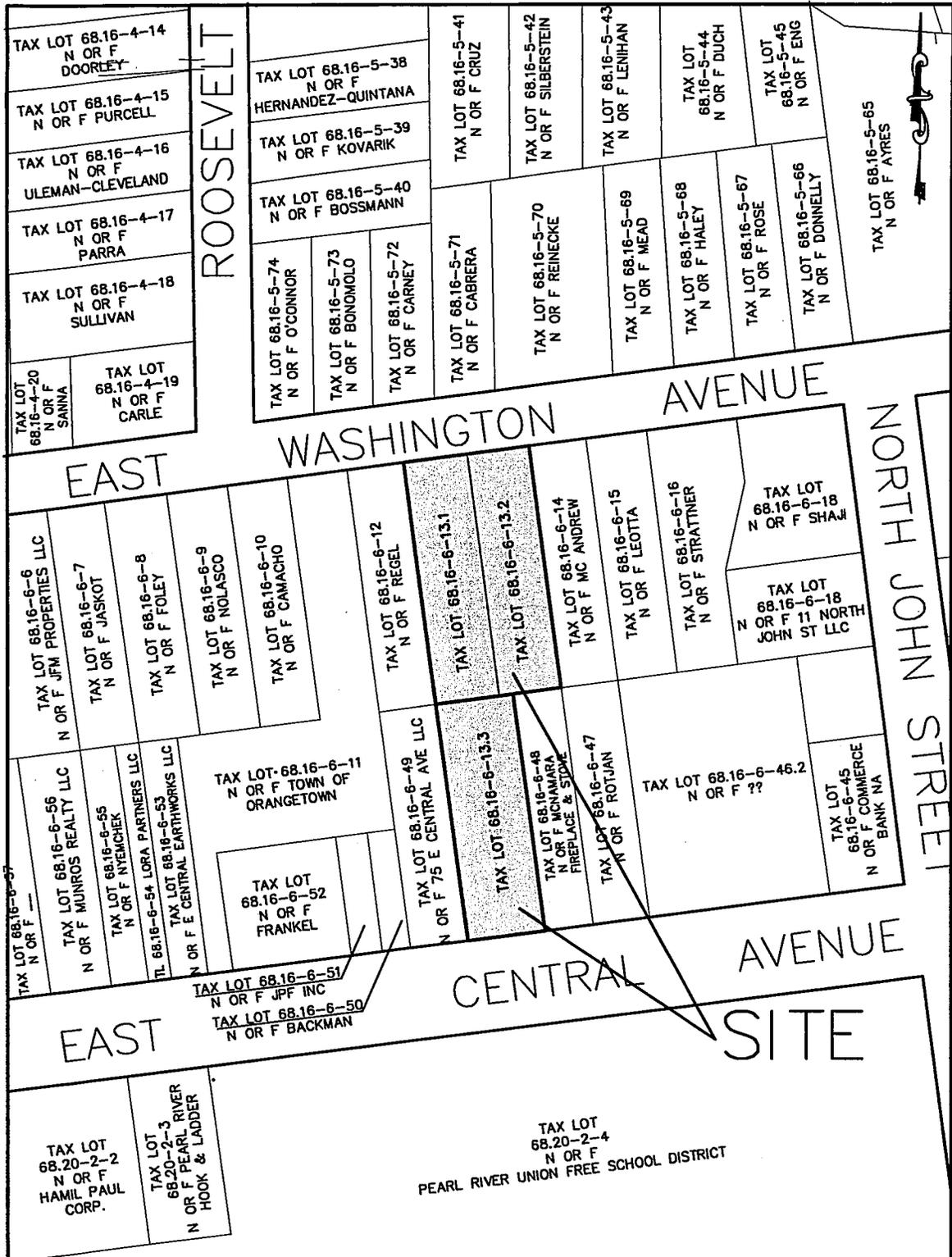


EXHIBIT "D"

MAP OF TAX LOT FOR ZONE CHANGE

DESIGNED DB
 DRAWN LDW
 CHECKED JAG
 APPROVED JAG

DATE
 11/01/24

SCALE
 1"=100'

JAY A. GREENWELL, PLS, LLC
 LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 845-357-0630 GREENWELLPLS@aol.com

PROJECT:
 TRI-BEE 2, LTD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY

CLIENT:
 TRI-BEE 2 LTD.
 60-70 DEXTER PLAZA
 PEARL RIVER, NY 10965

APPENDIX B
FULL ENVIRONMENTAL ASSESSMENT FORM

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

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Tri Bee 2, Ltd.		
Project Location (describe, and attach a general location map): 77 East Central Ave., 80 East Washington Av., and 84 East Washington Ave.		
Brief Description of Proposed Action (include purpose or need): Proposed rezoning of 0.74 acre parcel to "PAC" zoning, with subsequent site plan for retail / office on ground floor and a Planned Adult facility of 20 residential units on the second and third floors.		
Name of Applicant/Sponsor: Tri Bee 2, Ltd.	Telephone: 845-735-7714	E-Mail: tbertussi@bertussis.com
Address: 60-70 Dexter Plaza		
City/PO: Pearl River	State: NY	Zip Code: 10965
Project Contact (if not same as sponsor; give name and title/role): Donald Brenner, PE, LLB	Telephone: 845-359-2210	E-Mail: brennerlaw@optonline.net
Address: 4 Independence Ave.		
City/PO: Tappan	State: NY	Zip Code: 10983
Property Owner (if not same as sponsor): Same as Applicant / Sponsor	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board for Zone Change	April 2025
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PB for zone change referral and subsequent Site Plan review	Fall 2025
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Not anticipated	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACABOR for future site plan	Not known yet
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RC Planning Board-GML, RC Highway-permitting	May 2025
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

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

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Site is currently zoned CS fronting Central, and RG fronting Washington

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

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

C.4. Existing community services.

a. In what school district is the project site located? Pearl River

b. What police or other public protection forces serve the project site?
Town of Orangetown

c. Which fire protection and emergency medical services serve the project site?
Pearl River Fire and Ambulance

d. What parks serve the project site?
Blauvelt State Park, Clausland Mountain Park, Buttermilk Falls, and others

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? PAC—Planned Adult Community with office / retail on ground floor and residences on second and third floors

b. a. Total acreage of the site of the proposed action? 0.74 acres
b. Total acreage to be physically disturbed? 0.74 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.74 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 12 months

ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	20			
At completion of all phases	20			

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 1
 ii. Dimensions (in feet) of largest proposed structure: 38' height; 53' width; and 199' length
 iii. Approximate extent of building space to be heated or cooled: 32,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: Stormwater mitigation
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: roof / parking lot runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source.
NA
 iv. Approximate size of the proposed impoundment. Volume: NA million gallons; surface area: NS acres
 v. Dimensions of the proposed dam or impounding structure: 6' height; 5' length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Concrete drywells or underground chambers for water storage / infiltration

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

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

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

If Yes:

i. Total anticipated water usage/demand per day: 20 resid. units & retail & office=15k gallons/day

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ 15k gallons/day

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

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

If Yes:

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

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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

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

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

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
- iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
- iv. Does the proposed action include any shared use parking? Yes No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
- vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

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

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
- iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

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

i. During Construction:

- Monday - Friday: _____ in accordance _____
- Saturday: _____ with Town regulations _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ in accordance _____
- Saturday: _____ with Town regulations _____
- Sunday: _____
- Holidays: _____

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

If yes:

i. Provide details including sources, time of day and duration: _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No

Describe: _____

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
typical downtown lighting for buildings and parking lots

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s): _____

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

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

churches, auto repair, retail sales, fire house, library, high density residential, banks, restaurants

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.49	0.54	+0.05
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Landscaping, vegetation	0.25	0.20	-0.05

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

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

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 5'+ feet

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

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

Urban Land	_____	50 %
Wethersfield	_____	50 %
	_____	%

d. What is the average depth to the water table on the project site? Average: _____ 4'+/- feet

e. Drainage status of project site soils: Well Drained: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: _____
 rodents _____ local bird life _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

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

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Tom Bertussi

Date 04-09-25

Signature _____

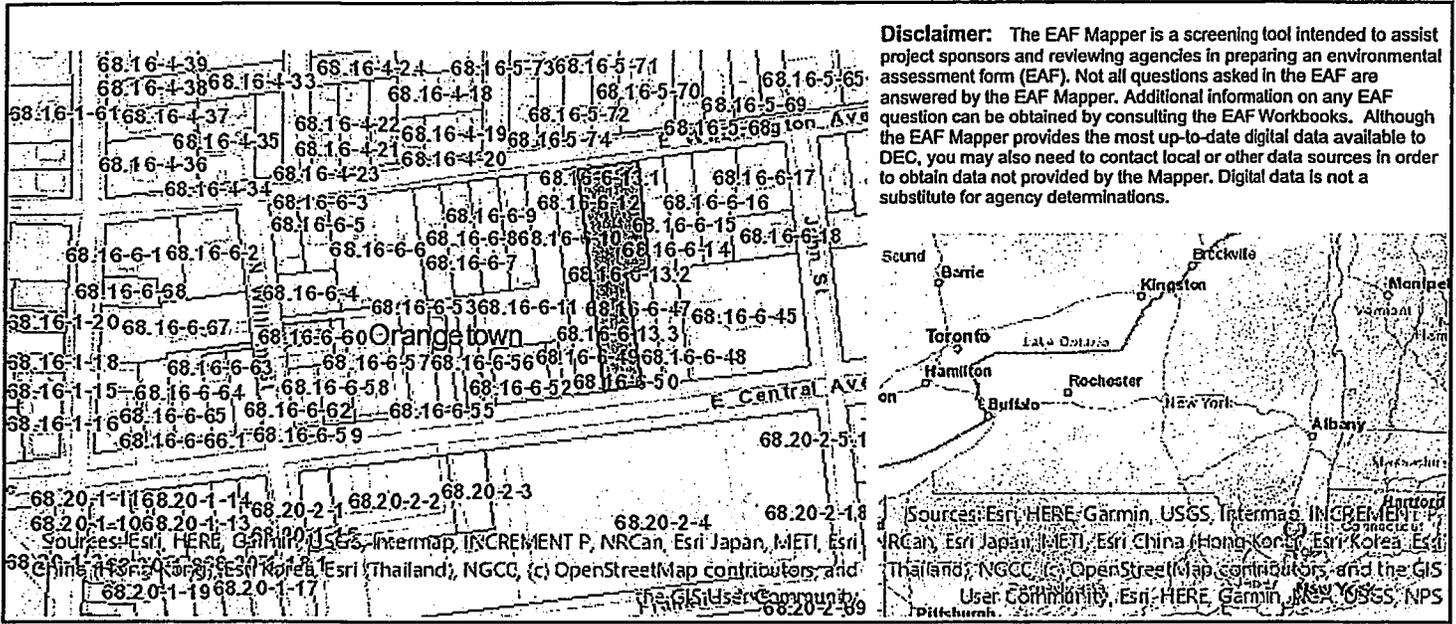


Title As President

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EAF Mapper Summary Report

Monday, April 7, 2025 10:19 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No