

**Town of Orangetown Planning Board**  
**Planning Board Meeting: Wednesday, June 28, 2017**

Location: Town of Orangetown, Town Hall, Court Room I, 26 West Orangeburg Road, Orangeburg, New York  
Time: 7:30 P.M.

**Project Name:** Linen Choice Site Plan – Amendment to Approved Final Site Plan Review; PB #04-103, dated October 13, 2004

**Location of Parcel:** The site is located at 57 North Troop Road (Glenshaw Street), Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.18, Block 2, Lot 17 in the LI zoning district.

**Distribution:**

**Rockland County:**

- *Planning Department*
- *Highway Department*
- *Park Commission*
- *Environmental Resources*
- *Drainage Age*
- *Health Dept.*
- *Sewer No 1*

**Town of Orangetown:**

- *Brooker Engineering*
- *OBZPA*
- *DEME*
- *Highway*
- *DTA*
- *Fire Prevention*
- *Traffic Advisory Board*
- *Parks and Recreation*
- *ZBA*

**Other:**

- *New York State Department of Environmental Conservation*
- *New York State Department of Transportation: Permits/ SEQRA*
- *U.S. Army Corp of Engineers*
- *Orange and Rockland Utilities*
- *United Water*

**Project Description:** Prepreliminary/ Preliminary Site Plan Review

Please forward your completed review to this office by **June 20, 2017** for review at the Project Review Committee Meeting. **If your comments are not received by this date, the Board assumes your agency does not have any comments.**



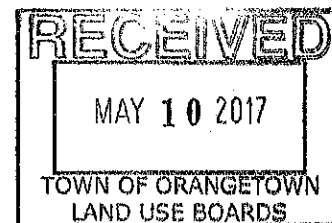
Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

50 Chestnut Ridge Road  
Suite 101  
Montvale, NJ 07645  
T: 845.352.0411  
F: 845.352.2611  
www.maserconsulting.com

May 9, 2017

**VIA HAND DELIVERY**

Cheryl Coopersmith  
Orangetown Planning Board  
Town of Orangetown  
20 South Greenbush Road  
Orangeburg, New York 10962



Re: Linen Choice Amended Site Plan (f.k.a Aluf Real Property Site Plan)  
Glenshaw Street  
(Section 70.18, Block 2, Lot 17)  
Orangetown, NY  
MC Project No. 17000156A

Dear Mrs. Coopersmith,

Attached please find the following documents in connection with the above referenced application:

1. Sixteen (16) copies of the Amended Site Plans (Sheets 1 thru 13 of 13) for the above referenced project, prepared by Maser Consulting, dated April 21, 2017;
2. One (1) copy of the above listed plans at 11x17 size per the new requirement;
3. Sixteen (16) copies of the Short Form EAF;
4. Three (3) copies of the Preliminary Drainage Analysis, prepared by Maser Consulting, dated April 21, 2017;
5. Three (3) copies of the Traffic Evaluation, prepared by Maser Consulting, dated April 18, 2017
6. List of names/addresses of all owner of properties within 200 feet of the perimeter of the site, placed on stamped #10 envelopes;
7. Checks for required fees (one for \$26,150.00 Application fee, one for \$215.00 for public notice and GIS Database fees).

Please note that one (1) completed 2017 Planning Board Application for Amended Site Plan Approval will be submitted under a separate cover by the project attorney, Mr. Donald Brenner.

For the Boards consideration, below is a brief narrative description of the Amended Site Plan. The proposed development consists of roughly 170,000 SF of light manufacturing/warehouse/office use for distribution purposes. Linen Choice mostly sells towels, sheets, and other linens to hotels, hospitals and commercial facilities as well as minor internet retail. On occasion, there is a need to perform alterations on site, hence the "light manufacturing" designation as one. There will be roughly 25-30 employees total at full build-out. Both of these



are significant reductions from the previously approved Site Plan in 2004. It is worth noting that the applicant only intends to construct the larger building at this time but wants to get all Site Plan Approvals for full build-out at this time to avoid having to come back in the future.

The projected hours of operation will normally be 7:30AM to 6:00PM during the week and closed on the weekends. The applicant anticipates roughly 15 truck trips dispersed throughout the day. The applicant is sensitive to the fact that residential uses abut the property to the north so the existing vegetation will be maintained as a buffer as much as possible and they'd be willing to supplement with proposed landscaping as needed.

The Board will also notice that we've prepared a preliminary drainage analysis for review by the Town DEMA and Board Drainage Consultant. We acknowledge that a Full SWPPP will be required prior to Final Approval but at this time are only seeking Preliminary Approval for the Amended Site Plan. The proposed stormwater design does take into account the full build-out and all current regulations.

We kindly request to be placed on the June 14, 2017 Planning Board meeting agenda to discuss our Amended Site Plan with the Planning Board. Should you have any questions, please feel free to contact our office.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'J. B. Cokeley'.

Jesse B. Cokeley, P.E.  
Project Manager

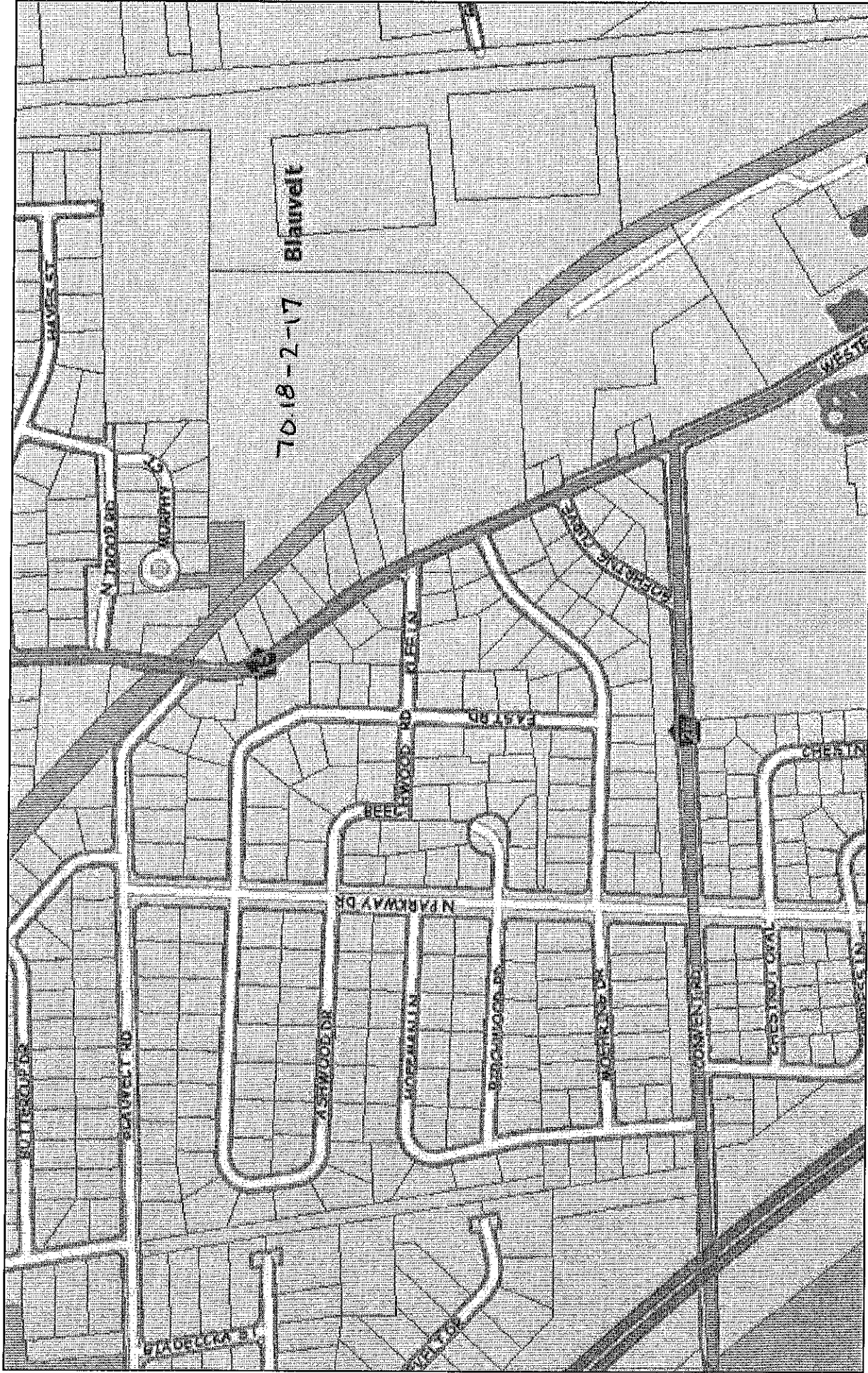
JC

Enclosures

Cc: I.Gross (w/encl.), D. Brenner (w/encl.), File (w/encl.)

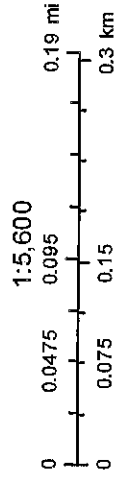
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# Rockland Base Map



May 15, 2017

70.18-2-17



Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 5/16/17

### 2017 LAND USE BOARD APPLICATION

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Zoning Board of Appeals		<input type="checkbox"/> Historical Board
		<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision		<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots		<input checked="" type="checkbox"/> Pre-Preliminary/Sketch
<input checked="" type="checkbox"/> Site Plan		<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use		<input checked="" type="checkbox"/> Final
		<input type="checkbox"/> Interpretation
<input type="checkbox"/> Special Permit		
<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: Linen Choice

Street Address: 57 North Troop Road, Blauvelt, NY 10913

Tax Map Designation:

Section: 70.18 Block: 2 Lot(s): 17

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

Directional Location:

On the \_\_\_\_\_ side of North Troop Road, approximately \_\_\_\_\_ feet east of the intersection of Western Highway, in the Town of Orangetown in the hamlet/village of Blauvelt.

Acreage of Parcel 14.28

School District South Orangetown

Ambulance District Blauvelt

Water District SUEZ

Zoning District LI

Postal District Blauvelt

Fire District Blauvelt

Sewer District Orangetown

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

Applicant is proposing a +/- 170,000 square foot warehouse building with appurtenant site improvements. It is worth noting that the F.A.R., building coverage, and impervious coverages are all less than the previously approved site plan.

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

Date: 5/16/17 Applicant's Signature: \_\_\_\_\_

## APPLICATION REVIEW FORM

Applicant: Linen Choice Phone # 845-406-7350

Address: 143 Route 59 Hillburn NY 10931  
Street Name & Number (Post Office) City State Zip Code

Property Owner: Aluf Real Property, Inc. Phone # \_\_\_\_\_

Address: 2 Glenshaw Street Orangeburg NY 10962  
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Jesse Cokeley Phone # 845-352-0411

Address: 50 Chesnut Ridge Road, Suite 101 Montvale NJ 07645  
Street Name & Number (Post Office) City State Zip Code

Attorney: Donald Brenner Phone # 845-359-2210

Address: 4 Independence Avenue Tappan NY 10983  
Street Name & Number (Post Office) City State Zip Code

Contact Person: Donald Brenner Phone # 845-359-2210

Address: 4 Independence Ave Tappan NY 10983  
Street Name & Number (Post Office) City State Zip Code

### GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:  
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

<input checked="" type="checkbox"/> State or County Road	<input type="checkbox"/> State or County Park
<input type="checkbox"/> Long Path	<input type="checkbox"/> County Stream
<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Facility

List name(s) of facility checked above: State Highway 303 and Western Highway

### Referral Agencies:

<input checked="" type="checkbox"/> RC Highway Department	<input type="checkbox"/> RC Division of Environmental Resources
<input type="checkbox"/> RC Drainage Agency	<input checked="" type="checkbox"/> RC Dept. of Health
<input type="checkbox"/> NYS Dept. of Transportation	<input type="checkbox"/> NYS Dept. of Environmental Conservation
<input type="checkbox"/> NYS Thruway Authority	<input type="checkbox"/> Palisades Interstate Park Commission
<input type="checkbox"/> Adjacent Municipality _____	
<input type="checkbox"/> Other _____	

## APPLICATION REVIEW FORM

### FILL IN WHERE APPLICABLE.

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

#### If subdivision:

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

#### If site plan:

- 1) Existing square footage \_\_\_\_\_ 0
- 2) Total square footage \_\_\_\_\_ 170,735
- 3) Number of dwelling units \_\_\_\_\_ N/A

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

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

#### Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. Yes, approximately 28,000 SF

Are there streams on the site? If yes, please provide the names. No

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

No

#### Project History:

Has this project ever been reviewed before? Yes

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

PB #04-103 = Conditional Final Site Plan Approval

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

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

70.18-2-16

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

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE. TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

Phone: (845) 359-8410 Office Hours: 8 to 4

Fax: (845) 359-8526

Name of Municipality: Town of Orangetown Date: 10-8-01

**OFFICIAL USE ONLY**

Zoning District: LI Acreage: 15

**Permit Information:**

Permit No.: \_\_\_\_\_ Date: \_\_\_\_\_

C.O. No.: \_\_\_\_\_ Date: \_\_\_\_\_

Check Amount: \$58,850 Check Date: 10-17-01 Receipt #: 50133

Check #: 0217 From: Aluf

S.M.F. Ck. No.: 0218 Receipt #: \_\_\_\_\_

1st 6Mo Extension/Date: \_\_\_\_\_ Ck. # \_\_\_\_\_ Amt: \_\_\_\_\_ Receipt #: \_\_\_\_\_

2nd 6Mo Extension/Date: \_\_\_\_\_ Ck. # \_\_\_\_\_ Amt: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Inspector: LP

Rockland County Home Improvement - please submit a copy of license

Workmen's Compensation Carrier - please submit a copy of the policy

Property Location: West of Glenshaw Street - Orangeburg, NY

Section: 70.18 Block 2 Lot 17 (part)

Subdivision Name: \_\_\_\_\_ Subdivision Lot #: \_\_\_\_\_

Property Owner: Aluf Real Property, Inc. Phone # Home: \_\_\_\_\_

Address: Glenshaw Street, Orangeburg, NY 10962 Work: 365-2200

Lessee: Same as above Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: Rouven Y. Rosenberg Phone # 365-2200

Architect/Engineer: Walter Weiss AIA NYS Lic # \_\_\_\_\_ Phone # 561-395-4081

Address: 4-30 John Street, Fairlawn, NJ 07410

Builder/General Contractor: \_\_\_\_\_ RC Lic # \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Plumber: \_\_\_\_\_ RC Lic # \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Heat/Cooling: \_\_\_\_\_ RC Lic # \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Electrician: \_\_\_\_\_ RC Lic # \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Existing and/or proposed use of structure or land: Building

Project Description: New Building WAREHOUSE / LIGHT INDUSTRIAL

Proposed Square Footage: 280,000 Estimated Construction Value (\$): \$400,000.00

Board, Decision Number and Decision date: \_\_\_\_\_

**\*PERMIT DENIED FOR: NEW LIGHT INDUSTRIAL BUILDING REQUIRES SITE PLAN APPROVAL BY THE PLANNING BOARD CHAPTER 21A(4)**

*Handwritten signature*

10/17/01



# Short Environmental Assessment Form

## Part 1 - Project Information

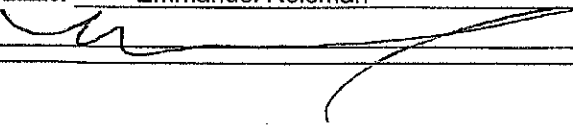
### Instructions for Completing

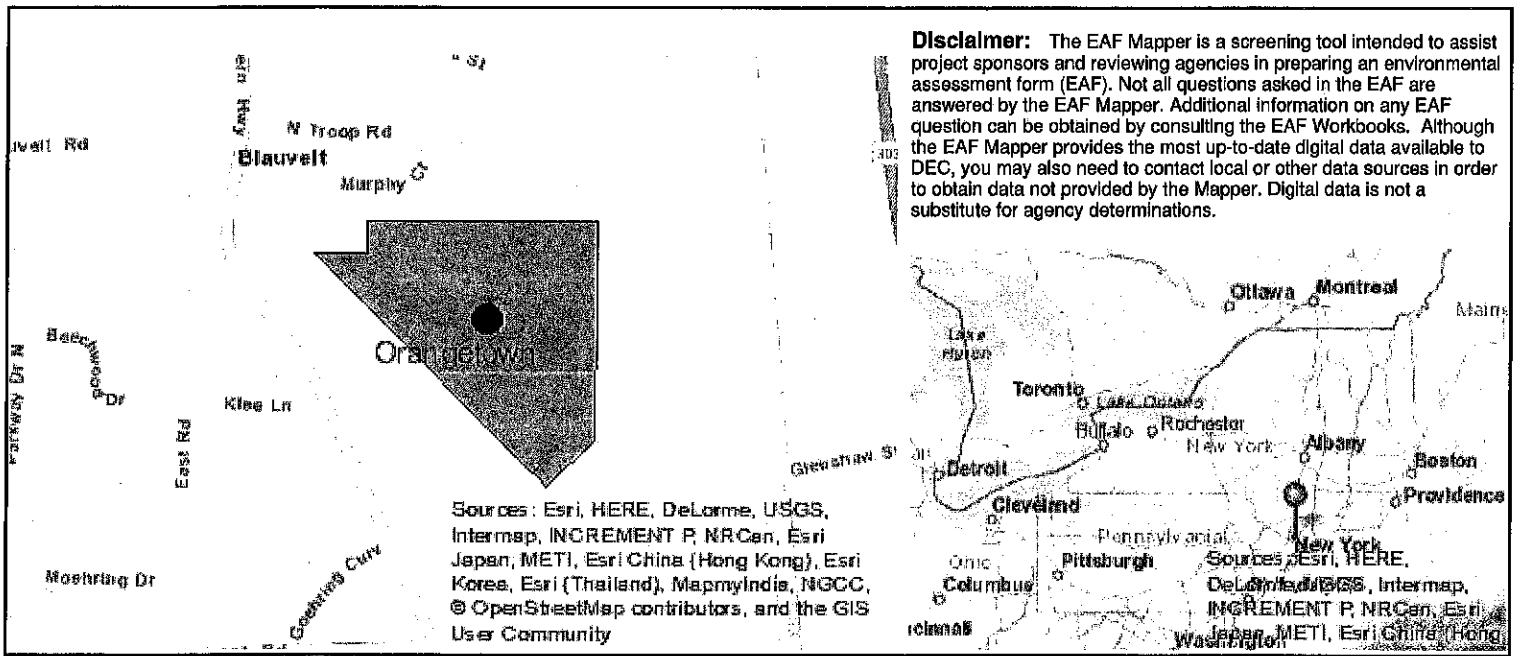
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Linen Choice							
Project Location (describe, and attach a location map): 57 N. Troop Road, Blauvelt, NY 10913							
Brief Description of Proposed Action: Amended Site Plan for +/- 170,000 square foot warehouse facility.							
Name of Applicant or Sponsor: Linen Choice		Telephone: 845-406-7350 E-Mail:					
Address: 143 Route 59							
City/PO: Hillburn		State: NY	Zip Code: 10931				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		14.28 acres					
b. Total acreage to be physically disturbed?		11.36 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.28 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ Two detention ponds are proposed for stormwater mitigation.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Adjoining properties were superfunds and brownfield cleanups. Nothing on project property.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Emmanuel Reisman</u> Date: <u>05/10/17</u> Signature: <u></u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

PLANNING BOARD DECISION

Aluf Real Property Site Plan  
Final Site Plan Approval  
Subject to Conditions

PB #04-103  
October 13, 2004  
Page 1 of 6

TO: Donald Brenner, Esq.  
4 Independence Ave.  
Tappan, NY 10983

FROM: Orangetown Planning Board  
RE: The application of Aluf Real Property, Inc., owner for  
Prepreliminary/Preliminary Site Plan Review for the construction of a new light  
industrial building of 280,000 square feet at a site known as "Aluf Real Property  
Site Plan", in accordance with Article 16 of the Town Law of the State of New  
York, the Land Development Regulations of the Town of Orangetown, Chapter  
21A of the code of the Town of Orangetown. The site is located on Glenshaw  
Street, Orangeburg, Town of Orangetown, Rockland County, New York and as  
shown on the Orangetown Tax Map as Section 70.18, Block 2, Lot 17 in the LI  
zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held  
Wednesday, October 13, 2004 at which time the Board made the following  
determinations:

Donald Brenner, Brian Dempsey and Andrew Fetherston appeared and testified.  
The Board received the following communications:

1. A Project Review Memo dated October 6, 2004.
2. An interdepartmental memorandum from the Office of Building, Zoning,  
Planning Administration and Enforcement, Town of Orangetown, signed by John  
Giardiello, P.E., Director, dated October 13, 2004.
3. An interdepartmental memorandum from the Department of Environmental  
Management and Engineering (DEME), Town of Orangetown, signed by Bruce  
Peters, P.E., dated October 8, 2004.
4. Letters from Lawler, Matusky & Skelly Consulting Engineers, signed by Harvey  
Goldberg, P.E., dated October 4 and September 13, 2004.
5. A letter from the Rockland County Department of Planning, signed by Arlene  
Miller for Douglas Schuetz, Acting Commissioner of Planning, dated  
October 1, 2004.
6. A letter from Rockland County Highway Department, signed by Joseph Arena,  
Senior Engineering Technician, dated September 17, 2004.
7. Letters from the Rockland County Department of Health, signed by Scott  
McKane, P.E., Senior Public Health Engineer, dated February 18 and  
September 16, 2004.
8. A letter from the Bureau of Fire Prevention, Town of Orangetown, signed by  
M.B. Bettmann, Chief, dated May 13, 2002.
9. A Drainage and Hydrology Report, dated February 22, revised  
September 17, 2002.
10. A Drainage and Hydrology Report Addendum, dated February 22, revised  
July 22, 2004.

TOWN CLERKS OFFICE

OCT 16 10 11 AM '04

RECEIVED TOWN CLERKS OFFICE

11. Copies of ACABOR #04-46, Approved with Conditions, dated June 1, 2004, PB #03-51, Preliminary Site Plan Approval Subject to Conditions, dated October 8, 2003, PB #02-102, Refer to Comments, dated September 12, 2002 and PB #01-157, Refer to Comments, dated November 28, 2001.
12. Narrative Summary prepared by Maser Consulting.
13. Site Plans prepared by Maser Consulting, dated March 1, 2002, unless noted and all revised August 30, 2004:
  - Sheet 1 of 9: Site Alignment Plan
  - Sheet 2 of 9: Grading & Drainage Plan
  - Sheet 3 of 9: Utility Plan
  - Sheet 4 of 9: Soil Erosion & Sediment Control Plan
  - Sheet 5 of 9: Construction Detail Sheet
  - Sheet 6 of 9: Drainage Profiles
  - Sheet 7 of 9: Sanitary Profiles
  - Sheet 8 of 9: Lighting Plan, dated February 11, 2004
  - Sheet 9 of 9: Landscaping Plan, dated February 11, 2004

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 Suzanne Barclay seconded by John Foody and carried as follows: Bruce Bond, aye, Anthony Iurica, absent, Timothy Hopkins, absent, John Foody, aye, Robert Dell, absent, Suzanne Barclay, aye, and Alfred Rossi, aye.

**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 applicant shall comply with all pertinent and applicable conditions of all previous Board Decisions: ACABOR #04-46, Approved with Conditions, dated June 1, 2004, PB #03-51, Preliminary Site Plan Approval Subject to Conditions, dated October 8, 2003, PB #02-102, Refer to Comments, dated September 12, 2002 and PB #01-157, Refer to Comments, dated November 28, 2001.
2. 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."
3. 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

TOWN CLERKS OFFICE

OCT 16 2004

TOWN OF ORANGETOWN

4. The applicant may landbank 40 parking spaces in the southwest corner of the site.
5. Due to the volume of traffic and the nature of the site's access and other uses on Glenshaw onto Route 303, the NYSDOT shall review and provide comments regarding signalization of the intersection.
6. The traffic impact study shall be reviewed by the NYSDOT and their comments provided.
7. The traffic impact study recommends the intersection of Glenshaw Street and Route 303 be monitored three to six months after opening to determine future signalization. Please elaborate on how this task will be accomplished and who will monitor the study and approve the results.
8. The revised Drainage and Hydrology Report is under review by DEME.
9. The Drainage Consultant to the Planning Board recommends acceptance for drainage without conditions.
10. Soil Erosion and Sediment Control Plans and details shall be submitted to the Town of Orangetown Department of Environmental Management and Engineering for review and approval. The Soil Erosion and Sediment Control Plan shall meet the NYS Guidelines for Urban Erosion and Sediment Control.
11. A review shall be completed by the Rockland County Department of Health with respect to concerns regarding the detention basin and any necessary permits obtained.
12. Note #2 on the Site alignment plan shall be revised to refer to Sections L & M of the New York State General Municipal Law.
13. If the emergency gate is to be opened, the flow of traffic will shift from Glenshaw Street and Route 303 to Western Highway, which is not the intent of having the entrance off Glenshaw Street. Maintenance of the gate shall also include periodic inspection to be certain the gate remains intact and LOCKED at all times to prevent access off North Troop Road via Western Highway.
14. Since this parcel is within 500 feet of the County Highway known as Western Highway, a Rockland County Highway Department Work Permit will be required for this site and must be obtained prior to any work performed thereon.
15. The Rockland County Department of Health has reviewed the plans and report and found that if any portion of the proposed sanitary sewer main is to be a part of the public sewer system, formal application is to be made to the Health Department for a sewer extension permit. Application is to include "San-5, Application for Approval of Plans for a Wastewater Disposal System". Any approval granted by the Planning Board shall be conditioned upon approval of the plans by this Department.
16. Since the property to the north of the site contains a public water supply well, owned by United Water New York, and the property in question falls in the wellhead protection zone, a set of plans shall be forwarded to United Water New York for comments.

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17. A "Mosquito Breeding Suppression Plan" must be submitted to the Rockland County Department of Health, outlining the proposed actions to be implemented to reduce mosquito breeding potential. These actions include, but are not limited to the installation of an aeration system or the stocking of fish.

18. A complete fire sprinkler and smoke detection system must be installed and connected to Rockland County 44-Control. The sprinkler system must be installed according to NFPA 13, the Fire Alarm System must be designed and installed according to NFPA 72. The fire alarm system must be inspected quarterly and a report sent to the Town of Orangetown Bureau of Fire Prevention. The sprinkler system must be inspected and maintained according to NFPA 25 and a copy of the report to be forwarded to the Town of Orangetown Bureau of Fire Prevention.

19. All hazardous Materials must be identified and a hazardous material permit secured and maintained from to the Town of Orangetown Bureau of Fire Prevention.

20. An application for Compliance fire safety must be applied for and maintained through the Town of Orangetown Bureau of Fire Prevention.

21. The Fire Department may want a wider access road (20 feet) around the building. Final review and approval of the Site Plan, in writing must be obtained from the Orangeburg Fire Department.

22. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

23. 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.

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

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25. 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).

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

27. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications.

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

29. The following note shall be placed on the site map:

TREE PROTECTION: 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

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Continuation of #29....

- 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 ¼ 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.

The foregoing Resolution was made and moved by Suzanne Barclay seconded by John Foody and carried as follows: Bruce Bond, aye; Anthony Iurica, absent; Timothy Hopkins, absent; John Foody, aye; Alfred Rossi, absent; Robert Dell, absent, and Suzanne Barclay, 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 13, 2004

Planning Board

BY: 

dec'd.

Planning Board

OBZPAE

RC Planning RC Drainage RC Highway

Env. Mgt. Eng.

LMS

Town Board Assessor

Town Attorney

PRC

Supervisor

Pg 1 nov.28.

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TOWN OF DEBORAH

**Notice of Lead Agency Coordination**

**Town of Orangetown Planning Board Meeting: June 28, 2017**

**Meeting Time - 7:30 p.m.**

**Location** – Town of Orangetown, Town Hall, Court Room I, 26 West Orangeburg Road, Orangeburg, New York

**Project Name: Linen Choice Site Plan – Amendment to Approved Final Site Plan Review; PB #04-103, dated October 13, 2004**

**Location of Parcel:** The site is located at 57 North Troop Road (Glenshaw Street), Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.18, Block 2, Lot 17 in the LI zoning district.

Please be advised that the Orangetown Planning Board is in receipt of an application for Project **Linen Choice Site Plan – Amendment to Approved Final Site Plan Review; PB #04-103, dated October 13, 2004** and related Part 1 Environmental Assessment Form for the proposed for **Linen Choice Site Plan – Amendment to Approved Final Site Plan Review; PB #04-103, dated October 13, 2004**. Among other approvals, the proposed requires a review of by the Orangetown Planning Board. In accordance with the implementing regulations of the New York State Environmental Quality Review Act, found at Title 6 Part 617 NYCRR, the Town Planning Board at it's meeting of **June 28, 2017** will adopt a motion to (1) declare the proposed development an unlisted action; (2) identify other involved and interested agencies, and (3) initiate coordinated review of the proposed action pursuant to Title 6 Part 617 NYCRR.

The Planning Board has expressed its desire to serve as lead agency in the environmental quality review of this proposed development. The Planning Board believes that it is the most appropriate lead agency pursuant to the criteria for determining lead agency, as found at Title 6 Part 617.(e)(5).

Your agency has been identified as a potential involved agency. Accordingly, please consider this memorandum as notice that a lead agency must be designated within thirty (30) calendar days of this mailing. If you have any objection to the Planning Board's assumption of lead agency status, please respond within the prescribed time frame. Please see the attached response letter.

**Please take note that if the attached letter is not received within 30 days of receipt of this mailing, the Town of Orangetown Planning Board assumes your agency does not have interest in being Lead Agency.**

**Town of Orangetown Planning Board**  
**Planning Board Meeting: Wednesday, June 28, 2017**

**Meeting Time: 7:30 p.m.**

**Location: Town of Orangetown, Town Hall, Court Room I, 26 West  
Orangeburg Road, Orangeburg, New York**

**Response to request that the Town of Orangetown Planning Board  
BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

**Project Name: Linen Choice Site Plan – Amendment to Approved Final Site  
Plan Review; PB #04-103, dated October 13, 2004**

**Location of Parcel:** The site is located at 57 North Troop Road (Glenshaw  
Street), Blauvelt, Town of Orangetown, Rockland County, New York, and as  
shown on the Orangetown Tax Map as Section 70.18, Block 2, Lot 17 in the LI  
zoning district.

**On behalf of \_\_\_\_\_ (involved  
agency), I acknowledge receipt of the Lead Agency Notice in this matter.**

The above named involved agency hereby (please check one):

- ☐ CONSENTS that the Town of Orangetown Planning Board serve as Lead  
Agency for coordinated environmental review of the proposed action, and  
requests that the undersigned continue to be notified of SEQR  
determinations, Proceedings and hearings in this matter.
- ☐ DOES NOT CONSENT to the Town of Orangetown Planning Board's  
serving as Lead Agency for coordinated environmental review of the Lead  
Agency. To contest the requested Lead Agency, the undersigned  
proposed action and wishes that \_\_\_\_\_ serve as  
intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.
- ☐ TAKES NO POSITION on Lead Agency designation in this matter

Dated: \_\_\_\_\_

\_\_\_\_\_  
Agency Name

By: \_\_\_\_\_

Signature

\_\_\_\_\_  
Printed Name of Signer

Please return within 30 days by  
Fax: (845) 359-8526  
E-mail: ccoopersmith@aol.com  
**5/18/17**