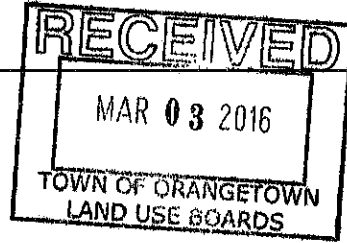




**Department of Environmental Management and Engineering**  
**Town of Orangetown**



127 Route 303 Orangeburg New York 10962  
Tel: (845) 359-6502 • Fax: (845) 359-6951

March 3, 2016

Planning Board  
Town of Orangetown  
1 Greenbush Road  
Orangeburg, New York 10962  
Attn: Cheryl Coopersmith, Chief Clerk

**Re: Hillside Commercial Park Site Plan**

**PB# 14-27**

Gentlemen:

This Department has the following comments/ recommendations.  
(This letter supersedes our letter of 12/03/15)

1. The revised drainage report is under. However, this Department notes that both the Rockland County Drainage Agency and the Planning Board's drainage consultant have many comments/ concerns regarding the proposed storm drainage for this site plan. The applicant's engineer is reminded that not only must the drainage calculations and drawings be updated/ corrected/ modified to meet those conditions, but the requested SWPPP (by this Department) must also reflect all of the corrections/ changes.
2. An updated Storm Water Pollution Prevention Plan, that reflects the revised stormwater drainage design and revised layout, shall be submitted for review and approval.
3. Copies of all correspondence (including any and all approvals) with the New York State Department of Environmental Conservation, U.S. Army Corps. of Engineers, the Rockland County Drainage Agency, etc., in connection with this proposed subdivision, shall be supplied to the Planning Board and this Department, prior to signing the map.
4. Revised sanitary calculations (including proposed flows and the design of the three **private** sanitary pumping stations/ force mains) shall be submitted for review and approval. The calculations shall include all buildings/ structures with sanitary building connections. The calculations shall also demonstrate that the force main from the proposed two-story self-storage facility can be "tied into" the force from the two-story office/ watchmen's residence.
5. An additional cleanout/ inspection manhole shall be depicted along the gravity portion of the proposed **private** sanitary gravity main, right before the proposed sanitary pumping station (immediately north of proposed warehouse/ light manufacturing building. The profile for the gravity main shall also be revised to show this manhole.
6. A profile for ejector pump #2 (from the proposed two story self-storage building) shall be added to the drawings. Also there is some inconsistency between the labeling

(numbering) of the proposed (2) ejector pumping station and the pumping station which carries the sanitary flow to the Town owned main at Crooked Hill Road and Railroad avenue.

7. The profile for the force main from "pumping station #2 to crooked hill road" (drawing #11) is mislabeled as "tying into" an existing force main. The plan view for this force main (drawing #3) depicts this force main as "tying into" a manhole at the intersection of Crooked Hill Road and Rail Road Avenue. The profile shall be corrected.

8. The manhole on the profile labeled "Force main from ejector pump #1 to prosed SMH 5" (drawing #11) is mislabeled, as well as the manhole in the profile as well. There is no manhole #5 under the revised design. It is now manhole #1. This shall be corrected.

9. A note shall be added to the Title sheet and drawings 1-3, 10-11, that *"The ownership and maintenance of the proposed private sanitary sewer system (including all pumping stations (3), gravity main, and force mains (3) on this site shall be the sole responsibility of the owner(s) of the lot(s.) This shall include the force main running from proposed pumping station #1 to the "tie in" to the manhole at Crooked Hill Road and Railroad Avenue."*

10. Because the lots may be independently owned, cross easements and maintenance agreements shall be created for the proposed sanitary and storm sewer systems that run between the lots. These shall be submitted to the Town Attorney's office for review and approval. Although note #22 of the Title sheet indicates that a maintenance agreement for the "detention basin" has already been filed in the Rockland County Clerk's office, the entire drainage system has changed (as well as a portion of the site plan.) Therefore, that agreement is no longer valid and does not reflect the current design and layout, so a new agreement must be created. Also that agreement does not include the sanitary sewer system.


11. Post construction stormwater maintenance agreement(s) (in accordance with NYSDEC Phase II regulations) for the proposed stormwater system(s) shall be submitted to this Department and the Town Attorney's office for review and approval. Said agreement(s) shall include a maintenance and management schedule, inspection check list, contact person with telephone number, yearly report to be submitted to this Department, etc. Because some of the proposed drainage systems span both lots, the agreement shall include language to state the breakdown of responsibilities between the owners of each lot for the common drainage facilities.

11. Detailed information regarding the proposed underground storage facilities shall be supplied (i.e. storage capacity at certain elevations, etc.) This information shall be placed on the drawings and in the SWPPP.

12. The applicant shall demonstrate, to the satisfaction of the Town Attorney's office, the ability to obtain easements for the proposed force main and water line.

13. The revised soil erosion and sediment control plans and details are under review.

Very truly yours,



---

cc: Highway file  
Sewer file