

STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL EXPENSES RELATED TO THE MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT SYSTEM.

THE PROPERTY OWNER SHALL MAINTAIN, CLEAN, REPAIR, REPLACE AND CONTINUE THE STORMWATER MANAGEMENT CONTROL MEASURES AS DEPICTED ON THIS PLAN AS NECESSARY TO ENSURE OPTIMUM PERFORMANCE OF THE MEASURES TO DESIGN SPECIFICATIONS. THE STORMWATER CONTROL MEASURES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING: DRAINAGE DITCHES, SWALES, PIPES, CULVERTS, MANHOLES, AND CATCH BASINS.

INSPECTION AND MAINTENANCE SCHEDULE:

CATCH BASINS, MANHOLES, FIELD INLETS AND PIPING:

- CATCH BASINS SHALL BE VISUALLY INSPECTED ANNUALLY AT THE START OF SPRING (OR PRIOR TO SIGNIFICANT SNOW MELT OR RAIN CONDITIONS).
- THE INSPECTION SHOULD INCLUDE DOCUMENTATION OF DEBRIS BUILD UP IN EACH STRUCTURE, AS WELL AS NOTING ANY STRUCTURAL DEFECTS THAT HAVE SURFACED, INCLUDING DEFECTS TO CASTINGS, FRAMES, COVERS, GRATES AND CONCRETE CRACKING OR SPALLING.
- CATCH BASINS SHALL BE CLEANED OF ALL DEBRIS AT A FREQUENCY OF NO LESS THAN ONE FISCAL YEAR OR IN THE EVENT THAT SEDIMENT BUILDUP EXCEEDS SIX INCHES.
- TRASH AND DEBRIS SHALL BE REMOVED REGARDLESS OF BUILDUP DEPTH.
- DEBRIS OR SEDIMENT REMOVAL SHALL BE DONE AS SOON AS REASONABLY POSSIBLE TO AVOID IMPACTS TO RECEIVING SYSTEM, AND NO LATER THAN ONE MONTH AFTER THE INSPECTION REPORT.
- COSMETIC DEFICIENCIES SHALL BE CORRECTED BASED ON THE SEVERITY OF THE DEFICIENCY. ANY DEFICIENCY THAT NOTES STRUCTURAL IMPERFECTIONS THAT MAY CAUSE POTENTIAL FAILURE SHALL BE CORRECTED IMMEDIATELY AND WITHOUT DELAY.

OUTLET CONTROL STRUCTURE:

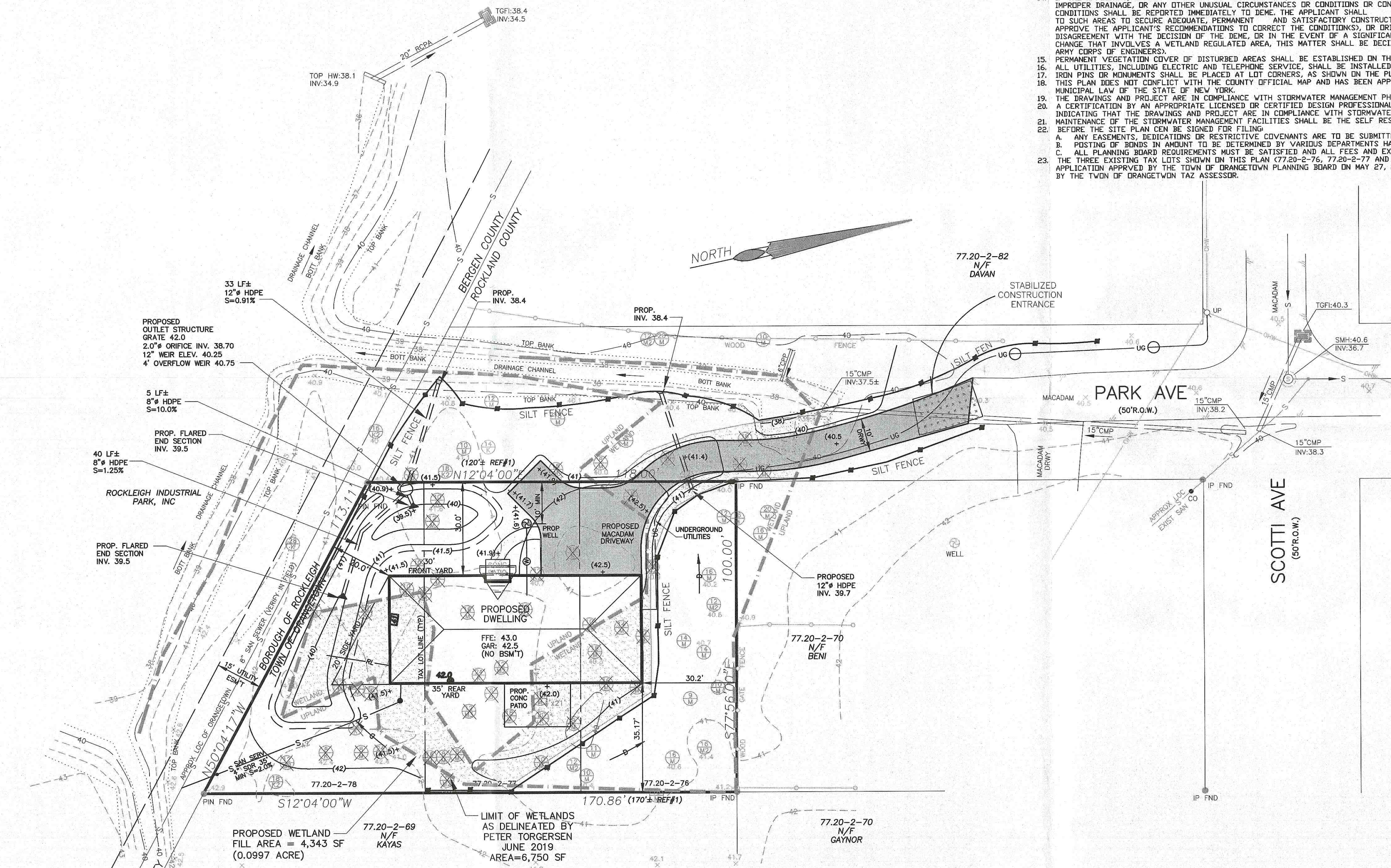
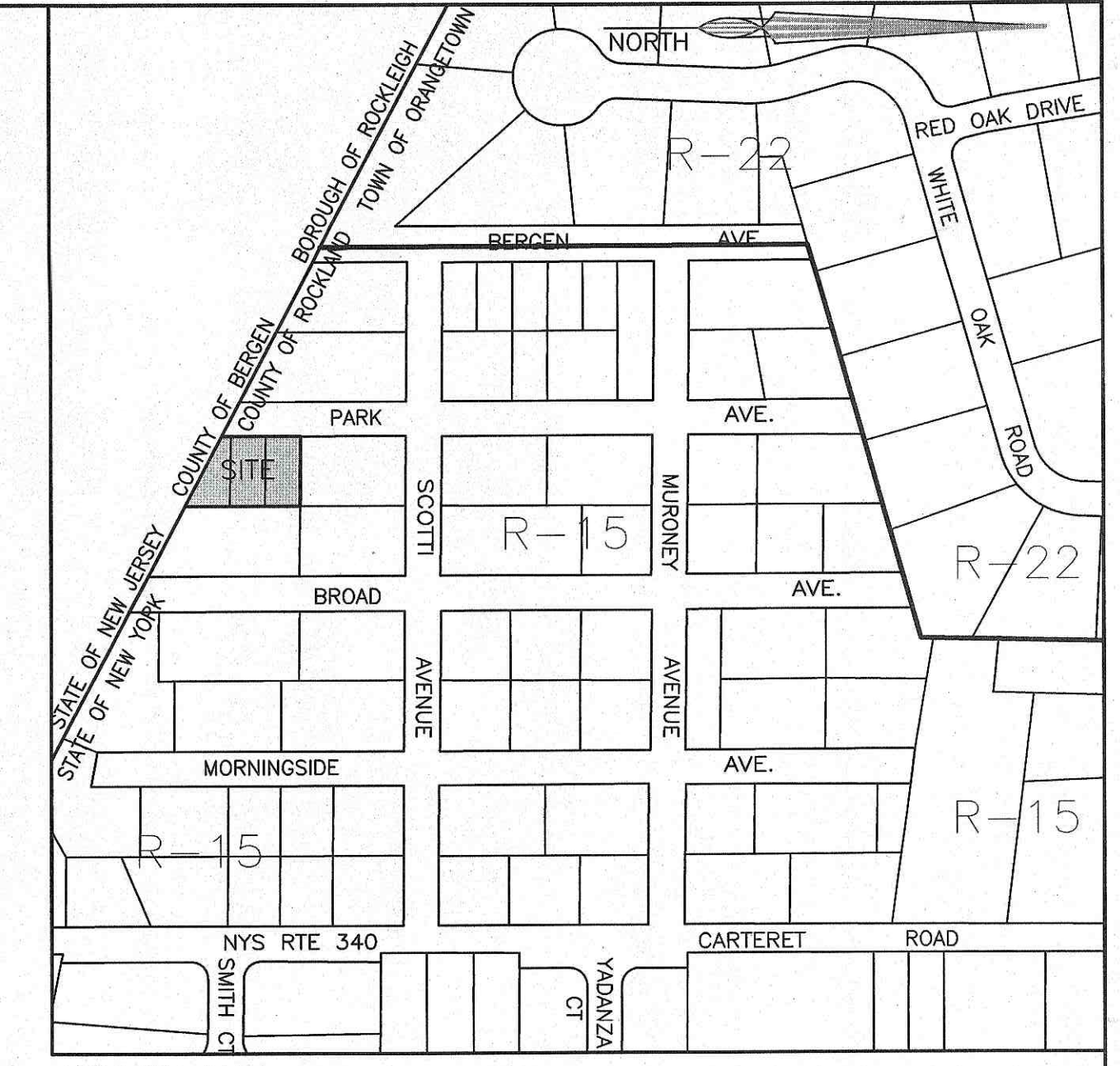
- VACUUM OUTLET MANHOLE SUMP AS REQUIRED.
- REMOVE ACCUMULATED TRASH AND DEBRIS FROM INSIDE THE OUTLET CONTROL STRUCTURE.
- KEEP OUTLET CONTROL STRUCTURE, LOW FLOW ORIFICE AND EMERGENCY OVERFLOW CLEAR OF OBSTRUCTIONS AND DEBRIS.

CONSTRUCTION NOTES:

- CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AND VERIFY ALL LOCATIONS, ELEVATIONS, INVERTS, ETC. PRIOR TO ANY CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO EXISTING SERVICES.
- ALL STORM DRAINAGE PIPE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SMOOTH INTERIOR UNLESS OTHERWISE SPECIFIED.
- ALL ROOF LEADERS ARE TO BE CONNECTED TO THE ON-SITE STORMWATER SYSTEM.

NOTES:

- THIS IS A SITE PLAN FOR TAX LOTS 77.20-2-76 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
- ZONING DISTRICT R-15
- RECORD OWNER: JAMES BENI
135 PARK AVENUE
ORANGETOWN, NEW YORK 10964
- APPLICANT: EDMUND LANE
75 MICHAEL ROBERTS COURT
PEARL RIVER, NEW YORK 10965
- SCHOOL DISTRICT: SOUTH ORANGETOWN CENTRAL
- FIRE DISTRICT: SPARKILL-PALISADES
- SEWER DISTRICT: ORANGETOWN
- WATER DISTRICT: PALISADES W002
- BOUNDARY AND TOPOGRAPHIC DATA TAKEN FROM A SURVEY PREPARED BY JAY A. GREENWELL, PLS, DATED MAY 6, 2019
- BATUM NOV 0 1993
- 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.
- 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:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FEET HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 - DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT TO LIGHT 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 3/4" 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 APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH A TREE WELL HAVING A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT 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 (DEMS) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEMS AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- 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 DEMS. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN TO SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. DEMS SHALL INVESTIGATE THE CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEMS, 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, THIS MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (I.E. WETLANDS - U.S. ARMY CORPS OF ENGINEERS).
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- IRON PINS OR MONUMENTS SHALL BE PLACED AT LOT CORNERS, AS SHOWN ON THE PLAN.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.6M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH STORMWATER MANAGEMENT PHASE II REGULATIONS (LESS THAN ONE ACRE OF DISTURBANCE)
- A 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 STORMWATER MANAGEMENT PHASE II REGULATIONS.
- MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE THE SELF RESPONSIBILITY OF THE OWNER OF THE PROPERTY.
- BEFORE THE SITE PLAN CAN BE SIGNED FOR FILING:
 - ANY EASEMENTS, DEDICATIONS OR RESTRICTIVE COVENANTS ARE TO BE SUBMITTED IN FORM SATISFACTORY TO THE TOWN ATTORNEY.
 - POSTING OF BONDS IN AMOUNT TO BE DETERMINED BY VARIOUS DEPARTMENTS HAVING JURISDICTION AND IN A FORM SATISFACTORY TO THE TOWN ATTORNEY.
 - ALL PLANNING BOARD REQUIREMENTS MUST BE SATISFIED AND ALL FEES AND EXPENSES MUST BE PAID.
- THE THREE EXISTING TAX LOTS SHOWN ON THIS PLAN (77.20-2-76, 77.20-2-77 AND 77.20-2-78) WERE COMBINED INTO A SINGLE LOT AS PART OF A SUBDIVISION APPLICATION APPROVED BY THE TOWN OF ORANGETOWN PLANNING BOARD ON MAY 27, 2020. THE NEW TAX LOT HAS BEEN DESIGNATED AS LOT NUMBER 77.20-2-76 BY THE TOWN OF ORANGETOWN TAX ASSESSOR.



LEGEND

DRAINAGE INLET W/PIPPES [Symbol]

DRAIN MANHOLE/ WITH PIPES [Symbol]

TOP CURB @ CATCH BASIN [Symbol]

TOP GRATE FIELD INLET [Symbol]

REINFORCED CONCRETE PIPE [Symbol]

CORRUGATED PLASTIC PIPE [Symbol]

UTILITY POLE [Symbol]

UTILITY POLE WITH LIGHT [Symbol]

WATER VALVE [Symbol]

HYDRANT [Symbol]

GAS VALVE [Symbol]

OVERHEAD WIRES [Symbol]

GAS LINE [Symbol]

GAS, ELEC, TEL, CATV [Symbol]

WATER LINE [Symbol]

CONTOUR LINE [Symbol]

SPOT GRADE [Symbol]

PROPOSED CONTOUR LINE [Symbol]

PROPOSED SPOT GRADE [Symbol]

TREE LEGEND

12" M2 [Symbol] SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
LETTER INDICATES TREE TYPE (SEE BELOW)
SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE

B = BIRCH M = MAPLE K = OAK

[Symbol] TREE TO BE REMOVED

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

CONSTRUCTION ENTRANCE DIMENSIONS 12' x 50' [Symbol]

SILT FENCE [Symbol]



REFERENCES:

- PILOT PLAN IS BASED ON A SURVEY PREPARED BY JAY A. GREENWELL, P.L.S., LLC DATED MAY 6, 2019.
- BEING LOTS 21, 22, 23, 24, 25 IN BLOCK 9, ON A MAP ENTITLED "PALISADES MANOR", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 218.
- DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS: LIBER 235 PAGE 2684, L85 P1379, INST# 1997-48684, INST# 2006-9191.

FLOOR AREA RATIO CALCULATION

FLOOR AREA = 2,805 SF
LOT AREA = 14,443 SF
F.A.R. = (2,821)/(14,443) = 0.194

**BULK TABLE
R-15 ZONING DISTRICT - USE GROUP "M"**

	MAX. FLOOR AREA RATIO (sq. ft.)	MIN. LOT AREA (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. STREET FRONTAGE (ft.)	REQUIRED FRONT YARD (ft.)	REQUIRED SIDE YARD (ft.)	TOTAL SIDE YARD (ft.)	REQUIRED REAR YARD (ft.)	MAX. BUILDING HEIGHT (HEIGHT IN FT. OR IN. PER FOOT DIST. FROM LOT LINE)
REQUIRED	0.20	15,000	100	75	30	20	50	35	12 INCH/FT ==> 20'
PROPOSED	0.194	14,443*	133.8	118	30.0	20.0	50.20	35.17	13.5'

*EXISTING NON-CONFORMING CONDITION

Rev. Date Description

CENTERPOINT ENGINEERING PLLC
Consulting Civil Engineers
74 Lafayette Avenue
Suffern, New York 10901
(845) 368-8787

125 PARK AVENUE
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

SITE PLAN

LATEST REVISION DATE: 6/24/2020
ORIGINATION DATE: 6/24/2020
SCALE: 1" = 20'
PROJECT NUMBER: 1329
DRAWING NUMBER: 1

STUART STROW P.E.
N.Y. LIC. NO. 66876

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: June 30, 2020

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway
- Fire Prevention (Performance Standards)

- ✓ Rockland County Drainage
- ✓ Rockland County Health
- ✓ Rockland County Planning
- ~~Rockland County Highway~~

Rockledge

*no comment
P Board did
DEC Army Corp
Suez one*

Review of Plans: Lane Re-Subdivision Plan 125 Park Avenue, Palisades, NY

Section 77.20 Block 2 Lot 76 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Group M, Section 3.12, Column 5 (Lot Area: 15,000 sq. ft. required, 14,443 proposed) and for an exception from New York State Town Law Section 280-a for a new single-family dwelling on the new.

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

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

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: September 2, 2020

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

This project is before the Zoning Board on **Wednesday, September 2, 2020**. Kindly forward your completed review to this office by **September 2, 2020**.

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
 ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
 20 Greenbush Road
 Orangeburg, N.Y. 10962

Jane Slavin, R.A.
 Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: 6/29.2020
 Applicant: Lane Re-subdivision site plan
 Address: 125 Park Avenue Palisades
 Section: 77.20 Block: 2 Lot: 76
 Permit# N.A.

Plans Submitted: Site Plan dated 6/24/2020 by Center Point Eng.
2 pages signed and sealed by Stuart Strow, P.E.

Project Name: 125 Park Avenue Resubdivision referred by Planning

Date of Submittal to Land Use Board: June 25, 2020

Date of Board Meeting: TBD

RECEIVED

JUN 29 2020

TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

Sincerely,

Debbie Arbolino
 Administrative Aide

Date/Initial of OBZPAE Review Completed: _____

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____
 ASSIGNED _____
 INSPECTOR: _____
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Lane Re-subdivision site Plan

Street Address: 125 Park Ave
Palisades ny 10965

Tax Map Designation:
Section: 77.20 Block: 2 Lot(s): 76
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the East side of Park Ave, approximately 300 feet _____ of the intersection of MARION ST, in the Town of ORANGETOWN in the hamlet/village of Palisades.

Acreage of Parcel <u>14,463 SQ FT</u>	Zoning District <u>R15</u>
School District <u>ORANGETOWN</u>	Postal District _____
Ambulance District _____	Fire District _____
Water District <u>PRIVATE</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Existing Lot REQUIRES VARIANCE FOR ROAD 280 A
PER BUILDING INSPECTOR

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 6/24/20 Applicant's Signature: Edmund Lane

APPLICATION REVIEW FORM

Applicant: Edmund Lane Phone # _____

Address: 75 Michael Roberts CT
Street Name & Number (Post Office) City State Zip Code
PEARL RIVER NY 10965

Property Owner: James Beni Phone # 845 519 0494

Address: 135 Park Ave Palisades NY
Street Name & Number (Post Office) City State Zip Code
10964

Engineer/Architect/Surveyor: Centerpoint Engineer Phone # 845 368 8787

Address: 74 LaFayette Ave Suffern NY
Street Name & Number (Post Office) City State Zip Code
10901

Attorney: Veronica Lane Phone # 845 304 9168

Address: No 2 William St Pearl River NY
Street Name & Number (Post Office) City State Zip Code
10965

Contact Person: Edmund Lane Phone # 914 403 2786

Address: 75 Michael Roberts CT Pearl River NY
Street Name & Number (Post Office) City State Zip Code
10965

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

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input 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 14,113
- 2) Total square footage _____
- 3) Number of dwelling units 1

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 _____

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

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

Project History:

Has this project ever been reviewed before? 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.

Planning BO May 27 20 MERGE
3 Existing tax lots to 1 lot

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

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

Orangetown Representative:

R.C. Soil & Water Conservation Dist. - Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee

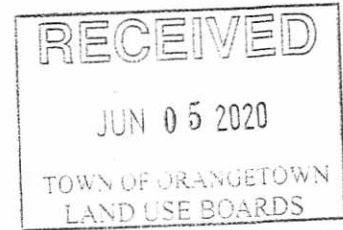


HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN
119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-mail - highwaydept@orangetown.com

Affiliations:

American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

INTEROFFICE MEMO



June 3, 2020

TO: Cheryl Coopersmith, Chief Clerk
FROM: James J. Dean, Superintendent of Highways
RE: Lane Resubdivision Plan, Park Avenue, Palisades

Please be advised that this department has no objection to the driveway, as well as, the small portion of the parking area on Park Avenue.

Please note: Park Avenue, Palisades, is a private road.

JJD: hw





Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

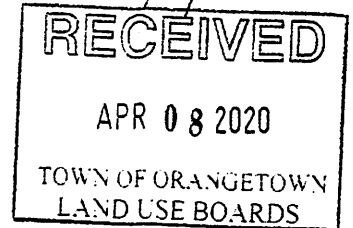
4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Assistant Director/Acting Executive Director

March 31, 2020

Ms. Cheryl Coopersmith
Town of Orangetown Planning Board
20 South Greenbush Road
Orangeburg, NY 10962



Re: Lane Resubdivision Plan (Lot Merger)
125 Park Avenue, Palisades
Tax Lots 89/77.20-2-76, 77 & 78 (formerly 35-56-510.6, 510.5 & 510.4)


Dear Ms. Coopersmith:

Our office has received and reviewed a subdivision plat that was last revised on January 20, 2020, which Jay A. Greenwell, PLS prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the Planning Board serving as lead agency for this review.
2. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

cc: M. Saber
Helen Kenny-Burrows – Rockland County Department of Planning

File: TOO 77.20-2-76, 77 & 78 – 125 Park Avenue
Reader

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

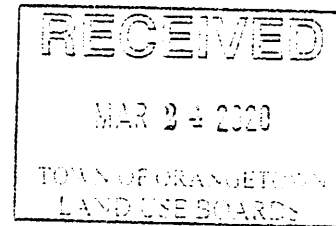
Arlene R. Miller
Deputy Commissioner

March 16, 2020

To: Cheryl Coopersmith
Town of Orangetown

From: Arlene Miller
Principal Planner
Rockland County Planning Department

Re: Park Avenue Combines
125 Park Avenue Palisades, NY 10964



MEMORANDUM

We are returning the enclosed application for Park Avenue Combines- 125 Park Avenue Palisades, NY 10964, which is appearing before the Planning Board, April 7, 2020, because this parcel is outside of our area of jurisdiction, as it is not within 500 feet of any State or County facility.

Thank you.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Platt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov



**Department of
Environmental
Conservation**

March 12, 2020

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



RE: Lane/Beni Property – 125 Park Avenue
Town of Orangetown, Rockland County
DEC Facility ID# 3-3924-00499/00001
SEQR Lead Agency Designation

Dear Ms. Coopersmith:

The New York State Department of Environmental Conservation (Department or DEC) has reviewed the State Environmental Quality Review (SEQR) Notice of Intent to Serve as Lead Agency submitted by the Town of Orangetown Planning Board for the above-referenced project. According to the submitted information, the applicant proposes to consolidate three lots identified as tax ID numbers 77.20-2-78, 77.20-2-76, and 77.20-2-77 into a single parcel. Additionally, the applicant proposes to construct a single-family dwelling on the consolidated lot.

The DEC has no objection to the Town of Orangetown Planning Board serving as lead agency for this project. Based upon our review of your inquiry received by this office on March 2, 2020, the Department offers the following comments:

PROTECTION OF WATERS

There are no waterbodies that appear on our regulatory maps at the project site you identified. Therefore, if there is a stream or pond outlet present at the site with year-round flow, it assumes the classification of the watercourse into which it feeds, and a Protection of Waters permit may be required. If there is a stream or pond outlet present at the site that runs intermittently (seasonally), it is not protected, and a Protection of Waters permit is not required.

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.



Department of
Environmental
Conservation

FRESHWATER WETLANDS

The project site is not within a New York State protected Freshwater Wetland.

WATER QUALITY CERTIFICATION

The project site appears to contain a federally regulated wetland area. If the United States Army Corps of Engineers (ACOE) requires a permit for work completed in or impacting a federal wetland or waters of the U.S., you will need a Section 401 Water Quality Certification from the Department. Please contact the ACOE at (917) 790-8411 for a determination.

STATE-LISTED SPECIES

The DEC has reviewed the State's Natural Heritage records. No records of sensitive resources were identified by this review.

The absence of data does not necessarily mean that rare or state-listed species, natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

CULTURAL RESOURCES

We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources. The project sponsor should submit project materials to the New York State Historic Preservation Office's online Cultural Resource Information System (CRIS) to initiate the review process. Information on submitting to the system and access to it are available at <http://www.nysparks.com/shpo/>.

OTHER

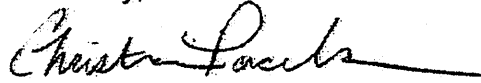
Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and the project sponsor should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year. More information about DEC permits may be found on our website, www.dec.ny.gov, under "Regulatory" then "Permits and Licenses." Application forms may be downloaded at <http://www.dec.ny.gov/permits/6081.html>.

RE: Lane/Beni Property - 125 Park Avenue
Town of Orangetown, Rockland County
DEC Facility ID# 3-3924-00499/00001
SEQR Lead Agency Designation.

March 12, 2020.

Please contact this office if you have questions regarding the above information. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Christina Pacella", with a long horizontal flourish extending to the right.

Christina Pacella
Division of Environmental Permits
Region 3, Telephone No. (845) 256-2250

cc: Edmund Lane, Applicant

**PB #20-17: Lane Re-Subdivision
Final Re-Subdivision Plan Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision
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**TO: Edmund Lane, 75 Michael Roberts Court, Pearl River,
New York 10965**
FROM: Orangetown Planning Board

RE: Lane Re-Subdivision Plan: The application of Edmund Lane, applicant, for James Beni, owner for Prepreliminary/ Preliminary/ Final Re-Subdivision Plan Review at a site to be known as "**Lane Re-Subdivision 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 21 of the code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 125 Park Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 77.20, Block 2, Lots 76, 77 & 78; in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, May 27, 2020 – Virtual Meeting**, the Board made the following determinations:

Stu Strow appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, AIA, Director, dated May 18, 2020.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., April 3, 2020.
3. A letter from Maser Consulting, signed by Jessie Cokely, P.E., dated May 20, 2020.
4. A letter from Rockland County Department of Planning, signed by Arlene Miller, Principal Planner, dated March 16, 2020.
5. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated March 31, 2020.
6. A letter from the New York State Department of Environmental Conservation, signed by Christina Pacella, Division Environmental Permits, Region 3, dated March 12, 2020.
7. A copy of a letter from Peter D. Torgersen, Environmental Sciences to Ed Lane, dated December 20, 2019.
8. A letter from the Town of Orangetown Zoning Board of Appeals, signed by Dan Sullivan, Chair, dated March 4, 2020.
9. A letter from Suez, signed by Bill Prehoda, dated March 9, 2020.
10. A letter from Rockland Department of Highway, signed by Dyan Rajasingham dated March 3, 2020.
11. A project narrative submitted by Donald Brenner, P.E., LL.B, dated January 31, 2020.

TOWN CLERK'S OFFICE

2020 JUN 18 A 11:24

TOWN OF ORANGETOWN

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12. Subdivision Plan prepared by Centerpoint Engineering, dated January 8, 2020, last revised April 20, 2020:

- Plot Plan
- Construction Details

13. Re-Subdivision Plan prepared by Jay Greenwell, PLS, dated January 20, 2020

14. A Short Environmental Assessment Form.

15. A Drainage analysis prepared by Stuart Strow, P.E., Centerpoint Engineering, dated February 24, 2020.

16. A copy of the prior referral letters attempting to merge the lots; PB#00-175.

17. A letter from Helena Power & Terry Foxe, 152 Park Avenue, Palisades, New York, dated May 22, 2020.

18. A letter from Shelley Lennox, 156 Park Avenue, Palisades, New York, dated May 25, 2020.

19. An email from Terence Foxe, 152 Park Avenue, Palisades, New York, dated May 26, 2020.

20. A letter from Eileen Burge and Doris Burge, dated May 26, 2020.

The Board reviewed the plan. The meeting was open to the public.

Helena Power, 152 Park Avenue, Palisades; raised concerns regarding construction in the wetlands and the Nationwide Permit. She wanted to know why the neighborhood was not noticed for the permit. Ms Power also expressed concern regarding the shape of the proposed driveway on an undedicated Town road.

James Beni, owner of the property, stated that he merged lots 33 years ago and he received major pushback from the neighborhood. The drainage was an issue but not a problem that could not be overcome. The development of the proposed site will improve the area drainage and will be an asset to the area. In addition, he noted that anyone who built a house on Park Avenue had to take trees down. Mr. Beni also noted that about 20 years ago, he had a buyer for the property; however, the lot merger was too complicated for the buyer and lost the deal.

There being no one else from the public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and second by Thomas Warren carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye.

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

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On motion by Stephen Sweeney and seconded by Thomas Warren and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye, the Board declared itself Lead Agency.

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

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, namely Centerpoint Engineering and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Rockland County Sewer District No.1, Town of Orangetown Zoning Board of Appeals, New York State Department of Environmental Conservation, and having reviewed a proposed Subdivision plan by prepared by Centerpoint Engineering and Jay Greenwell, PLS a summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action:

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

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

On motion by Stephen Sweeney and seconded by Thomas Warren and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, nay, the Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Final Re-Subdivision Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the subdivision plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a Pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting."
2. Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. This approval is only for the merging of three tax lots. There is no approval for the road or house footprint, noted on the Re-subdivision plan. Place this as a note on the Re-subdivision Plan.
4. The applicant shall reappear at the Planning Board for Site Plan Development at the time it is proposed for a specific dwelling plan, under Site Plan Review. At that time, the Site and Landscaping Plans shall be reviewed by the Town of Orangetown Architecture and Community Appearance Board of Review.

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5. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained and the Final site Plan is stamped by the Chief Clerk to the Board.

6. The Short Environmental Assessment Form submitted is not signed and dated. The applicant must submit a signed/dated copy and item number 14 must be revised to indicate "Suburban."

7. The applicant must comply with regulations of the Nationwide Permit for work in the Federal designated wetlands.

8. No filling of the wetlands on the site until the Site Plan returns to the Planning Board for Site Plan review, including the cutting down of any trees on the site.

9. The drainage calculations are currently under review by DEME.

10. The applicant shall contact the Orangetown Highway Department and obtain written permission for the non-standard driveway in Park Avenue and the small portion of parking area in Park Avenue.

11. The proposed sanitary house connection shall be relocated to "tie" into the existing sanitary main on Park Avenue, just north of the manhole in the intersection. This is necessary due to the 8-inch gravity main, along the state line in New Jersey, being at capacity. Pump, force main and connection details shall be added to the drawings.

12. A post construction stormwater maintenance "agreement" for the proposed stormwater system shall be submitted to DEME and the Town Attorney's Office for review and approval. This agreement/ requirement shall be added as addenda (or equivalent) to the deed for this lot. Proof that this agreement is made part of the deed will be submitted to the Town Attorney's Office and DEME. Said agreement shall include a maintenance and management schedule, inspection checklist, contact person with telephone number, yearly report to be performed, saved by the property owner and available for inspection and review by DEME, upon request.

13. The source benchmark for the referenced datum shall be added to the drawings.

14. Drainage Consultant Recommendation- Maser Consulting

The proposed stormwater management plan meets the intent of the regulations, and therefore the Drainage Consultant recommends the Lane Re-subdivision plan (Lot Merger) be approved for drainage subject to the following comments. Please note that upon submission of revised documents, further stormwater review and comment may be provided.

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Continuation of Condition #14...

Please note this review is of the existing and proposed drainage only and as such, below is a list of comments with respect to the drainage design ONLY:

1. The woods on site are being assumed as the "poor" condition as it relates to the curve number. From available online aerial imagery, it appears the woods are in "good" condition. Treating this area as "poor" results in overestimating the existing stormwater runoff at the design point. The drainage calculations shall be revised to assume "good" condition, or evidence shall be provided that the existing wooded area is of "poor" condition.
2. The proposed Drainage Area Map in the Drainage Analysis is labeled as "Existing Conditions." This shall be revised for clarity purposes.
3. There are still a few discrepancies between the Plot Plan, Construction Details, and Drainage Analysis:
 - a. The elevation of the 6" wide weir on the Outlet Structure Detail (on both the section detail and the check wall detail) does not match the Plot Plan/Drainage Analysis.
 - b. The 6" wide weir and the 4' wide overflow weir are still being modeled as sharp crested rectangular weirs, but the check wall shown in the detail would act as a broad-crested rectangular weir. This discrepancy shall be corrected.
 - c. The Underground Pipe Detention System Detail does not match the Plot Plan/Drainage Analysis regarding pipe size and invert elevation. This detail shall be revised to match the Plot Plan/Drainage Analysis.
 - d. On the Plot Plan, the proposed structure in the driveway is labeled as a catch basin, but the detail provided is for a 2' x 2' yard inlet. Either structure is acceptable, but the plan and detail shall match.
4. There are a few issues on the Plot Plan regarding adequate cover:
 - a. The proposed 41 contour crosses over the subsurface detention system at the northwest corner of the system. There is concern that adequate cover is not provided over this corner of the system. Please revise as necessary.
 - b. There is only approximately 0.63 feet of cover provided over the proposed 8" pipe at the location of the proposed catch basin. This pipe shall be lowered, if possible, to allow for adequate cover.

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Continuation of Condition #14...

5. The stabilized construction entrance is still located in front of the adjacent property's driveway. This shall be shifted to the south so that it is not directly in front of the adjacent property's driveway.

6. The standard Town of Orangetown Stormwater Maintenance Agreement shall be executed by the owner with the Town of Orangetown prior to construction. Please note that upon submission of revised documents, further stormwater review and comment may be provided. The above comments represent the Maser Consulting, the Planning Board Drainage Consultant, professional opinion and judgment, but may not necessarily, in all cases, reflect the opinion of the Planning Board.

Overall, the proposed stormwater management plan meets the intent of the regulations, and therefore Maser Consulting recommends the Lane Resubdivision – Lot Merger be approved for drainage subject to the above project comments.

15. Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and no future correspondence is requested for this site.

16. The New York State Department of Environmental Conservation (NYSDEC) indicated that based upon its review of the circulated documents, NYSDEC offered the following comments:

- **Protection of Waters:** There are no waterbodies that appear on the regulatory maps within the property you identified. Therefore, if there is a stream or pond outlet present at the site with year-round flow, it assures the classification of the water course into which it feeds, and a Protection of Water permit would be required. If there is a stream or pond outlet present at the site that runs intermittently (seasonally), it is not protected, and a Protection of Waters permit is not required. If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or water body. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.
- **Freshwater Wetlands:** This project site is not within a New York State protected Freshwater Wetlands.

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Continuation of Condition #16...

- **Water Quality Certification:** This project appears to contain a federally regulated wetland area. If the United States Army Corps of Engineers requires a permit for work completed in or impacting a federal wetland or waters of the United States, you will need a Section 401 Water Quality Certification from the Department. Contact ACOE at 917-790-8411.
- **State – Listed Species:** The NYSDEC has reviewed the State's Natural Heritage records. No records of sensitive resources were identified by this review. The absence of data does not necessarily mean that rare or state listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, NYSDEC files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. NYSDEC cannot provide a definitive statement on the presence or absence of all rare or state listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information on site surveys or other sources may be required to fully assess impacts on biological resources.
- **Cultural Resources:** DEC has reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources. The project sponsor should submit project materials to the New York State Office of Historic Preservation website at nysparks.com/shop/online-tools.
- Other permits from DEC or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and therefore, the applicant should verify the need for permits if the project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year.

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17. The applicant's consultant has submitted the Lane Re-subdivision to the United States Army Corp of Engineers (USACOE) as a Pre-Construction Notification for the proposed filling of 1/10 an acre of jurisdictional wetlands as allowed under the Nationwide Permit #29 for Residential Development. The application was dated October 4, 2019. Item #27, Pre-Construction Notification, Page 111194 in the Federal Register, vol. 72 states in part that – the prospective permittee shall not begin the activity until (1) notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or (2) if 45 days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. In the case of the Lane Resubdivision, the PCN was delivered to the USACOE on or around October 10, 2019. The 45 day time period for any written response would have been finished on November 23, 2019 at which time the Nationwide Permit #29 was granted according to regulations cited above, and no further applications required to proceed with the work described to occur in the wetlands. Under the terms of the Nationwide Permit, the applicant is now required to notify the USACOE when the activity in the wetland has been completed. Pre-Construction Notification approvals are good for 2 calendar years.

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

- Rockland County Sewer District No.1
- New York State Department of Environmental Conservation
- Town of Orangetown Zoning Board of Appeals

19. The applicant shall comply with all pertinent items in the Guide to the Preparation of Subdivision Plats prior to signing the final plans.

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

21. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Subdivision Plan Approval pursuant to Town Code §21 and §6A.

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

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:

- One (1) foot radius from trunk per inch DBH
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:

- Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
- Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

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

23. All landscaping shown on the subdivision plan 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.

24. 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.

TOWN CLERK'S OFFICE

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

26. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

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

28. 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.

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

The foregoing Resolution was made and moved by Stephen Sweeney and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, nay.

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: May 27, 2020

Cheryl Coopersmith
Chief Clerk Boards and Commissions
Town of Orangetown Planning Board
attachment



TOWN CLERK'S OFFICE
2020 JUN 18 A 11:25
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**State Environmental Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

**PB #20-17: Lane Re-Subdivision
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This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

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

**NAME OF ACTION: PB #20-17: Lane Re-Subdivision
Final Re-Subdivision Plan Approval Subject to Conditions/ Neg. Dec.**

SEQR STATUS: Type I _____ Unlisted XXXXXX
CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Re-Subdivision Plan Review (lot merger)

LOCATION: The site is located at 125 Park Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 77.20, Block 2, Lots 76, 77 & 78; in the R-15 zoning district.

REASONS SUPPORTING THIS DETERMINATION:

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

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

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

For Further Information contact:
Office of Building, Zoning and Planning
Administration and Enforcement
Town of Orangetown
20 Greenbush Road
Orangeburg, NY 10962
Telephone Number: 845-359-5100

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

TOWN OF ORANGETOWN

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