

**TOWN OF ORANGETOWN
PUBLIC HEARING / WORKSHOP
TUESDAY, MARCH 15, 2017**

This Workshop Meeting was opened at 8:00 p.m. Supervisor Stewart presided and the Town Clerk called the roll.

Present were: Councilman Denis Troy
Councilman Paul Valentine
Councilman Gerald Bottari
Supervisor Andrew Stewart

Absent were: Councilman Thomas Diviny

Also present: Charlotte Madigan, Town Clerk
John Edwards, Town Attorney
James Dean, Superintendent of Highways
Guy DiVincenzo, DEME Clerk of the Works
John Giardiello, Director of OBZPAE
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.

Pledge of Allegiance to the Flag of the United States of America was led by Thom Kleiner.

RESOLUTION NO. 153

**CONTINUE PH/ RPC ZONE CHANGE
TOWN-OWNED ROCKLAND
PSYCHIATRIC CENTER/R-80 TO
RPC-OP / 73.08-1-1**

Supervisor Stewart offered the following resolution, which was seconded by Councilman Bottari and was unanimously adopted:

RESOLVED, that the 8:00 p.m. public hearing, continuation from March 14, 2017, to amend Chapter 43, § 2.1, 3.11 and 3.12, and the related Use and Bulk Tables, establishing the RPC-OP Zoning District and rezoning a portion of the Town-owned lands, formerly a part of the Rockland Psychiatric Center (and a part of Tax Lot 73.08-1-1) from R-80 to RPC-OP, is hereby continued.

Ayes: Supervisor Stewart
Councilpersons Bottari, Troy, Valentine
Noes: None
Absent: Councilperson Diviny

Rockland County Sewer District #1, Rockland County Department of Planning, and Rockland County Drainage Agency comments are labeled Exhibit 03-G-17 and made a part of these minutes.

Brian Quinn, Montalbano, Condon & Frank, PC, Ed Hassellbacker, Design Project Manager and Chris Serotti, Dewberry Engineers, presented the conceptual plan for a proposed datacenter (RPC campus). JPMorgan Chase, their client, will be purchasing the site, demolishing existing buildings, doing mediation and developing 60 acres of the land. A large building, in excess of 200,000 square feet, will be constructed (housing computer services), which is the collection and preservation of confidential and sensitive data. The plan includes 94 parking spaces; 30 employees per a shift, 24 hours a day/365 days a year; generators located around the outside of the building in screened enclosures; landscaped buffer zones and a water usage design that reduces the amount of water that a datacenter usually uses. This development will have a low impact on traffic, water and sewage. Demolition of about 40 existing buildings is scheduled in July and construction would begin in November.

Summary of Public Comments:

Fran Oldenburger, Orangetown Environmental Committee – they are pushing for a project that is innovative and an example of sustainability in design. They want to see best practices in water and energy efficiency (recycling, rainwater harvesting); increased forest buffers on the site boundaries; buildings clustered; and permeable surfaces used.

Mary Cardenas, Town Historian – concerned about preserving four or five murals, showing some history of Orangetown and Rockland County. These murals are located in one of the buildings.

Thom Kleiner, Sparkill – The first RFP, for this property, was for Office and Commercial Park but the Town received Senior Housing Developers. The developer that was picked ended up pulling out. This zone change action is consistent with an action that the Town Board would have had to take back then. This project is better than previous proposals. It has less impact of the community; brings in tax rateables; it will remediate the site and protect the waterfront.

Heather Hurley, Pearl River – asked if there is any intention to use alternate power resources, like solar panels and if the power substation is for private or public use.

Bob Knight, Local Historian – spoke of ways the Town and Chase, working together, can preserve the four large wall murals, depicting the history of Orangetown and Rockland County. Some appear to be painted directly on the masonry walls and others on canvas glued to the walls.

Brian Quinn – the engineers are looking at alternative resources for power and making the water usage efficient as possible. The murals are asbestos free. One is damaged and the others are going to be very hard to move. The developer is still looking for a way to move them and the Town is welcomed to take them. The substation probably will not be opened to the public. It will contain a tremendous amount of wires and cables and it has to be secured for all of the confidential and sensitive data. Since the plan is to make First Ave a cul de sac, they are talking with the Office of Mental Health (OMH) to grant an easement in order to access Broadacres Golf.

RESOLUTION NO. 154

**CONTINUE PH/ RPC ZONE CHANGE
TOWN-OWNED ROCKLAND
PSYCHIATRIC CENTER/R-80 TO
RPC-OP / 73.08-1-1**

Supervisor Stewart offered the following resolution, which was seconded by Councilman Bottari and was unanimously adopted:

RESOLVED, that this public hearing, to amend Chapter 43, § 2.1, 3.11 and 3.12, and the related Use and Bulk Tables, establishing the RPC-OP Zoning District and rezoning a portion of the Town-owned lands, formerly a part of the Rockland Psychiatric Center (and a part of Tax Lot 73.08-1-1) from R-80 to RPC-OP, is hereby continued, Tuesday, March 21, 2017, 8:05 pm.

- Ayes: Supervisor Stewart
Councilpersons Bottari, Troy, Valentine
- Noes: None
- Absent: Councilperson Diviny

RESOLUTION NO. 155

**LEAD AGENCY/ RPC ZONE CHANGE
TOWN-OWNED ROCKLAND
PSYCHIATRIC CENTER/R-80 TO
RPC-OP / 73.08-1-1**

Councilman Valentine offered the following resolution, which was seconded by Councilman Bottari and was unanimously adopted:

RESOLVED, the Town Board declares itself Lead Agency in the matter of a Zone Change, from R-80 to RPC-OP, for Town-Owned property located on the RPC campus (73.08-1-1).

- Ayes: Councilpersons Valentine, Bottari, Troy
Supervisor Stewart
- Noes: None
- Absent: Councilperson Diviny

RESOLUTION NO. 156

ENTERED WORKSHOP MEETING

Supervisor Stewart offered the following resolution, which was seconded by Councilman Troy and was unanimously adopted:

RESOLUTION NO. 156 - Continued

RESOLVED, at 9:01 p.m., the Town Board entered the Workshop to discuss and review Agenda items, 1 thru 14.

Ayes: Supervisor Stewart
Councilpersons Diviny, Troy, Valentine, Bottari
Noes: None
Absent: Councilperson Diviny

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RESOLUTION NO. 157

DECLARATION OF CONSENT/HILLSIDE SEWER CORP/HILLSIDE COMMERCIAL PARK /68.11-3-39 & 40/RECEIVE/FILE TOWN CLERK'S OFFICE

Under new business, Supervisor Stewart offered the following resolution, which was seconded by Councilman Valentine and was unanimously adopted:

RESOLVED, the Declaration of Consent for service by a private transportation corporation (Hillside Sewer Corporation) for the Hillside Commercial Park, Pearl River (68.11-3-39 & 40) is hereby received and filed in the Town Clerk's Office.

Ayes: Supervisor Stewart
Councilpersons Valentine, Troy, Bottari
Noes: None
Absent: Councilperson Diviny

RESOLUTION NO. 158

ENTER EXECUTIVE SESSION RECEIVER OF TAXES

In attendance, at this Executive Session, were Supervisor Stewart, Councilpersons Troy, Valentine and Bottari, Charlotte Madigan, John Edwards, and Teresa Kenny.

Supervisor Stewart offered the following resolution, which was seconded by Councilman Bottari and was unanimously adopted:

RESOLVED, at 9:15 p.m. the Town Board entered Executive Session to discuss the Office of the Receiver of Taxes.

Ayes: Supervisor Stewart
Councilpersons Bottari, Troy, Valentine
Noes: None
Absent: Councilperson Troy

RESOLUTION NO. 159

RE-ENTERED WORKSHOP-PUBLIC HEARING/ADJOURNED

Supervisor Stewart offered the following resolution, which was seconded by Councilman Valentine and was unanimously adopted:

RESOLVED, at 10:30 pm, the Town Board re-entered the Workshop/Public Hearing and adjourned in memory of Philip F. DeLorenzo, Piermont & Blauvelt; Ramon DeLeon, employee Karen Serafin's son-in-law; Carol Lyn Roujanski, Orangeburg; Akira Yamasaki, WWII Veteran; Rose Oldenburger, Blauvelt; and Mark Donnell, Pearl River.

Ayes: Supervisor Stewart
Councilpersons Valentine, Diviny, Bottari
Noes: None
Absent: Councilperson Troy