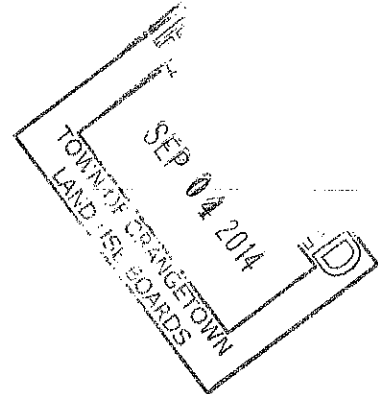


**OFFICE OF BUILDING, ZONING AND PLANNING  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN  
MEMORANDUM**



Date: September 10, 2014

To: Cheryl Coopersmith, Chief Clerk  
Planning Board

From: John Giardiello, PE  
Director O.B.Z.P.A.E.

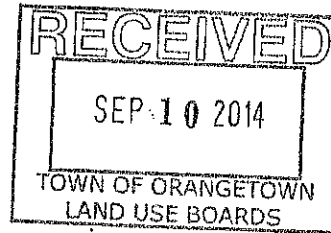
Subject: **Item Postponed from July 23, 2014 Meeting:**  
**Hillside Commercial Park Site Plan**  
Discussion  
PB #14-27; LI zoning district (Pearl River)  
Section 68.11 Block Lot 39 & 40

1.) No further comments at this time.

JG:rad  
09/03/2014



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists



777 Chestnut Ridge Road  
Suite 202  
Chestnut Ridge, NY 10977-6218  
T: 845.352.0411  
F: 845.352.2611  
www.maserconsulting.com

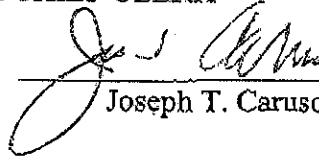
## MEMORANDUM

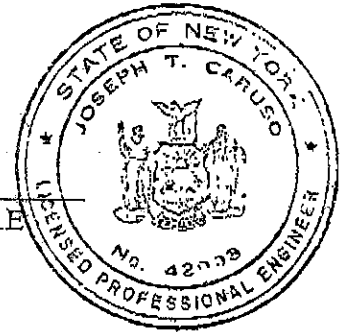
**To:** PLANNING BOARD, TOWN OF ORANGETOWN  
ATTN: CHERYL COOPERSMITH CHIEF CLERK

**From:** MASER CONSULTING P.A.

**Date:** September 9, 2014

**Re:** HILLSIDE COMMERCIAL PARK SITE PLAN, PB#07-45  
MC PROJECT NO. ORP-010

  
Joseph T. Caruso, P.E.



The following items were submitted for the above referenced project with no cover letter:

- Site Plans (Sheets 1-12) for Hillside Commercial Park, Town of Orangetown, prepared by Brooker Engineering, PLLC, dated 8/29/07 and last revised 8/19/14.
- Review letters from various reviewing agencies and written comments from the public.

Following are the comments related to the aforementioned submission:

1. The comments from the previous Maser Consulting review letter dated May 22, 2013 still remain to be addressed.
2. The submitted plans reflect changes to the building and layout and grading from the previous design drawings. These changes may impact the drainage design and report. When a full set of revised plans and drainage report are submitted they will be reviewed and comments provided.

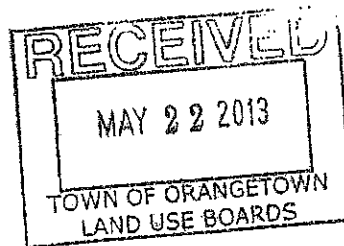
If the comments noted above are adequately addressed, we recommend acceptance of the items submitted and subject to the conditions as noted.

\\Nyscad\projects\ORP\ORP-010\Memos\090914 JTC.docx





Engineers  
Planners  
Surveyors  
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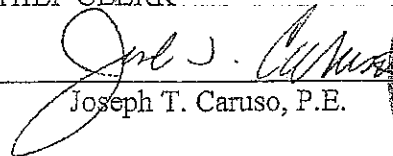
## MEMORANDUM

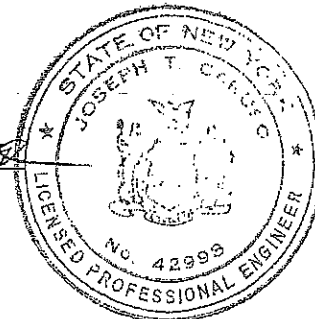
To: PLANNING BOARD, TOWN OF ORANGETOWN  
ATTN: CHERYL COOPERSMITH CHIEF CLERK

From: MASER CONSULTING P.A.,

Date: May 22, 2013

Re: HILLSIDE COMMERCIAL PARK SITE PLAN, PB#07-45  
MC PROJECT NO. ORP-010

  
Joseph T. Caruso, P.E.



In response to our previous memo, dated May 7, 2013 the applicant's engineer (Brooker Engineering, PLLC) has submitted the following items for the above referenced project:

- Comment-Response Letter, dated May 20, 2013, received 5/21/13
- Stormwater Pollution Prevention Plan (SWPPP), revised May 19, 2013, received 5/21/13
- Attachment 3: Drainage Analysis, revised May 19, 2013, received 5/21/13
- Soil Erosion & Sediment Control Plan, revised May 19, 2013, received 5/21/13
- Existing Conditions Drainage Area Plan, revised January 18, 2008, received 5/21/13
- Developed Conditions Drainage Area Plan, revised May 19, 2013, received 5/21/13
- DRAFT Notice of Intent (NOI) & MS4 SWPPP Acceptance Form, dated May 20, 2013, received 5/21/13

The revised documents adequately addressed the majority of our previous comments. Below are the remaining comments, particularly as they relate to storm drainage:

1. The applicant has indicated an application has been made to the Rockland County Drainage Agency for their review. The drainage analysis has also been sent to the NYSDOT for review.
2. The applicant has indicated an application will be made to the Rockland County Department of Health for review of the stormwater management system for compliance with the County Mosquito Code.
3. The applicant is requesting two waivers from the NYSDEC technical requirements for the stormwater management facilities on this project. One waiver is to allow the use of the Filterra Stormwater Bioretention units for water quality treatment on the area of the site that is down-gradient from the pocket pond. Additionally, the applicant is requesting a waiver from the requirement to provide a buffer around the pocket pond. These situations are discussed in sections 3.2.2 and 3.2.3 of the revised SWPPP, with justification for the waivers. The waiver can be granted by the local, regulated, land-use MS4 (Town of Orangetown) for any deviation from the standards. However, when the applicant submits the Notice of Intent (NOI) to the NYSDEC Division of Permits, DEC



- d. A complete Operation & Maintenance Plan for the stormwater features during construction and post-construction in conformance with Section 3.5 of the New York State Stormwater Management Design Manual.
  - e. Erosion & Sediment Control discussion with construction sequence. Calculations for temporary sediment basin sizing should be included as part of this discussion.
  - f. The 2007 Drainage Analysis calculated the required Water Quality Volume using an Rv coefficient of 0.167 ac-ft. The NYSSMDM requires a minimum Rv of 0.2. This should be addressed in the SWPPP.
  - g. The 2007 Drainage Analysis did not indicate which type of stormwater pond was proposed. The pond was proposed to treat 50% of the WQv in the permanent pool which would indicate a Pocket Pond is proposed. However, the maximum contributing drainage area to a Pocket Pond is 5 acres and the area tributary to the basin is 6.3 acres per the 2007 analysis. This should be addressed in the SWPPP.
5. Provide a temporary outlet control structure detail for the basin during construction.
  6. The 100-year elevation is shown on the outlet structure detail as 228.91. Indicate the top-of berm elevation and limits on the Grading and Utility Plan so that a minimum of 1' of freeboard is provided.
  7. An emergency spillway should be provided for storms above the 100-year storm event that will provide safe overland conveyance of the stormwater from the basin to the wetlands.
  8. The proposed stormwater basin appears to grade into the northwest corner of the proposed 24,000 SF self-storage building. Specifically, the 226 contour ties into the building, but the 100-year storm elevation is 228.91 meaning almost 3 feet of water will be impounded against the foundation of that building. Special consideration should be given to the structural design of the foundation and also the retaining wall.
  9. The proposed stormwater basin does not have the required safety bench or aquatic bench. The safety bench requirement can be waived if a 4:1 slope is proposed. The basin currently proposed a slope of 3:1.

If the comments above are adequately addressed, we recommend acceptance of the items submitted and subject to the conditions as noted.

Town of Orangetown  
**Bureau of Fire Prevention**  
20 Greenbush Road  
Orangeburg, N.Y. 10962  
Ph (845)365-0204\*fax (845)365-0241



August 28, 2014

Site Plan Comments "Hillside Commercial Park Subdivision"

As written in our comments dated 5/13/13, and 4/28/2014 we are again requesting the following:

Provide a site plan showing all fire service features and all buildings on one page: show turning radius for a 254 inch wheelbase fire apparatus navigating entire site on all roadways including hammerhead turnaround Indicate the Following: 1. fire hydrant locations. 2. Fire lanes-signs and striping. 3. Road widths. 4. Gates. 5. Proposed Fire Department connections for fire sprinkler systems(hydrant placement can be affected by these locations).

There is a concern as to there only being one means of access to the entire site, some type of emergency vehicle only access gate may be required to allow secondary access.

As the New York Fire Code dictates: **F503.1.2 Additional access.** The code enforcement official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

The site has been prone to severe flooding, the primary entrance has been inaccessible in past flooding events, a fire or any other type emergency during a flood could prove disastrous, and accessing the site across an active rail line as a second means of emergency access is not an option.

- 1) All roadways, turnarounds etc... must provide a proper turning radius to accommodate a 55 foot long piece of fire apparatus with a wheelbase of 254 inches.
- 2) All roadways must be a minimum of 20 feet in width with vertical clearance of 13 Feet 6 inches. Where a fire hydrant is located on a roadway the road width must be 26 feet.
- 3) Bridges, culverts, elevated surfaces shall comply with the following:  
where a bridge or an elevated

surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO *Standard Specification for Highway Bridges*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Inspector. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the Fire Inspector.

- 4) Fire hydrants shall be provided with a maximum spacing of 500 feet between each. As shown on site plan map drawing #1.
- 5) Provide proper architectural drawings of proposed structures.
- 6) Install and maintain fire sprinkler systems as per NFPA 13.
- 7) Install and maintain fire alarm systems as per NFPA 72. In addition fire alarm systems are to be addressable and transmit in contact id format to 44- Control.
- 8) Fire alarm systems are required to have exterior mounted amber strobe light for Activation of detection devices and manual pull stations. In a addition a red strobe light shall be installed on the exterior to indicate sprinkler water flow. (Location for strobe lights shall be determined by fire inspector)
- 9) Key boxes for fire department access shall be installed on each building in a location to be determined by Fire Inspector. (Order form shall be provided by Fire Inspector)
- 10) 5 inch storz fire department connections for the fire sprinkler systems shall be provided in a location to be determined by the Fire Inspector. In addition a sign indicating "FDC" in six inch red reflective letters shall be installed at a minimum of four feet above the connection.
- 11) Portable fire extinguishers shall be installed and maintained as per NFPA 10.
- 12) Upon review of structural drawings a determination shall be made as to the requirements of a standpipe system.
- 13) It appears that a four inch water main may be inadequate to support fire flows. Provide certified documentation of such.
- 14) Apply for and maintain a Certificate of Compliance Fire Safety.

surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO Standard Specification for Highway Bridges. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Inspector. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the Fire Inspector.

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- 14) Apply for and maintain a Certificate of Compliance Fire Safety.

- 15) All roadways other than designated parking spaces will be designated at NO parking no standing fire lanes. Any fire lane less than 26 ft wide must have fire lane signs and striping on both sides. Any fire lane over 26 ft wide must be striped and signed on one side.
- 16) Provide a site plan showing all fire service features and all buildings on one page: show turning radius for a 254 inch wheelbase fire apparatus navigating entire site on all roadways including hammerhead turnaround Indicate the Following: 1. fire hydrant locations. 2. Fire lanes-signs and striping. 3. Road widths. 4. Gates.
- 17) There is a concern as to there only being one means of access to the entire site, some type of emergency vehicle only access gate may be required to allow secondary access.



Michael B. Bettmann  
Chief Fire Inspector  
Town of Orangetown