

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 Miller
Deputy Commissioner

June 11, 2020

Orangetown Zoning Board of Appeals
21 Greenbush Road
Orangeburg, NY 10962



Tax Data: 74.19-1-3

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 12/23/2016

Date Review Received: 5/22/2020

Item: *ORGANIC RECYCLING RENEWAL OF PERFORMANCE STANDARDS (O-738BB)*

Renewal of Performance Standards to permit the continuation of a composting operation on a 25-acre parcel located in the LI zoning district.

East side of the Palisades Interstate Parkway, South side of Jim Dean Road (Jim Dean Road partially runs through the site)

Reason for Referral:

Palisades Interstate Parkway, Sparkill Creek, federal wetlands

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 A review must be completed by the Palisades Interstate Park Commission, and any raised concerns addressed.
- 2 A review must be completed by the County of Rockland Drainage Agency, and any required permits obtained.
- 3 The Town shall be satisfied that all of the applicable provisions of the Route 303 Overlay Zone are still being met.
- 4 The Application Form indicates the water district is United Water. This shall be corrected to Suez.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
Palisades Interstate Park Commission
Rockland County Department of Health

ORGANIC RECYCLING RENEWAL OF PERFORMANCE STANDARDS (O-738BB)

Rockland County Drainage Agency
United States Army Corps of Engineers

Jay A. Greenwell, PLS

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

Debbie Arbolino

From: Thottakara, Shajan <ThottakS@co.rockland.ny.us>
Sent: Wednesday, June 03, 2020 4:32 PM
To: Debbie Arbolino
Cc: Altieri, Vincent; OBZPAE; brennerlaw@optimum.net
Subject: Organic Recycling, Inc., Site Plan, 121 Route 303, Orangeburg

[External Email]

To the Town of Orangetown Zoning Board of Appeals with copies to the applicant's representative and Building Department:

This is in response to the municipal referral from the Zoning Board of Appeals dated May 22, 2020 the regarding the above referenced subject.

The RCDA has previously reviewed the above referenced site and determined that it is within the jurisdiction. Since the current proposal does not include site developments but for the renewal of performance standards, the RCDA has no comments.

Thank you

Shajan S. Thottakara P.E., CFM
Rockland County Drainage Agency
23 New Hempstead Road
New City, New York 10956
(845) 638-5081

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



May 29, 2020

Daniel Sullivan, Chairman
Town of Orangetown
Zoning Board of Appeals
1 Greenbush Road
Orangeburg, NY 10962

RE: Organic Recycling – Renewal of Special Use Permit

Dear Chairman Sullivan:

Organic Recycling Inc. (ORI) will soon submit an application for a five-year renewal of their Special Use Permit.

I would like to express the Orangetown Highway Department's support of the renewal. ORI has been our neighbor for many years. In the 22 years that I have served as Superintendent of Highways, they have repeatedly proven to be a supportive and excellent neighbor.

Their close proximity of our facilities provides us an opportunity to observe & experience ORI's professional and high caliber operation & services. They run a safe & professional operation and are proactive in ensuring no nuisance odor is generated.

They have beautified and helped maintain the entrance & pathways by our Resident Drop-Off Center. The formally bare strip of land is now paved with paving & natural stones and refreshed with plants & shrubs. The formally dilapidated Route 303 Drive-In Theatre marquee, at the entrance, was restored by ORI and recognized by Keep Rockland Beautiful Inc. They have always been supportive and have participated in our Annual Open House for the last 24 years. They take this opportunity to educate the public on composting and recycling.

ORI has saved money for the Department, Town and taxpayers. They screen the department's road sweepings for free and have saved us over \$ 250,000 in disposal fees.



- Page 2
Organic Recycling – Renewal of Special Use Permit

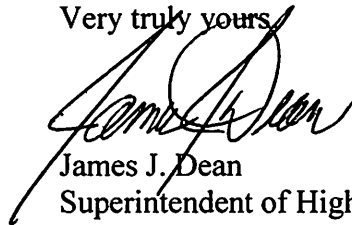
Furthermore, they provide free screen stone for use in our drainage projects. In several cases, they have loaned us equipment at no charge.

By design and need, the Highway Department facility is used at all times of day and night. Having such a supportive neighbor with complimentary and compatible business is a real benefit to us and the Town of Orangetown as a whole.

ORI is a pioneer yard waste recycling facility. We have worked with them for more than 27 years. They were in the green business before it was commonplace to think green! They are a proven entity and good corporate citizen that provides taxable revenue to the Town of Orangetown.

I would like to thank you and all Zoning Board Members for your on-going dedication to keep Orangetown a great place to live and work!

Very truly yours,



James J. Dean
Superintendent of Highways

JJD:hw

Memo

To: Zoning Board, Jane Slavin Director OBZPAE

From: Michael B.Bettmann Chief Fire Inspector

Date: June 24th, 2020

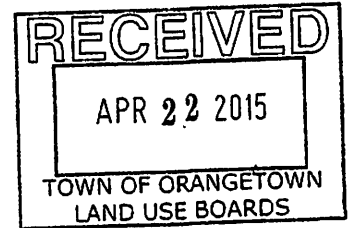
Re: ORI Performance Standards

In addition to my comments 5 years ago the emergency access gate by DEME must be kept clear at all times.



FIRE
DEPARTMENT
EMERGENCY
ACCESS
DO NOT
BLOCK

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



April 21, 2015

Organic Recycling 117A Route 303, Tappan, New York

1. Site plan should show the following: Storage trailers, office trailers, 1000 gal diesel fuel tank, storage areas for flammable liquids, gases, any trailers being used as mechanics shops, etc...
2. Fire alarm system must be maintained per code in buildings 1 and 2.
3. Road ways throughout site must be maintained at all times to provide emergency vehicle access for fire apparatus etc...
4. The emergency access gate located opposite the gasoline pumps at the Orangetown Sewer department must be kept clear at all times for a width of 20 feet until the access reaches the internal road on the site.
5. Was there a height restriction imposed at the time of issuing the first use permit to the site for the soil and mulch piles?

A handwritten signature in cursive script, reading "Michael B. Bettmann". The signature is written in black ink and is positioned above the printed name.

Michael B. Bettmann
Chief Fire Inspector
Town of Orangetown



Department of Environmental Management and Engineering
Town of Orangetown

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

June 30th 2019

Deborah Arbolino
Zoning Board of Appeals
20 Greenbush Road
Orangeburg, NY 10962

Re: Organic Recycling Inc., 121 Route 303, Orangeburg NY
Section 74.19, Block 1, Lot 3, LI Zone
Performance Standards Review

Dear Ms. Arbolino:

Please see attached memorandums detailing the specific areas of concern that need to be addressed.

Yours Truly,

Eamon Reilly, P.E.
Commissioner

Encl: Memorandums

Cc:



Department of Environmental Management and Engineering
Town of Orangetown

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

Memo

To: Eamon Reilly

From: Dylan Hofsiss **DH**

Date: June 19, 2020

Re: Organic Recycling Inc

Organic Recycling must provide a standard operating procedure for dust control/odor control. The current Plan/Procedure is not adequate for the processes being conducted on site.



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

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

Memo

To: Eamon Reilly, PE, Commissioner DEME
From: Michael Weber, Industrial Pretreatment Director *MSU*
cc: FILE
Date: June 19, 2020
Re: Organic Recycling Renewal of Performance Standards

The Industrial Pretreatment Permit #2020-032 issued to Organic Recycling Inc. covers the performance review for this project. Please note that this department has contacted the Permittee to inform them that they are delinquent in providing their reporting required data per the Town issued Industrial Discharge Permit. It should also be noted that Page 1 of the Resume of Operations and Equipment fails to include the Wastewater Discharge Permit in the list. Page 6 should also have the IPP listed under the "Resource Management" section Water Regulation.

Eamon Reilly, P.E.
Commissioner

Organic Recycling Renewal of Performance Standards
121 Route 303, Orangeburg

June 3, 2020 File

1. There are no engineering issues related to the above listed project.

Bruce Peters, P.E.
Engineer IV





Department of Environmental Management and Engineering
Town of Orangetown

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

Memo

To: Eamon Reilly

From: Dylan Hofsiss *DH*

Date: June 19, 2020

Re: Organic Recycling Inc

I have no objections with Organic Recycling Inc odor and dust control measures.