

**Meeting of December 13, 2017  
Town of Orangetown Planning Board**

**MEMBERS PRESENT:** Kevin Garvey, Chairman; Bruce Bond, Vice Chairman; Thomas Warren; William Young; Michael Mandel; Stephen Sweeney and Robert Dell

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Jane Slavin, Director, Department of Building, Zoning, Planning Administration and Enforcement; Robert Magrino, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk Boards and Commissions

Kevin Garvey, Chairman, called the meeting to order at 7:30 p.m.  
Mr. Garvey read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

**Continued Items from September 13, 2017:**

<b>Paragon Motors Site Plan</b>	<b>PB #17 - 01</b>
Prepreliminary/ Preliminary Site Plan and SEQRA Review 64 Leber Road, Blauvelt 70.06/1/50.4; LO zoning district	<b>Postponed to January 24, 2018 Meeting</b>

<b>Paragon Motors Re-subdivision Plan</b>	<b>PB #17 - 22</b>
Prepreliminary/ Preliminary/ Final Subdivision (Lot Line Readjustment) And SEQRA Review 64 Leber Road, Blauvelt 70.06/1/50.4 & 1./13; LO zoning district	<b>Postponed to January 24, 2018 Meeting</b>

**New Items:**

<b>U.S. Information Systems Project Site Plan</b>	<b>PB #17 - 51</b>
Final Site Plan Review 25 Ramland Road, Orangeburg 73.20/1/26; LIO zoning district	<b>Final Site Plan Approval Subject to Conditions</b>

<b>Henry Kaufmann Campground Master Plan</b>	<b>PB #17 - 58</b>
Amendment to PB #13-23, July 24, 2013 Prepreliminary/ Preliminary Review and SEQRA Review 667 Blauvelt Road, Pearl River 69.14/1/28 & 69.10/2/21; R-80 zoning district	<b>Continued: Revise Plan</b>

<b>Henry Kaufmann Campground Site Plan</b>	<b>PB #17 - 59</b>
Prepreliminary/ Preliminary Site Plan and SEQRA Review 667 Blauvelt Road, Pearl River 69.14/1/28 & 69.10/2/21; R-80 zoning district	<b>Continued: Revise Plan Needs Drainage</b>

<b>HNA Training Center Site Plan</b>	<b>PB #17- 60</b>
Final Site Plan Review 334 Route 9W, Palisades 78.13/1/1; LO zoning district	<b>Final Site Plan Approval Subject to Conditions</b>

TOWN CLERK'S OFFICE  
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**Meeting of December 13, 2017  
Town of Orangetown Planning Board**

The decisions of the November 8, 2017 Planning Board Meeting was reviewed, edited, and approved. The motion for adoption was made and moved by Bruce Bond and seconded by Stephen Sweeney and carried as follows: Kevin Garvey, Chairman, aye; Bruce Bond, Vice Chairman, aye; Michael Mandel, aye; William Young, aye; Robert Dell, aye; Stephen Sweeney, aye and Thomas Warren, aye.

The Decisions of the above hearings, as attached hereto, although made by the Board before the conclusion of the meeting are not deemed accepted and adopted by the Board until adopted by a formal motion for adoption of such minutes by the Board. Following such approval and adoption by the Board, the Decisions are mailed to the applicant. The verbatim transactions are not transcribed, but are available.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Thomas Warren and seconded by Bruce Bond and agreed to by all in attendance. The meeting was adjourned at 9:30 p.m. The next Planning Board meeting is scheduled for December 20, 2017.

**DATED: December 13, 2017**

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



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**PB #17-51: U.S. Information Systems Project  
Site Plan  
Final Site Plan Approval Subject to Conditions**

**Permit #46352**

**Town of Orangetown Planning Board Decision  
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**TO: Diego Villareale, JMC Engineering, 120 Bedford Road, Armonk  
New York 10504**  
**FROM: Orangetown Planning Board**

**RE: U.S. Information Systems Project Site Plan:** The application of U.S. Information Systems, owner, for Final Site Plan Review for the expansion of an existing building with associated site improvements at a site known as “**U.S. Information Systems Project Site 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 21A of the Code of the Town of Orangetown. The site is located at 25 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 26 in the LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, December 13, 2017**, the Board made the following determinations:

Diego Villareale, Joseph Lagana and Laura Weiss appeared and testified.  
The Board received the following communications:

1. Project Review Committee Reports dated October 18, 2017 and December 6, 2017.
2. An Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated December 12, 2017.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated October 20, 2017.
4. A letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated December 13, 2017.
5. A letter from the Rockland County Highway Department, signed by Joseph Arena, Senior Engineering Technician, dated September 19, 2017.
6. A letter from the Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated September 12, 2017.
7. Copies of the following Board Decisions: ZBA #17-65, Approved; Front Yard, Side Yard, Total Side Yard, Building Height and Zoning Code §6.41 – Number of Interior Loading Dock Variances, dated September 18, 2017; ACABOR #17-39, Approved as Presented, dated September 19, 2017 and PB#17-29, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated June 14, 2017.

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8. Plans entitled U.S. Information Systems Project Site Plans, prepared by JMC Site Development Consultants, dated April 11, 2017, last revision date of September 7, 2017:

- SP-1: Cover Sheet
- SP-2: Site Existing Conditions Map
- SP-3: Site Demolition Plan
- SP-4: Site Layout Plan
- SP-5: Site Grading Plan
- SP-6: Site Utilities Plan
- SP-7: Site Erosion and Sediment Control Plan
- SP-8: Construction Details
- SP-9: Construction Details
- SP-10: Construction Details
- SP-11: Construction Details

9. Architectural Drawings prepared by Barry Terach, Architect, R.A., dated April 5, 2017;

- Cover Sheet
- A-0: Code Review
- A-1: Floor Plan
- A-2: Elevations
- A-3: Details

10. A copy of the Building Permit Referral signed by Building Inspector Rick Oliver dated April 12, 2017.

The Board reviewed the submitted plans. The hearing was then opened to the Public.

**Public Comment:**

Bob Gorglione, 142 Valley Forge Place, Orangeburg; raised concerns regarding the current constant noise at the site. He requested that the proposed building expansion be off of another part of the building, not the side that faces the residential side. Mr. Gorglione held that he should be entitled to a rebate on his property taxes since the value of his property will decrease due to the expansion of all of the warehouses in the area.

Steve DelSalvio, 262 Trenton Place, Orangeburg; held that the project on Ramland Road and other projects in the area are all warehouses and they are not even zoned for that use. This site is used 7 days a week and is full of trucks. Mr. DelSalvio noted that the rear parking area has expended into the buffer area and needs to be striped.

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Pat Mcilmurray, 138 Penn Court, Orangeburg; requested information regarding the number of trucks using the site, hours of operation of the business and noted that trucks have caused erosion of the side of the property due to the turning radius of the trucks.

There being no one else to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and second by Bruce Bond and carried as follows: Kevin Garvey, Chairman, aye; Bruce Bond, Vice Chairman, aye; Michael Mandel, aye; William Young, aye; Robert Dell, aye; Thomas Warren, aye and Stephen Sweeney, aye.

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

1. The following note shall be placed on the Site 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. The applicant shall comply with all relevant and pertinent conditions of all previous Board Decisions: ZBA #17-65, Approved; Front Yard, Side Yard, Total Side Yard, Building Height and Zoning Code §6.41 – Number of Interior Loading Dock Variances, dated September 18, 2017; ACABOR #17-39, Approved as Presented, dated September 19, 2017 and PB#17-29, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated June 14, 2017.
4. The hours of operation for the warehouse portion of the facility shall be Monday thru Friday, 7:00 a.m. to 6:00 p.m., except legal holidays. No incoming deliveries or outgoing shipments shall be permitted outside of these time periods.
5. Parking as shown on the east side of the property should be on pavement, not on grass. Car stops shall and striping shall be installed for the parking spots at this location.

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6. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
7. The square footage of the existing building shall be labeled on the Site Plan.
8. DEME recommends that soil borings, perc tests and determination of groundwater elevations be performed at the proposed underground drainage detention system. The tests/ investigations shall be performed in the spring when the ground water table is typically at its highest. DEME and the Building Department shall be notified when this work is to be done so that the tests can be witnessed. This shall be done **prior** to this proposal receiving Final Site Plan Approval.
9. The total area of disturbance shall be listed on drawing SP-4.
10. A post construction stormwater maintenance agreement (in accordance with NYSDEC Phase II regulations) for the proposed stormwater systems shall be submitted to DEME and the Town of Orangetown Town Attorney's office for review and approval. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with telephone number, yearly report to be submitted to DEME, etc.
11. Profiles for the proposed storm sewer mains shall be given on the drawings.
12. It appears as though the new warehouse location will be constructed over an existing water manhole; the drawings shall reflect any changes to the water line location because of this.
13. The datum for the contours shall be given on the Site Plan.
14. A note shall be added to the Site Plan indication the source benchmark for the referenced datum, including the BM elevations.
15. The stormwater Pollution Prevention Plan and calculations are under review. However, the calculations shall include the 25 year storm for both pre and post construction. Graphical inflow and outflow hydrographs shall be developed for both pre and post construction. The calculations shall also include storage – elevation tables and curves.
16. The applicant's engineer shall describe what the existing monitoring well, along the south side of the existing building which is labeled as to be removed on the Demo plan, drawing SP-3, is currently monitoring and why it is able to be removed under the proposed conditions.

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**17.** The proposed stormwater piping and manhole shall be relocated out of the porous pavement area and into the "traditional" pavement area, as the fill requirements around the piping would negate the porous pavement capabilities "above" it.

**18.** Catch basins shall be added to both sides of the proposed driveway entrance/ exit onto Ramland Road South and the flow they collect directed into the proposed pocket pond forebay.

**19.** The applicant's engineer is reminded that a 25 foot pond buffer, from the maximum water surface elevation, is required for the proposed stormwater basin, as per the NYSDEC Stormwater management design manual. No permanent structures may be located within that buffer. This buffer shall be reflected on drawings SP-4 through SP-7 (at a minimum.)

**20.** The proposed stormwater pond maintenance path, depicted on drawing SP-5 is inadequate. The maintenance path must provide access to not only the forebay and main pool, but also to the inlets and outlet structure. A detail for the proposed maintenance path shall be provided on the drawings. The applicant's engineer is reminded that the maintenance access path must be stabilized, i.e. grass/ top soil alone not sufficient.

**21.** No emergency spillway is shown for the proposed stormwater pond. This shall be corrected and a detail for same added to the drawings.

**22.** A "blow up" detail for the proposed stormwater pond shall be added to the drawing. Details for the facility i.e. cross-sections, berm reinforcing, aquatic bench, safety bench, plantings, emergency spillway, etc. shall be added to the plans.

**23.** A cross section thru the proposed stormwater pond shall be added to the drawings. This cross section shall include water quality/ channel protection/ overbank protection/ extreme flood control elevations and corresponding storage volumes, as well as outlet control structure outlets with corresponding elevations, emergency spillway with elevation, maintenance access path with elevations etc.

**24.** A fixed sediment marker shall be added to the detention basin. A detail for same, clearly showing actual height at which sediment is to be removed from the basin, shall be added to the drawings.

**25.** A detail for the proposed porous pavement shall be added to the drawings. This detail shall also clearly show how two types of pavement proposed, traditional and porous, shall be physically separated in order for both to function as designed into the future, (i.e. to prevent any migration of either subbase into the other subbase causing one or both to fail.)

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**26.** The proposed asphalt curbing, along the north side of the proposed porous pavement, shall be replaced with concrete curbing. Concrete curbing shall also be shown along the west side of the proposed porous pavement area. This is necessary to "hold/ contain" the proposed porous pavement and required subbase.

**27.** Rip rap shall be depicted at all storm sewer pipe inlets into the proposed stormwater basin. A rip rap channel or similarly reinforcing material shall be depicted running between the forebay and the main pool of the basin. Detail for these items shall be added to the drawings.

**28.** A detail stormwater management basin planting plan shall be supplied with the drawings.

**29.** Drawing SP-3 indicates that the existing sanitary cleanout, west of the existing parking lot that faces Ramland Road South is to be removed. However, drawing SP-6 states that a new sanitary building connection is to be "tied" into that same cleanout. This discrepancy shall be resolved. Also, the proposed sanitary building connection shall be 6 inch diameter pipe, not a 4 inch.

**30.** A profile of the proposed driveway off of Ramland Road south shall be added to the drawing.

**31. Drainage Recommendation**

The applicant has provided sufficient information to demonstrate that the proposed project can provide a zero net increase in peak stormwater runoff rates and can mitigate potential significant adverse impacts with respect to stormwater and, therefore the Planning Board Drainage Consultant, Brooker Engineering, recommends that the USIS Warehouse Expansion Site Plan be approved for drainage subject to the following Project Comments.

**Project Description**

This is the second drainage review report for this project. The last review was dated June 13, 2017. The property is located on the east side of South Ramland Road, just south of the Ramland Road cul-de-sac. There is an existing one story warehouse building and parking lot on the property. A 22,000 SF building addition is proposed on the south side of the building, and a total of 41,000 square feet of new impervious area is proposed, including the parking lot expansion and new entrance to South Ramland Road.

The property slopes downhill to the west, towards South Ramland Road. For this submission, the detention system consists of stormwater management basin with a permanent pool located near the front property line. As with the previous submission, this pond, this is located on the south side of the property and discharges to the catch basin on South Ramland Road. The proposed limit of disturbance is greater than 1.0 acre and a SWPPP has been provided for this submission. The pond provides storage for approximately 5.5 inches of rainfall runoff over the new impervious area.

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**Continuation of Condition #31...**

**Project Comments**

1) As per the June 13, 2017 drainage review report, the calculations correctly delineate the watershed at the appropriate design point of interest. Off-site runoff that enters the detention system is accurately incorporated into the watershed delineation. However, the off-site subarea consists of a well-drained soil that significantly lowers the overall weighted curve number used in the model. An alternate proposed conditions model shall be evaluated where the drainage watershed (PDA-1) is subdivided into the impervious area that is directly connected to the detention system (41,000 SF) and the remainder of the watershed that is conveyed to the detention system. These two hydrographs shall be combined and then routed through the detention system.

2) As per the June 13, 2017 drainage review report, show roof leader(s) from the proposed building.

3) As per the June 13, 2017 drainage review report, the Site Plans shall note if the building is a slab on grade or if a basement/crawl space is proposed.

4) As per the June 13, 2017 drainage review report, more detail is needed of the proposed grading that intends to direct the stormwater runoff to Curb Inlet CI-A-3-2-1. There is a strong possibility that during construction, the new parking lot may be graded in such a way that allows more runoff to bypass this inlet. For ease of inspection during construction and verification of the as-builts by the Building Department, the drainage area that is intended to enter the detention system shall be added to the Site Plan.

5) As per the June 13, 2017 drainage review report, the Drainage Consultant recommends a drywell be added closer to the property line to intercept some of the stormwater runoff from the new driveway that is too low to enter the proposed detention system.

6) As per the June 13, 2017 drainage review report, Soil testing shall be added to the plan to verify the presence of groundwater to support the permanent pool of the design.

7) The permanent pool elevation and 100 year water surface elevation of the pond shall be added to the Site Plan.

8) The permanent pool storage shall not be included as available flood storage in the routing calculations.

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**Continuation of Condition #31...**

9) The bottom of weir elevation of 91.25 is too close to the top of grate elevation of 91.5 for the outlet structure; the weir will not have the intended design opening.

10) Additional freeboard shall be provided between the 100-year peak stage of approximately 91.65 and the top of berm elevation of 92.0.

11) The table for the hydrograph routing shall include values for stage versus discharge and stage versus storage.

12) The engineer shall verify buffer requirements between the pond and building.

13) Typical sections in both directions for the stormwater management pond shall be added to the Site Plans for ease of inspection during construction.

14) It appears a low point is being introduced at the southern point of the new driveway (elevation 84.3) at the southern southwest corner of the site.

**32.** The Rockland County Highway Department reviewed the plan and offered the following comments:

1. The Rockland County Highway Department has reviewed the information provided and determined that the proposed design would not be adverse to county roads in the area.

2. Due to the location of this parcel, a Rockland County Highway Department Work Permit will not be required.

**33.** The Rockland County Department of Health (RCDOH) reviewed the plan and found that application is to be made to the RCDOH for review of the stormwater management system for compliance with the County Mosquito Code.

**34.** The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

**35.** All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

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**36.** 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 §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

**37. TREE PROTECTION:** The following note shall be placed on the site 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 preserve 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.

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**38.** All landscaping shown on the site plans 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.

**39.** 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.

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

**41.** 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).

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

**43.** 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

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

The foregoing Resolution was made and moved by Michael Mandel and seconded by William Young and carried as follows: Kevin Garvey, Chairman, aye; Bruce Bond, Vice Chairman, aye; Michael Mandel, aye; William Young, aye; Robert Dell, aye; Thomas Warren, aye and Stephen Sweeney, aye.

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: December 13, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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**PB#17-60: HNA Training Center Site Plan  
Final Site Plan Approval Subject  
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**Permit #46550**

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**TO: Brian Quinn, 67 N. Main Street, New City, NY 10956  
FROM: Orangetown Planning Board**

**RE: HNA Training Center Site Plan:** The application of HNA Training Center NY, LLC, owner, for Final Site Plan Review, at a site known as “**HNA Training Center NY, LLC Site 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 21A of the Code of the Town of Orangetown. The site is located at 334 Route 9W, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 1 in the LO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, December 13, 2017**, the Board made the following determinations:

Brian Quinn and Jesse Cokeley appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated December 6, 2017.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orange town, signed by Jane Slavin, R.A., A.I.A., Director, dated December 13, 2017.
3. Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated December 8 & 11, 2017.
4. A letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated December 12, 2017.
5. A letter from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated November 30, 2017.
6. A letter from the Rockland County Highway Department signed by Joseph Arena, Senior Engineering Technician, dated December 6, 2017.
7. A letter from the Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated November 13, 2017.
8. A letter from the Rockland County Office of Fire and Emergency Services, signed by Peter Byrne, dated November 16, 2017
9. A copy of a letter from the John Paulding Engine Company, Inc., Sparkill-Palisades Fire District, signed by John Bruen, Assistant Chief, dated November 21, 2017.
10. A letter from the New York State Department of Environmental Conservation, signed by Victoria Lawrence, Division of Environmental Permits, Region 3, dated August 3, 2017.
11. A letter from Maser Consulting, signed by Jesse Cokeley, P.E., Project Manager, dated June 7, 2017.

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12. A Stormwater Management Report for Palisades Executive Conference Center Expansion, dated June 7 2017, prepared by Maser Consulting.
13. A Narrative Summary prepared by Jesse Cokeley, P.E., Project Manager, Maser Consulting, dated June 7, 2017.
14. Preliminary Site Plans, prepared by Maser Consulting, dated June 7, 2017:
  - Sheet 1: Cover Sheet
  - Sheet 2: Project Notes
  - Sheet 3: Overall Layout Plan
  - Sheet 4: Building Layout Plan
  - Sheet 5: Parking Layout Plan
  - Sheet 6: Building Grading Plan
  - Sheet 7: Parking Grading Plan
  - Sheet 8: Soil Erosion & Sediment Control Plan
  - Sheet 9: Construction Details
  - Sheet 10: Construction Details
15. Building Permit Referral dated June 8, 2017, signed by Rick Oliver, Building Inspector.
16. Copies of Board Decisions: ZBA #17-75, Side Yard Variance Approved, dated October 4, 2017; ACABOR #17-44, Approved as Presented, dated October 5, 2017 and PB #17-39, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated July 26, 2017.
17. Copies of the following Emails: from Jesse Cokeley dated December 12, 2017 and Michael Bettmann, dated December 12, 2017.

The Board reviewed the plans. The hearing was then opened to the Public.

There being no one from the Public, a motion was made to close the Public Hearing portion of the meeting by Bruce Bone and seconded by Thomas Warren and carried as follows: Kevin Garvey, Chairman, aye; Bruce Bond, Vice Chairman, aye; Michael Mandel, aye; William Young, aye; Robert Dell, aye; Thomas Warren, aye and Stephen Sweeney, aye.

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

1. The following note shall be placed on the Site 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".

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**PB#17-60: HNA Training Center Site Plan  
Final Site Plan Approval Subject  
to Conditions**

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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. The applicant shall comply with all pertinent and applicable conditions of previous Board Decisions: ZBA #17-75, Side Yard Variance Approved, dated October 4, 2017; ACABOR #17-44, Approved as Presented, dated October 5, 2017 and PB #17-39, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated July 26, 2017. Applicant shall also comply with all previously issued Certificates of Occupancy and Special Permits with respect to this property.

4. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.

5. Profiles for the proposed drainage piping shall be added to the drawings.

6. During the project review committee meeting of December 6, 2017, it was determined that a stabilized fire/ emergency access road/path be added to the design. This MAY increase the area of disturbance (AOD) to over 1 acre. The applicant's engineer shall recalculate and AOD and if it is now over an acre, a full SWPPP shall be prepared and submitted for review and approval. Also, if the AOD is over an acre, the applicant's engineer will need to design a stormwater system that addresses stormwater quality as well as quantity. This will also require a change/ amendment to the Site Plan.

7. The geotechnical and sanitary reports provided are under review by DEME.

8. Revised grading and SESC plans shall be provided, based on the requirement for the previously mentioned fire/ emergency access road.

9. A profile for the proposed sanitary force main shall be added to the drawings, showing any and all crossings.

10. A post construction stormwater maintenance agreement (in accordance with NYSDEC Phase II regulations) for the proposed stormwater systems shall be submitted to DEME and the Town of Orangetown Town Attorney's office for review and approval. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with telephone number, yearly report to be submitted to DEME, etc.

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**11.** The applicant's engineer shall provide pump station calculations showing the derivation of the total dynamic head (TDH).

**12.** The submitted sanitary calculations are incomplete. The applicant's engineer shall design the proposed sanitary pump station/ system to fully comply with "10 State Standards" (i.e. peak hourly flow demand, force main minimum velocity, 24-hour emergency storage, wet well fill time, pump cycles, etc.) and provide these additional design calculations to DEME.

**13.** A sanitary precast manhole detail in accordance with Town of Orangetown standards shall be provided.

**14.** An exterior drop detail in accordance with Town of Orangetown standards shall be provided for the tie-in at the existing manhole.

**15.** The force main discharge manhole shown on Sheet 6 of the drawings indicates a 4.5 foot drop between inlet and outlet inverts. However, the detail for this manhole shown on Sheet 11 does not indicate this severe of a drop. For improved hydraulics, DEME recommends revising the invert elevation of the force main discharge pipe to follow the detail on Sheet 11.

**16.** The proposed sanitary pumping station and force main shall be labeled as private on the drawings.

**17. Drainage Review - Consultant**

Sufficient information and details have been provided to demonstrate that there are no potential significant impacts with respect to drainage that require mitigation. The Planning Board Drainage Consultant, Brooker Engineering, therefore recommends that the HNA Addition Site Plan application be approved for drainage subject to the following Project Comments:

This is the second drainage review report for this project; the last review was dated July 25, 2017. The proposed work includes a 12,000 square feet addition to an existing hotel. The addition is located on the east side of the existing building and has a curved face along the south side that follows the edge of an adjacent pond. Stormwater runoff flows in a southerly direction to the pond. The pond impounds a tributary to the Sparkill Creek and contains a weir control structure along the west (downstream) side of the pond. The stream and pond are not mapped FEMA watercourses with a defined and regulated floodplain. Additional work is proposed along the east portion of the parking lot to provide a minor reconfiguration of the parking lot and add additional parking spaces. Stormwater runoff mitigation is provided by a proposed underground detention system in the rear (north) side of the building.

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**Continuation of Condition #17...**

**Project Comments**

1. As per the July 25, 2017 report, a hydrologic and hydraulic analysis of the pond and stream shall be prepared to demonstrate the low floor elevation will not be inundated. It is recommended two feet of freeboard be provided between the low floor and the calculated 100-year peak pond elevation. The information provided in the narrative response on the spillway elevations shall be used in the analysis.
2. The footing drain on the north side of the building shall be below the proposed finished floor elevation. The footing drain shall not tie into the roof leaders or discharge to the detention system.
3. A typical swale detail for the rear yard has been added to the Site Plan, but dimensions for minimum depth and top and bottom widths shall be added.
4. The overflow for the detention system shall be shown on the detail prior to map signature.
5. Show the test pits locations on the plan that were used to verify the depth to groundwater of 15 feet.

**18. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:**

- A review must be completed by the New York State Department of Transportation, and all required permits obtained.
- A review must be completed by the Palisades Interstate Park Commission and any comments or concerns addressed.
- The comments in the November 16, 2017 letter from the County of Rockland Office of Fire and Emergency Services must be met.
- Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Towns, Villages, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.

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**Continuation of Condition #18...**

- Only one area has been delineated for snow storage. Given that there are 616 parking spaces for the use, it seems that this one area is deficient in providing adequate snow storage for the entire site. Additional snow storage areas must be provided to ensure that the plow drivers will know where to place the snow piles, and to protect the landscaping, located in the islands, from being broken from the weight of the snow and from causing salt intrusion to the plants. In addition, designating specific locations on the site for the snow piles, especially since only a minimum number of parking spaces are being provided, will eliminate the loss of parking spaces meant for the patrons and employees of the conference center.
- Prior to any grading or construction on the site, a soil and erosion control plan shall be developed that meets the New York State Guidelines for Urban Erosion and Sediment Control.
- There shall be no net increase in the peak rate of discharge from the site at all design points.

**19.** The Rockland County Highway Department reviewed the information and offered the following comments for consideration:

- The project would not be averse to County Roads in the area, and
- Due to the location of this parcel, a Rockland County Highway Department Work Permit will not be required.

**20.** The Rockland County Department of Health (RCDOH), Environmental Health Program reviewed the submission and found that all applicable applications have been submitted: Sewage disposal per Article IV, Section 4.2.1 of the Rockland County Sanitary Code and Stormwater Management system for compliance with the County Mosquito Code.

**21.** The Planning Board held that the requests and recommendations of the Town of Orangetown Bureau of Fire Prevention supersedes all other recommendations and requests of other emergency/fire service agencies and requests that all other comments and recommendations be coordinated by the Town of Orangetown Bureau of Fire Prevention.

In this request, the HNA Training Site Plan shall be revised to include the following roadway design per the Town of Orangetown Bureau of Fire Prevention: An 18 foot wide path, stabilized to support 75,000 pounds with an available turning around area, from the end of the existing access road to behind the proposed building. The applicant shall add a remote annunciator and an alarm device map at the point where Fire Department personnel will enter the building.

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**22. The Rockland County Office of Fire and Emergency Services had the following comments:**

- 1. Maser Engineering memo dated November 7, 2017, 3<sup>rd</sup> bullet under Question/ Answer 24:**
  - a. Please provide the fire flow requirements for this proposed addition and have SEUZ Water state the flow can be met with the current system. If demand is not achievable please state what steps will be necessary to meet the demand. A "Willingness to Serve Letter" does not cover this.
- 2. Maser Engineering memo dated November 7, 2017, 12<sup>th</sup> bullet under Question/ Answer 24:**
  - a. Please have the Sparkill Fire Chief's Office approve the location of the Fire Department Connections and any additional hydrants.
- 3. Maser Engineering memo dated November 7, 2017, 14<sup>th</sup> bullet under Question/ Answer 24:**
  - a. On a location visit, the Office of Fire and Emergency Services did not notice the existing access road in the rear of the existing building extending to this proposed location. If this is the plan, please have the Sparkill Fire Chief's Office approve.
- 4. Emergency first Responder portable radios need to work throughout the building to ensure the safety of the Police, Firefighters and EMS personnel.**

**23. The Sparkill-Palisaded Fire District reviewed the plans and provided the following concerns and comments.**

**Roadway Access Issues:**

- Site plans does not show a road to the proposed building, Must have.
- Roadway must be 25 feet wide and paved and maintained, including snow removal.
- The Roadway must be a minimum of 30 feet from the building.
- Roadway must be able to support a 40 ton apparatus.
- Roadway must allow an area to turn the apparatus around.
- Grade of the roadway MUST not exceed 10%.

**Alarm Plan:**

- Alarm map must be at the alarm panel to identify all specific Smoke, Heat & Carbon Monoxide Detectors locations.
- Annunciator to be placed at rear entrance of the building as well as the reception desk.
- Smoke, Heat & Carbon Monoxide Detectors shall be IP Address Heads that will transmit to 44 Control.

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**Continuation of Condition #23...**

**Hydrant/ FD Connection**

- Hydrant must be able to supply at least 2,400 gallons per minutes.
- There shall be no Obstructions around Hydrants, FD connection or Annunciator: such as Plants, trees & bushes, etc. for at least 10 feet.

**Building:**

- Building must have at least 2 points of egress from the roadway.

**24.** The New York State Department of Environmental Conservation (DEC) indicated that based upon its review of the circulated documents, it appears that the project may require the following permits:

- **Protection of Waters:** Tributary of the Sparkill Creek, Class B, DEC Water Index Number is H-13-3, Status is Protected. A Protection of Water permit is required to physically disturb the bed or banks (up to 50 feet from stream) of any streams identified above as "protected." A permit is not required to disturb the bed or banks of "non-protected" streams. If a permit is not required, please note, however the applicant is 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.
- **Freshwater Wetlands:** The project is near or in Freshwater Wetland NA-14, Class II. Be aware that a Freshwater Wetlands permit is required for any physical disturbance within these boundaries or within the 100 foot adjacent area. To have the wetland boundary delineated, contact NYSDEC Bureau of Habitat at 845-256-3057.
- **Water Quality Certification:** The project appears to contain federally regulated wetlands. The United States Army Corps of Engineers (ACOE) may require a permit for work completed in or impacting a federal wetland. If a permit from ACOE is required, a Section 401 Water Quality Certification may be required from the Department. Contact the ACOE directly at 917-790-8511 for any permitted they might require.

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**Continuation of Condition #24...**

- **State – Listed Species:** DEC has reviewed the State's Natural Heritage records and determined the site is located within or near known occurrences of the following state-listed species: Least Bittern (*Ixobrychus exilis*) – Threatened status. Any potential impacts of the proposed project on these species shall be fully evaluated during the review of the project pursuant to SEQRA. An Article 11, Title 5 Section 535 of Environmental Conservation Law Threatened and Endangered Species Incidental "Take" Permit is required for the incidental taking of any species identified as "endangered" or "threatened", which can include the removal of habitat. Additional information is needed to assess the potential impacts to the Least Bittern. The project sponsor shall provide stormwater management plans and erosion/sediment control measures to address potential impacts to water quality in the adjacent stream. Further measures may be necessary to avoid impacts to the species. For technical questions regarding this species and their associated avoidance and mitigation measures, please contact Tim Watson of Wildlife at 845-256-3045.
- **SPDES Stormwater (Construction):** The submitted documents indicate that approximately 1.15 acres (of the 106.9 acre site) are to be disturbed in order to develop the parcel. Compliance with the current SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-15-002) is required for projects that disturb one or more acres of land. As more than one acre is proposed to be disturbed, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with current SPDES General Permit noted above. The Town of Orangetown is an MS4 area (Municipal Separate Storm Sewer System); the Town has responsibility for review of the SWPPP. The MS4 Acceptance Form must be submitted to the NYSDEC. For information on stormwater and general permits, see the DEC website at <http://www.dec.ny.gov/chemical/8468.html>.
- **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 NYS Historic Preservation Office's online Cultural Resource Information System to initiate the review process. Visit NYS Office of Historic Preservation website at [nysparks.com/shop/online-tools](http://nysparks.com/shop/online-tools); <http://www.nysparks.com/shpo/>.

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**Continuation of Condition #24...**

- 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 unless you are otherwise notified.

**25.** The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

**26.** All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

**27. TREE PROTECTION:** The following note shall be placed on the Site 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.

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**Continuation of Condition #27...**

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.

**28.** All landscaping shown on the site plans 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.

**29.** 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.

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

**31.** 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 (applicants' engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicants 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).

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

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33. 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 DEMA 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

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

35. 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 §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

The foregoing Resolution was made and moved by Bruce Bond and seconded by Stephen Sweeney and carried as follows: Kevin Garvey, Chairman, aye; Bruce Bond, Vice Chairman, aye; Michael Mandel aye; William Young, aye; Stephen Sweeney, aye; Robert Dell, aye and Thomas Warren, aye.

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: December 13, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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