

**Town of Orangetown Planning Board Decision
July 26, 2017
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TO: JPMorgan, 237 Park Avenue, 12th Floor, NY, NY
FROM: Orangetown Planning Board

RE: **Project Sycamore Data Center Site Plan:** The application of JPMorgan Chase, applicant, for the Town of Orangetown, owner, for an Amendment to PB #17-33, Condition #35, dated June 28, 2017, at a site to be known as "**Project Sycamore Data Center 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 on Convent Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.08, Block 1, Lots 1, 3 & 4 in the RPC-OP zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, July 26, 2017**, the Board made the following determinations:

Brian Quinn, Edward Hesselbacher and Peter McCabe appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated July 19, 2017.
2. Coy of PB #17-33, Final Site Plan Approval Subject to Conditions, dated June 28, 2017.

The Board reviewed the request for the amendment. The meeting was then open to the Public.

Public Comment:

John Killen, Convent Road, Blauvelt; raised concerns regarding conflicts of truck traffic with school buses on the roadways between the hours of 8:30 to 9:00 a.m.

There being no one else from the Public, a motion was made to close the Public Hearing portion of the meeting by Bruce Bond 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, absent and Stephen Sweeney, aye.

DECISION: In view of the foregoing and the testimony before the Board, the application was Amended to remove Condition #35 of PB #17-33, Subject to the Following Conditions:

1. The applicant indicated it will make efforts to work with the New York State Office of Mental Health (OMH) to use the south roadway between the hours of 7:00 a.m. to 9:30 a.m.
2. The applicant shall also review the possibility of accessing the site through the Children's Psychiatric Center site to the extent feasible.
3. Construction vehicles leaving the Rockland Psychiatric Site that utilize Convent Road will proceed west to Blue Hill Road in order to access Veterans Memorial Highway, to the extent conditions permit.

TOWN CLERK'S OFFICE

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3. A wash down area shall be created on the site so that as the trucks leave the construction site, the trucks shall be washed down so that dust does not leave the site. The applicant shall follow all good construction practices.

The foregoing Resolution was made and moved by William Young and seconded by Bruce Bond 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, absent.

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: July 26, 2017

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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