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August 22, 2019

Supervisor Chris Day  
Town of Orangetown  
26 Orangeburg Rd  
Orangeburg, NY 10962

Re: Hegarty - Harmony Hill  
Interlocal Agreement  
19-1431B-2

Dear Supervisor Day:

My client is developing a two lot subdivision in the Borough of Montvale (see enclosed design - Harmony Hill). The accessibility to the real estate is through Elizabeth Street in Pearl River.

The Planning Board in the Borough of Montvale would like documentation that the real estate can be serviced by facilities in the Town.

These services can only be permitted through an Interlocal Agreement, Section 462 Article 14-C - General Municipal Law. A previous application in 2002 was tentatively approved by both municipalities, however this agreement was not finalized.

Accordingly, my client is requesting that he be permitted to use the Town's facilities through a Municipal Agreement.

For the record, I have sent inquiries to the Sewer Department, Highway Department, Police Department, Ambulance Department, and Fire Department.

If you require additional information feel free to contact me.

Very truly yours,



Donald Brenner

DB/jk

Enclosures

cc: Town Attorney, Town Board Members, Hegarty Homes

TOWN BOARD: TOWN OF ORANGETOWN  
COUNTY OF ROCKLAND  
STATE OF NEW YORK

<p>IN THE MATTER OF THE</p> <p>PETITION OF</p> <p>RYERSON FARMS, LLC 350 BOXBERGER ROAD VALLEY COTTAGE, NEW YORK</p> <p>AMENDMENT TO THE ZONING ORDINANCE OF THE TOWN OF ORANGETOWN FROM AN "LO" &amp; "R40:" DISTRICT TO AN "MFR" DISTRICT</p>	<p>PETITION</p>
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TO THE TOWN BOARD OF  
THE TOWN OF ORANGETOWN

The undersigned petitioner respectfully petitions your Honorable Board as follows:

FIRST:

Ryerson Farms LLC. is the contract purchaser of property located west of Greenbush Road and East of NYS Route 303 in the hamlet of Blauvelt, more particularly bounded and described in Addendum A annexed hereto.

SECOND:

The property described in Addendum A is known and designated on the Tax Map of the Town of Orangetown as:

<u>Section</u>	<u>Block</u>	<u>Lot</u>
65.15	1	1

THIRD:

Annexed hereto and marked Exhibit A is a copy of the Vicinity and Zoning Map, Exhibit B is a copy of the Area Use Map, and Exhibit C is a copy of a Map of the Tax Lot which is the subject of the Petition and of the surrounding parcels.

FOURTH:

Annexed hereto and marked Addendum B is a list of names and addresses of all owners owning property within 500 feet of the property which is the subject of this application as the same appears on the tax roll of the Town of Orangetown.

FIFTH:

That the property which is the subject of this Petition comprises approximately 17.32 acres.

SIXTH:

The property is currently vacant.

SEVENTH:

Said property is presently zoned "LO" and "R40."

EIGHTH:

Pursuant to the Town Law of the State of New York, and the Zoning Ordinance of the Town of Orangetown, petitioners hereby request that the Zoning Ordinance be amended to place the aforesaid real property, as described and shown in Exhibit C, in an "MFR" Zoning District which would allow the development of multifamily residences within said zone.

NINTH:

That said proposed change would be compatible with the uses in the adjoining and neighboring properties. Further, this would be the most practical way, economically and

beneficially, in which the property could be utilized. There appears to be no other permitted use under the present zoning that will bring a fair return on the property.

TENTH:

That said proposed use would be in the public interest of the residents of the Town of Orangetown, in that:

(a) the development of the property under an “MFR” Zone would establish a substantial tax ratable for the Town of Orangetown;

(b) the development of the property under an “MFR” Zone would fill a need for the residents of the Town of Orangetown;

(c) the development of the parcel under an “MFR” Zone would permit the developers to install needed water and sewer facilities to this area; and the granting of such relief as is sought in this Petition will be the most appropriate use of the subject parcel, and will preserve property values and will be beneficial to the owners.

(d) As proposed the development of the parcel will use a limited amount of the realty ( 9.5 acres) and the residual acreage will be donated to the Town of Orangetown ( 7.82 acres).

ELEVENTH:

That the parcel which is the subject of this Petition can best be developed under the proposed “MFR” Zone.

TWELFTH:

The subject property is located within 500 feet of the following:

(a) a state road - Route 303;

(b) a county road - North Greenbush Road;

(c) a Town Line - Town of Clarkstown and Town of Orangetown.

THIRTEENTH:

That the subject premises are not within 500 feet of any of the following:

- (a) any city or village boundary line;
- (b) any state park or recreation area;
- (c) any right-of-way of any state park or recreation area;
- (d) any county or state owned land on which a public building or institution is

situated.

FOURTEENTH:

Brendan Cunney, the V.P. of Rathmagurry Realty, Inc., owner of the property described in the petition submitted to the Town Board of the Town of Orangetown, do hereby give permission to the contract purchaser to file this petition for Zone Change.

WHEREFORE, petitioners respectfully prays that your Honorable Board take such steps and such action as may be necessary to grant the relief sought in this Petition.

Dated: June 14, 2019

Respectfully Submitted,

RYERSON FARMS, LLC

BY: William Brodsky  
WILLIAM BRODSKY

RATHMAGURRY REALTY, INC.

BY: Brendan Cunney  
BRENDAN CUNNEY

## Addendum A

## Addendum A

## Tax Lot Section 65.15 Block 1 Lot 1

BEGINNING at an iron pin on the easterly right of way of NYS Route 303, said iron pin marking the northwesterly corner of the lands described herein, and being formed by the intersection of the boundary line between the Town of Orangetown on the south and the Town of Clarkstown on the north, and running thence:

1. Along said boundary line between the Town of Orangetown and the Town of Clarkstown, N 85°09'55" E distant 280.10 feet to an iron pipe; thence
2. Along the westerly right of way of Greenbush Road the following four courses and distances:
  - a. S 5°35'30" W distant 716.42 feet to a Rockland County Monument; thence
  - b. S 5°15'15" W distant 556.89 feet; thence
  - c. Southwesterly, on a curve to the right having a radius of 905.41 feet and an arc length of 156.04 feet to a Rockland County Monument; thence
  - d. S 15°07'45" W distant 347.81 feet; thence
3. Along the northerly line of lands n/f Arri Inc. (Tax Lot 65.19-1-1), N 71°15'00" W distant 694.10 feet to an iron rebar, and a non-tangent point on a curve; thence
4. Along the easterly right of way of NYS Route 303, the following three courses and distances:
  - a. Northeasterly, on a curve to the left having a radius of 1,668.11 feet and an arc length of 433.71 feet, with a chord bearing of N 31°08'32" E; thence
  - b. N 23°49'34" E distant 630.00 feet to a point of curvature; thence
  - c. Northeasterly, on a curve to the left having a radius of 1,678 feet and an arc length of 583.39 feet, back to the point or place of BEGINNING.

## Addendum B



## ADDENDUM B - PAGE 1 OF 4

RYERSON FARMS, LLC. - 636 GREENBUSH ROAD  
BLAUVELT, NEW YORK

## REPUTED OWNERS WITHIN 500 FEET

<u>SECTION</u>	<u>BLOCK</u>	<u>LOT</u>	<u>OWNER/MAILING ADDRESS</u>
65.14	1	2	Kingship Realty LLC 634 Rte 303 Blauvelt, NY 10913
65.14	1	6	Grace Realty Holdings LLC 634 Rte 303 Blauvelt, NY 10913
65.14	1	9	F.M.L. Realty Rockland LLC 628 Rte 303 Blauvelt, NY 10913
65.15	1	3.2	Robert Zerilli 601 N Greenbush Rd Blauvelt, NY 10913
65.15	1	6	County of Rockland 11 New Hempstead Rd New City, NY 10956
65.18	1	8	Arriflex Corp. 617 Rte 303 Blauvelt, NY 10913
65.19	1	21	Victor Armaniaco 577 N Greenbush Rd Blauvelt, NY 10913
65.19	1	24	Vincent Carioscia Jr 583 N Greenbush Rd Blauvelt, NY 10913
65.14	1	3	Kingship Realty LLC 634 Rte 303 Blauvelt, NY 10913

## ADDENDUM B - PAGE 2 OF 4

RYERSON FARMS, LLC. - 636 GREENBUSH ROAD  
BLAUVELT, NEW YORK

## REPUTED OWNERS WITHIN 500 FEET

<u>SECTION</u>	<u>BLOCK</u>	<u>LOT</u>	<u>OWNER/MAILING ADDRESS</u>
65.14	1	7	Sun O Kim 491 Route 304 Bardonia, NY 10954
65.15	1	2	James Maris 609 N Greenbush Rd Blauvelt, NY 10913
65.15	1	4	County of Rockland County Office Building New City, NY 10956
65.18	1	9	Advanced Manolta LLC 105-107 Stonehurst Ct Northvale, NJ 07467
65.19	1	19	Town of Orangetown 26 Orangetown Rd Orangetown, NY 10962
65.19	1	22	Chester F Lubeck 581 N Greenbush Rd Blauvelt, NY 10913
65.19	1	25	Lisa M Runco 18 Pine Glen Dr Blauvelt, NY 10913
65.14	1	5	Japa Inc 632 Rte 303 Blauvelt, NY 10913
65.14	1	8	Sarah Winikoff 626 Rte 303 Blauvelt, NY 10913

## ADDENDUM B - PAGE 3 OF 4

RYERSON FARMS, LLC. - 636 GREENBUSH ROAD  
BLAUVELT, NEW YORK

## REPUTED OWNERS WITHIN 500 FEET

<u>SECTION</u>	<u>BLOCK</u>	<u>LOT</u>	<u>OWNER/MAILING ADDRESS</u>
65.14	1	10	Samaritan Daytop Foundation 138-02 Queens Blvd Briarwood, NY 11435
65.15	1	3.1	Greenbush Road LLC 75 Michael Roberts Dr. Pearl River, NY 10965
65.18	1	7	LIA Realty LLC 1258 Central Ave Albany, NY 12205
65.19	1	1	Arriflex Corp. 617 Rte 303 Blauvelt, NY 10913
65.19	1	20	Peter Solari 573 N Greenbush Rd Blauvelt, NY 10913
65.19	1	23	Anthony S Vaccaro 589 N Greenbush Rd Blauvelt, NY 10913
65.19	1	26	Patrick Trozzo 20 Pine Glen Dr Blauvelt, NY 10913
65.19	1	27	Carlo Minuto 22 Pine Glen Dr Blauvelt, NY 10913
65.19	1	28	George Alierio 24 Pine Glen Dr Blauvelt, NY 10913

## ADDENDUM B - PAGE 4 OF 4

RYERSON FARMS, LLC. - 636 GREENBUSH ROAD  
BLAUVELT, NEW YORK

## REPUTED OWNERS WITHIN 500 FEET

<u>SECTION</u>	<u>BLOCK</u>	<u>LOT</u>	<u>OWNER/MAILING ADDRESS</u>
65.14	1	4	TRS Realty LLC 634 Rte 303 Blauvelt, NY 10913
65.14	1	11.3	Golden Crust Rockland LLC 3958 Park Ave Bronx, NY 10457  Town of Clarkstown 10 Maple Ave New City, NY 10956 Attn: Planning Dept.

**Exhibit A**

**Vicinity and Zoning Map**

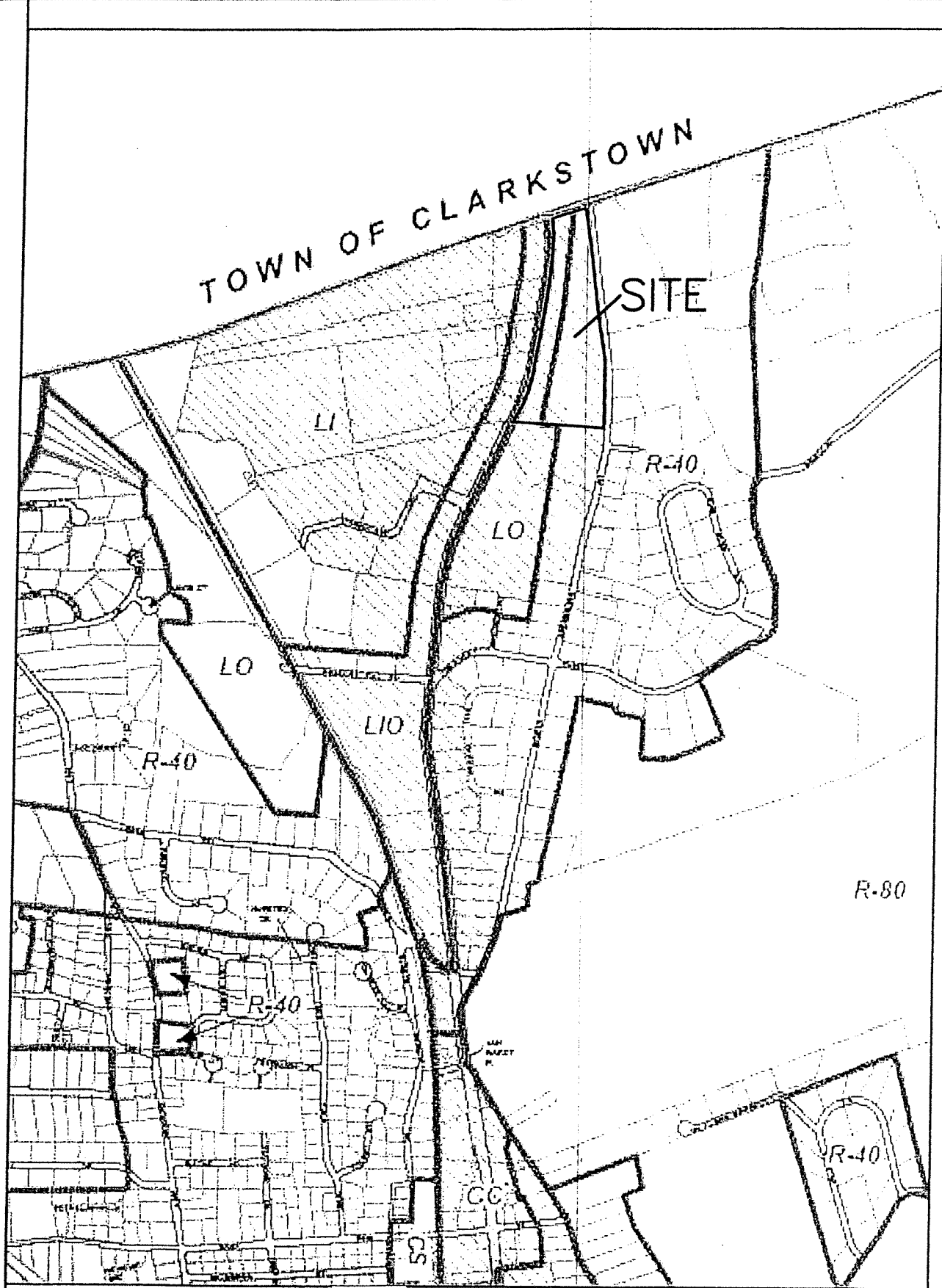


EXHIBIT A  
VICINITY AND ZONING MAP

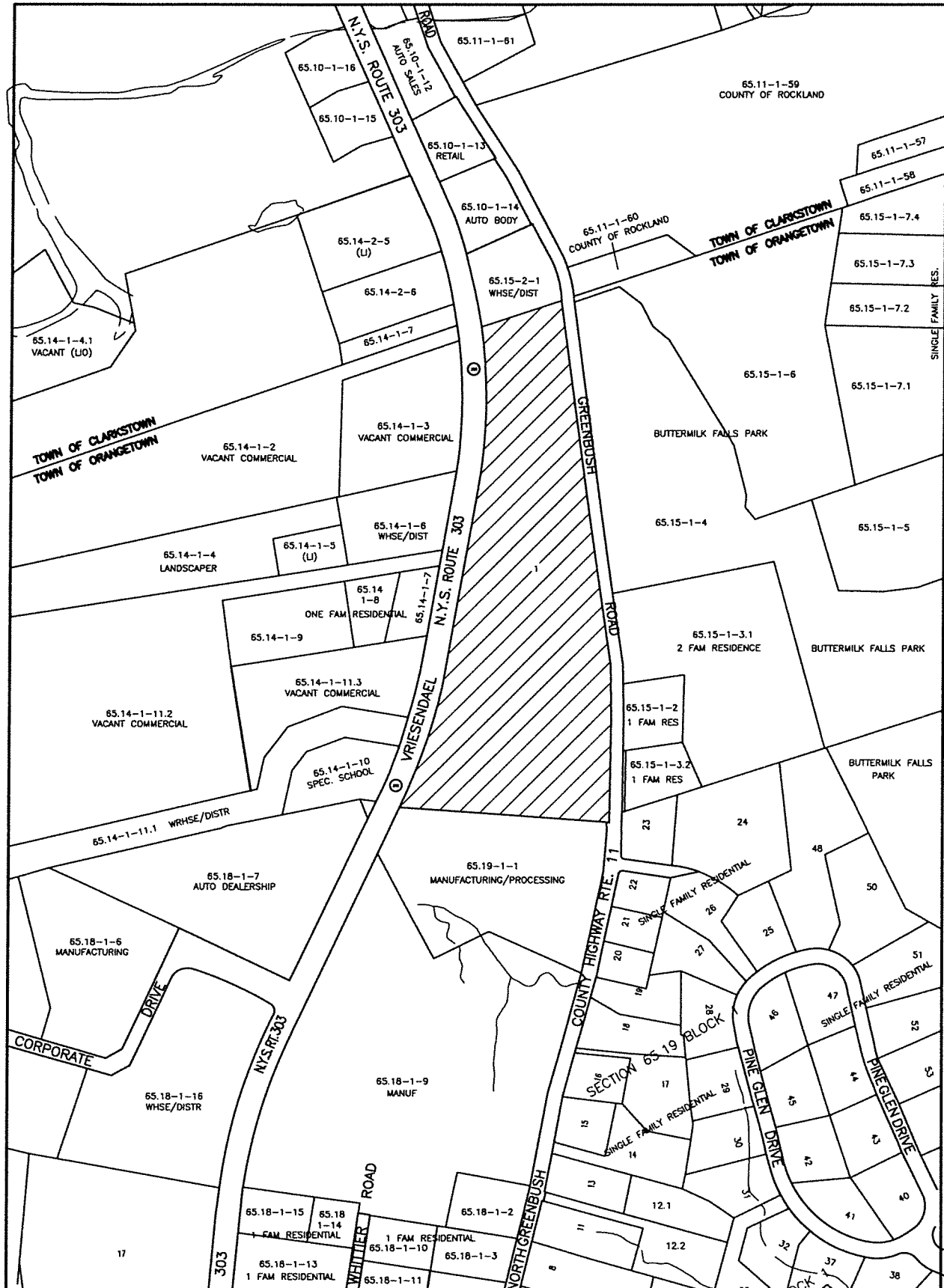
FOR:  
RYERSON FARM LLC  
350 BOXBERGER ROAD  
VALLEY COTTAGE, NEW YORK

SCALE: 1"=300'±

BY:  
DONALD BRENNER, PE, LUB  
4 INDEPENDENCE AVE  
BLAUVELT, NEW YORK 10983

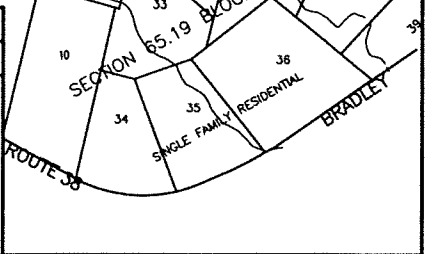
DATE: JUNE 2019

**Exhibit B**  
**Area Use Map**



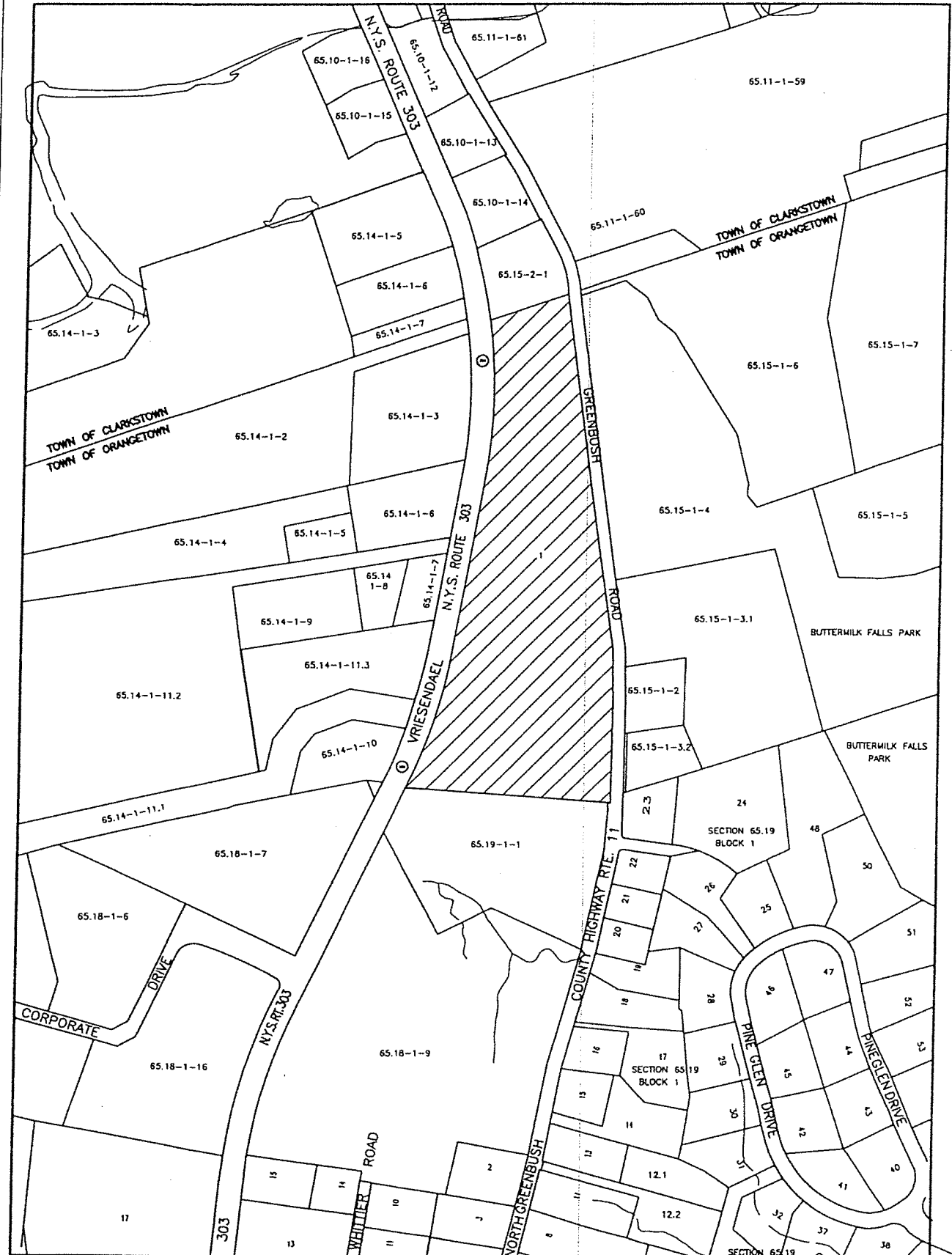
**EXHIBIT B**  
**AREA LAND USE MAP**

<p style="text-align: center;">FOR:  <b>RYERSON FARM LLC</b>          350 BOXBERGER ROAD          VALLEY COTTAGE, NEW YORK</p>	<p style="text-align: center;">BY:  <b>DONALD BRENNER, PE, LLB</b>          4 INDEPENDENCE AVE          BLAUVELT, NEW YORK 10983</p>
<p style="text-align: center;">SCALE: 1"=300'±</p>	<p style="text-align: center;">DATE: JUNE 2019</p>





**Exhibit C**  
**Tax Lot Map**



**EXHIBIT C**  
**MAP OF TAX LOT FOR ZONE CHANE**

<p>FOR:          RYERSON FARM LLC          350 BOXBERGER ROAD          VALLEY COTTAGE, NEW YORK</p>	<p>BY:          DONALD BRENNER, PE, LLB          4 INDEPENDENCE AVE          BLAUVELT, NEW YORK 10983</p>
<p>SCALE: 1"=300'±</p>	<p>DATE: JUNE 2019</p>

Full Environmental Assessment Form

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Patriot's Crossing		
Project Location (describe, and attach a general location map): East side of Route 303 in the Town of Orangetown (TL 65.15-1-1), Rockland County		
Brief Description of Proposed Action (include purpose or need): Zone change required from existing LO (Laboratory Office) and R-40 (Residential) to MFR (Multifamily Residential) to develop 68 Townhomes with public sewer and water. Access shall be from NYS Rte 303 and emergency access to Greenbush Road.		
Name of Applicant/Sponsor: Ryerson Farms LLC		Telephone: 845-590-0646
		E-Mail: wpbtcg@gmail.com
Address: 350 Boxberger Rd		
City/PO: Valley Cottage	State: NY	Zip Code: 10989
Project Contact (if not same as sponsor; give name and title/role): Same as applicant		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Rathmagurry Realty Inc.		Telephone:
		E-Mail:
Address: 1 Corporate Drive		
City/PO: Orangeburg	State: NY	Zip Code: 10962

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Zone Change	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACABOR	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rockland Planning & RCDOH + <i>RCDA</i>	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT - Highway Permit	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> </ul>		

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
<u>Town of Orangetown - Route 303 Overlay District</u> _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____ _____ _____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
LO (Laboratory Office) and R-40 (Residential)

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,  
i. What is the proposed new zoning for the site? MFR (Multifamily Residential)

**C.4. Existing community services.**

a. In what school district is the project site located? South Orangetown Central School District

b. What police or other public protection forces serve the project site?  
Town of Orangetown Police

c. Which fire protection and emergency medical services serve the project site?  
Blauvelt Fire Department

d. What parks serve the project site?  
Rockland County and Town of Orangetown parks

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multifamily Residential

b. a. Total acreage of the site of the proposed action? 17.32 acres  
b. Total acreage to be physically disturbed? 9.5 ~~8.88~~ acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.82 17.32 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 9 month 2020 year
- Anticipated completion date of final phase 9 month 2022 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

Commencement of project shall start upon Site Plan approval from town and shall last for approximately 2 years.

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

- i. Estimate methane generation in tons/year (metric): \_\_\_\_\_
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

- i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_
- iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_
- iv. Does the proposed action include any shared use parking?  Yes  No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_
- vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_
- iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>i. During Construction:</li> <li>• Monday - Friday: _____ As per Town Code</li> <li>• Saturday: _____ As per Town Code</li> <li>• Sunday: _____ As per Town Code</li> <li>• Holidays: _____ As per Town Code</li> </ul> | <ul style="list-style-type: none"> <li>ii. During Operations:</li> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> |
|--|---|

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:

\_\_\_\_\_

\_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe: \_\_\_\_\_

\_\_\_\_\_

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Street lighting and building lighting

\_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe: \_\_\_\_\_

\_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

\_\_\_\_\_

\_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

\_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_



s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

---

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

---

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	3.55	3.55
• Forested	17.13	8.25	-8.88
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	0.19	0.19	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Lawn and Landscaped Areas</u>	0.00	5.33	5.33

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
 If Yes,  
 i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): 344050, 344001  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 7+ feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Wethersfield	_____	96 %
Udorthents	_____	4 %
_____	_____	%

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 3+ feet

e. Drainage status of project site soils:

- Well Drained: \_\_\_\_\_ 96 % of site
- Moderately Well Drained: \_\_\_\_\_ % of site
- Poorly Drained \_\_\_\_\_ 4 % of site

f. Approximate proportion of proposed action site with slopes:

- 0-10%: \_\_\_\_\_ 68 % of site
- 10-15%: \_\_\_\_\_ 20 % of site
- 15% or greater: \_\_\_\_\_ 12 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: None determined by NYSDEC EAF Mapper. However, there may be potential dinosaur tracks.

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name ACOE unnamed & NYSDEC Approximate Size 0.19 acres total
- Wetland No. (if regulated by DEC) ID - NA4

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 Deer \_\_\_\_\_ Possums \_\_\_\_\_  
 Rodents \_\_\_\_\_  
 raccoons \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: \_\_\_\_\_

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

---

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

---

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: NYSDEC EAF Mapper

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local Parks (County and Town)

iii. Distance between project and resource: County Park across road miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

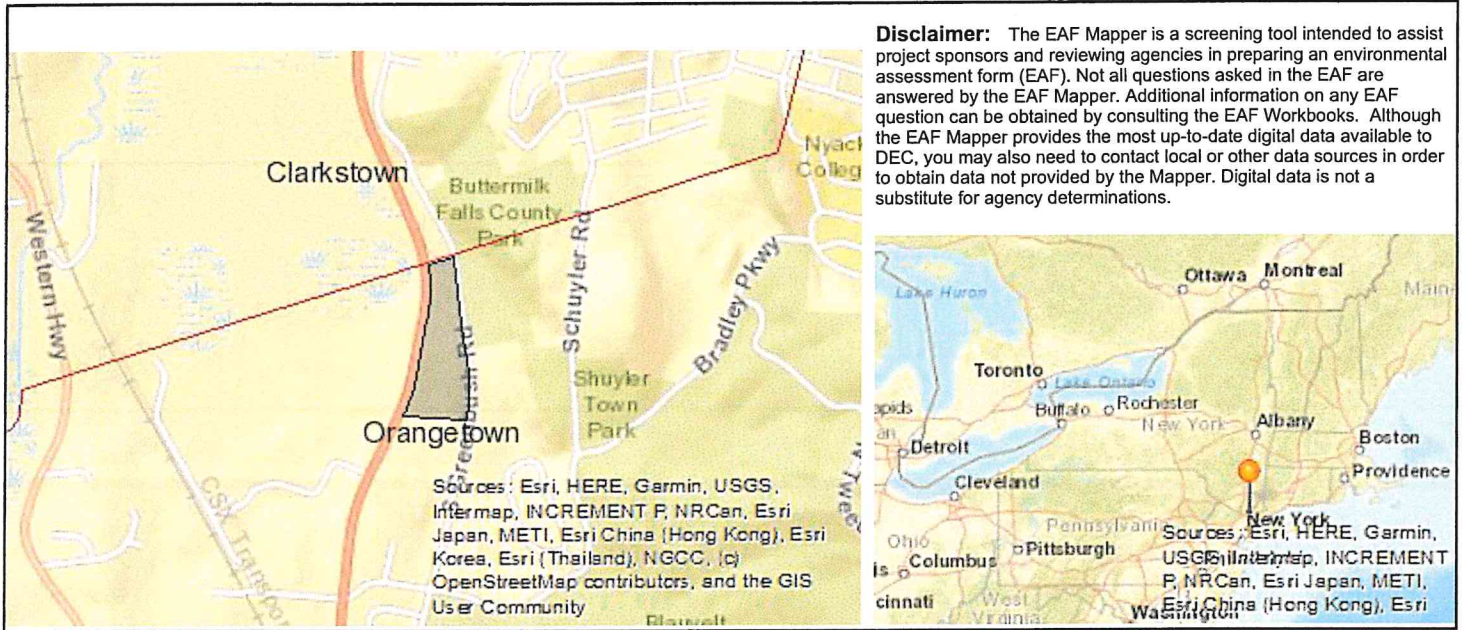
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Patrick Brady, PE Date May 14, 2019

Signature \_\_\_\_\_ Title Project Engineer

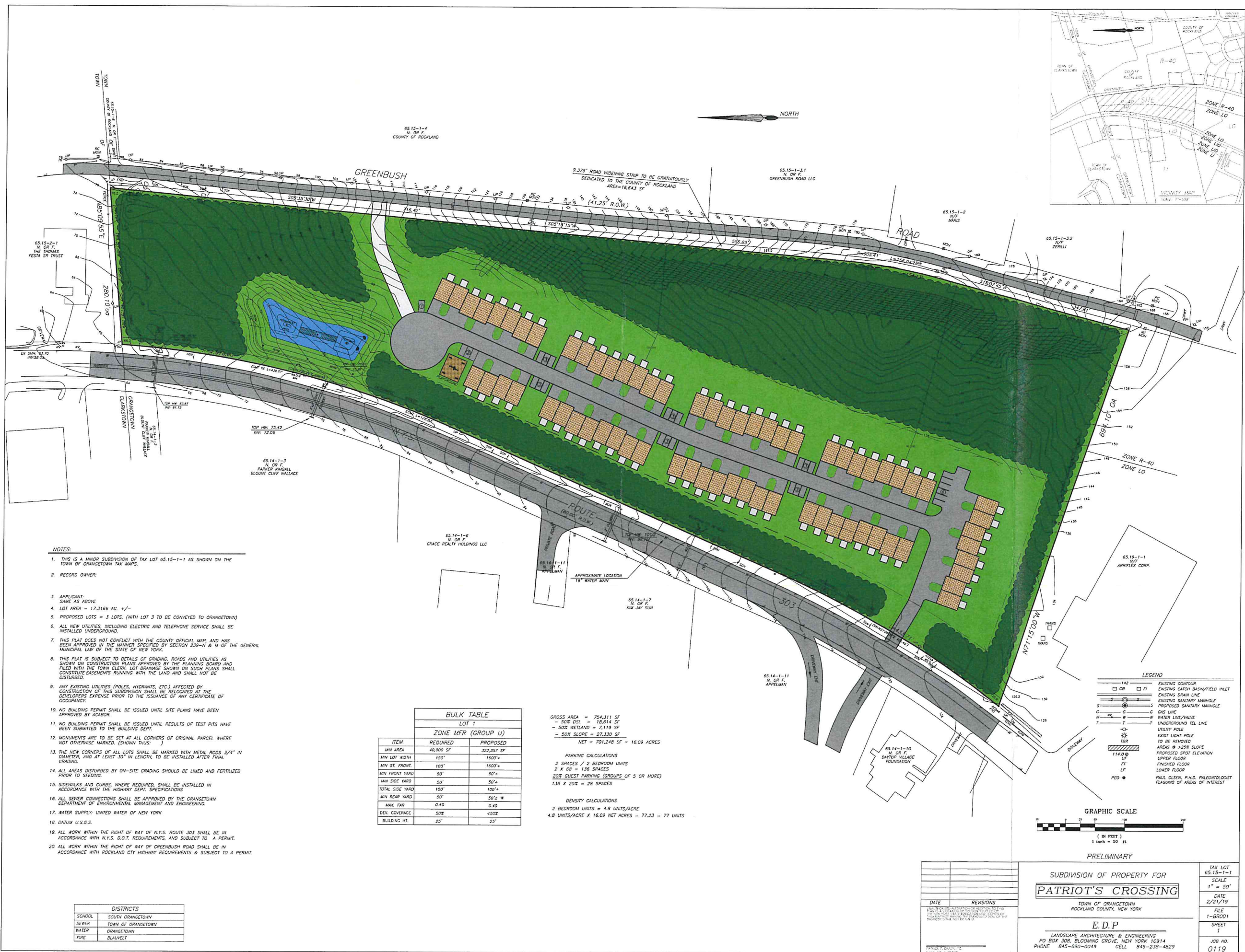
## EAF Mapper Summary Report

Tuesday, May 14, 2019 10:41 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344050, 344001
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No	43
E.3.a. [Agricultural District]	No	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	No	
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
E.3.f. [Archeological Sites]	Yes	
E.3.i. [Designated River Corridor]	No	



BULK TABLE		
LOT 1		
ZONE MFR (GROUP U)		
ITEM	REQUIRED	PROPOSED
MIN AREA	40,000 SF	322,357 SF
MIN LOT WIDTH	150'	1600'+
MIN ST. FRONT	100'	1600'+
MIN FRONT YARD	50'	50'+
MIN SIDE YARD	50'	50'+
TOTAL SIDE YARD	100'	100'+
MIN REAR YARD	50'	50'+
MAX FAR	0.40	0.40
DEV. COVERAGE	50%	<50%
BUILDING HT.	25'	25'

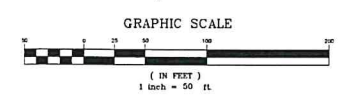
GROSS AREA = 754,311 SF  
 = 50% DSI = 18,614 SF  
 = 50% WETLAND = 2,119 SF  
 = 50% SLOPE = 27,330 SF  
 NET = 701,248 SF = 16.09 ACRES

**PARKING CALCULATIONS**  
 2 SPACES / 2 BEDROOM UNITS  
 2 X 68' = 136 SPACES  
 20% GUEST PARKING (GROUPS OF 5 OR MORE)  
 1.36 X 20% = 28 SPACES

**DENSITY CALCULATIONS**  
 2 BEDROOM UNITS = 4.8 UNITS/ACRE  
 4.8 UNITS/ACRE X 16.09 NET ACRES = 77.23 = 77 UNITS

**LEGEND**

142	EXISTING CONTOUR
CR	EXISTING CATCH BASIN/YIELD INLET
FI	EXISTING DRAIN LINE
S	EXISTING SANITARY MANHOLE
SM	PROPOSED SANITARY MANHOLE
G	GAS LINE
W	WATER LINE/VALVE
U	UNDERGROUND TEL LINE
T	UTILITY POLE
LP	EXIST LIGHT POLE
TBR	TO BE REMOVED
AREA @ >25% SLOPE	AREAS @ >25% SLOPE
114.0' @	PROPOSED SPOT ELEVATION
UF	UPPER FLOOR
LF	LOWER FLOOR
PF	FINISHED FLOOR
PEO	PAUL OLSON, P.H.D. PALEONTOLOGIST
	FLAGGING OF AREAS OF INTEREST



PRELIMINARY

**DISTRICTS**

SCHOOL	SOUTH ORANGETOWN
SEWER	TOWN OF ORANGETOWN
WATER	ORANGETOWN
FIRE	BLAINELET

**SUBDIVISION OF PROPERTY FOR**  
**PATRIOT'S CROSSING**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

**E. D. P.**  
 LANDSCAPE ARCHITECTURE & ENGINEERING  
 PO BOX 308, BLOOMING GROVE, NEW YORK 10914  
 PHONE 845-690-0049 CELL 845-239-4829

TAX LOT 65.15-1-1  
 SCALE 1" = 50'  
 DATE 2/21/19  
 FILE 1-BROD1  
 SHEET 1  
 JOB NO. 0119

DATE	REVISIONS



**DRAINAGE AGENCY**  
**DIVISION OF THE HIGHWAY DEPARTMENT**

23 New Hempstead Road  
New City, New York 10956

Phone: (845) 638-5081

Fax: (845) 708-7116

Email: [highway@co.rockland.ny.us](mailto:highway@co.rockland.ny.us)

**Charles H. "Skip" Vezzetti**  
*Superintendent of Highways*  
*Chairman, Drainage Agency*

**Vincent Altieri**  
*Executive Director*

**Via e-mail: [tclerk@orangetown.com](mailto:tclerk@orangetown.com)**

August 22, 2019

Town of Orangetown Town Board  
26 W. Orangetown Road  
Orangeburg, NY 10962  
Attn.: Rosanna Sfraga

**Re: Zone Change with Development: Patriot Crossing/Ryerson Farms**  
636 N Greenbush Road, Blauvelt  
Section 65.15, Block 1, Lot 1  
Tax Map: Town of Orangetown  
**Resource: Hackensack River**

Dear Ms. Sfraga:

The Rockland County Drainage Agency ("RCDA") has reviewed the above-referenced proposal included with the municipal referral dated: July 29, 2019.

Based on the information provided and maps available to the RCDA, the above referenced site/parcel is within the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846. The current referral is for an amendment to zone change petition that also references a site development proposal. Please note that an amendment to zone change petition does not require a permit from the RCDA; however, the site development referenced in the submission requires a Stream Control Act permit from the RCDA.

The proposal referenced in the zone change petition appears to be a conceptual development, not a project design for construction. Therefore, upon development of project design plans, please have the applicant submit an application to the RCDA for the site development proposal. Copies of the Rockland County Stream Control Act and permit application are being mailed to the project contact person and/or property owner along with a copy of this letter.

By copy of this letter the RCDA is hereby notifying municipal land use boards and departments that the site is within the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846, as noted above. Any future decisions or determinations made by municipal land use boards and departments regarding this site should indicate that it is within the jurisdiction of the RCDA and that a permit or a determination otherwise from the RCDA will be required for any future developments at this site. The RCDA recommends that the municipal land use boards and departments ensure the applicant has secured the necessary permits and approvals from all interested and involved agencies and has no outstanding violations, as a prerequisite for granting any final approvals.

The Rockland County Drainage Agency ("RCDA") does not object to the Town Board assuming responsibilities of lead agency for SEQRA purposes in the above-referenced matter.

Please contact Shajan S. Thottakara, P.E., CFM, at (845) 638-5081 or by email: [thottaks@co.rockland.ny.us](mailto:thottaks@co.rockland.ny.us), if you have any questions regarding this matter.

Very truly yours,

Vincent Altieri  
Rockland County Drainage Agency

c (with encl./attach.):

Michael Cunney

Rathmagurra Realty Inc,

Ryerson Farms LLC

Applicant

c (w/o) Building Department

Town of Orangetown

Planning Board

Town of Orangetown

Zoning Board of Appeals

Town of Orangetown

Rockland County Highway Department

Rockland County Planning Department

Shajan S. Thottakara, P.E., CFM

100 Brenner Drive, Congers, NY 10920  
(By Certified Mail, Article No. : 7018 1130 0002 0685 1128)

350 Boxberger Road, Valley Cottage, NY 10989

[OBZPAE@orantown.com](mailto:OBZPAE@orantown.com)

[ccoopersmith@orantown.com](mailto:ccoopersmith@orantown.com)

[darbolino@orantown.com](mailto:darbolino@orantown.com)

(by e-mail)

(File: 19 OHR 45 )

**Planning Board  
Town of Orangetown**

TO: Town Board

FROM: Planning Board *CAE*

DATE: July 31, 2019

RE: **Town Board Referral – Zone Change Request:** 636 North Greenbush Road, Blauvelt; 65.15-1-1, currently LO zone, change to MFR zone and Designation of Town Board as Lead Agency under SEQRA

At the July 31 2019 Planning Board Meeting, the Orangetown Planning Board had no objection to the Town Board being Lead Agency on the Zone Change request of 636 North Greenbush Road, Blauvelt; 65.15-1-1, currently LO zone, change to MFR.

**RECOMMENDATION:**

**The Board raised the following concerns:**

- The proposal is for high density housing which is not compatible with the surrounding area.
  
- The Board strongly suggests that the Town Board examine previous Planning Board Decisions in regard to the discovery of dinosaur footprints and fossils and delineate those areas on the site in which they were found.

On motion by Robert Dell and seconded by Michael McCrory and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, absent; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Stephen Sweeney, aye, and Bruce Bond, aye.

TOWN CLERK'S OFFICE  
2019 AUG -9 P 1:11  
TOWN OF ORANGETOWN

**Town of Orangetown Town Board**

Date: July 29, 2019

Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

Town Zoning Law, changing the zoning classification of the premises known as 636 N Greenbush Rd, Blauvelt (65.15-1-1) being currently located in the "LO" (Laboratory Office District) zoning district, to change the zoning classification of the property to that of "MFR" (Multifamily Residence District).

The Orangetown Planning Board agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

July 31, 2019  
Date

afw TW  
(Signature)

Chair  
(Print Name and Title)

Planning Board - Town of Orangetown  
(Name of Agency)

Encl.



# Rockland County

Ed Day, Rockland County Executive

---

**HIGHWAY DEPARTMENT**  
23 New Hempstead Road  
New City, New York 10956  
Phone: (845) 638-5060 Fax: (845) 638-5037  
Email: highway@co.rockland.ny.us

**Charles H. "Skip" Vezzetti**  
*Superintendent of Highways*

August 21, 2019

Ms. Rosanna Sfraga  
Town Clerk  
Town of Orangetown  
26 West Orangeburg Road  
Orangeburg, NY 10962

**RE: Proposed Zoning Map Amendment**  
**636 N Greenbush Road in Blauvelt, NY**  
**Tax Lot #65.15-1-1; LO Zoning District**

Dear Ms. Sfraga:

The Rockland County Highway Department (RCHD) was in receipt of your letter dated 07.29.19 along with the application documents pertaining to the above matter as part of the GML review process. The preliminary site plan was prepared by EDP Landscape Architecture and Engineering, dated 02.21.19. The review has been complete now and our comments are as follows:


1. The RCHD consents that the Town Board of Town of Orangetown serves as Lead Agency for coordinated environmental review of the proposed action.
2. The gratuitous land dedication to the County of Rockland as noted in the preliminary site plan shall be recorded in the County Clerk's Office prior to applying for a road work permit from the Rockland County Highway Department, provided the approval for the proposed development is granted by the Town.
3. As the proposed residential development is expected to generate more traffic in the area, a traffic impact study (TIS) shall be prepared to determine the traffic impacts on the adjacent public roads. The report shall also be submitted to the RCHD for their review.
4. The developer shall provide adequate internal traffic circulation and parking spaces within the parcel in question for the proposed residential development.

**Page 2**

5. A drainage report for the proposed development shall be prepared and submitted to the RCHD. There shall be no net increase in the peak rate of discharge from the site at all design points.
6. The developer shall investigate the availability of public transportation system adjacent to the proposed residential development. The developer shall also investigate providing easy access to these public transportation sites, such as sidewalk and bike path, to encourage the future residents to use public transportation.
7. The applicant shall have to verify the available sight distances at the driveways to promote traffic safety on the public roads.
8. As the project site being currently located in the "LO" (Laboratory Office) zoning district, the developer shall investigate and report noise and lighting issues in the area that may impact the proposed residential development.
9. A road work permit from the Rockland County Highway Department shall be obtained prior to starting any construction activities on the site.

We appreciate you for the opportunity to review the proposed development. Please feel free to contact us at 845-638-5060 with any question or concern you may have regarding this matter.

Thank you.



Dyan Rajasingham  
Engineer III

CC: Rockland County Department of Planning  
E.D.P. Landscape Architecture and Engineering

TOWN OF CLARKSTOWN  
DEPARTMENT OF PLANNING

JOSE C. SIMOES, PRINCIPAL PLANNER  
JAMES CREIGHTON, SENIOR PLANNER  
10 Maple Avenue  
New City, New York 10956-5099  
Tel: (845) 639-2070  
Fax: (845) 639-2071  
planning@clarkstown.org



TOWN OF CLARKSTOWN  
PLANNING BOARD

GILBERT J. HEIM, CHAIRMAN  
RUDOLPH J. YACYSHYN, VICE CHAIRMAN  
PETER E. STREITMAN, MEMBER  
EDWARD J. GUARDARO, JR., MEMBER  
PHILLIP J. DEGAETANO, MEMBER  
DOUGLAS B. KATZ, MEMBER  
EDWARD BERTOLINO, MEMBER

August 8, 2019

Rosanna Sfraga  
Town Clerk  
26 West Orangeburg Road  
Orangeburg, New York 10962

**RE: Town of Orangetown Referral: Lead Agency & GML review for Ryerson Farms (Patriot's Crossing), 65.15-1-1, Blauvelt**

Dear Ms. Sfraga:

The Planning Board reviewed the above referral at their August 7, 2019 meeting for a zone change from an existing LO and R40 to a MFR to develop 68 townhomes with public sewer and water and access from NYS Rte 303 and emergency access to Greenbush Road. Property is located on the east side of Route 303 on 17.32 acres of land, which of 9.5 acres to be physically disturbed and 7.82 acres to be donated to the Town of Orangetown.

After a brief discussion, on a Motion of Katz, Seconded by Guardaro, and carried 7:0, with Ayes of Heim, Yacyshyn, Streitman, DeGaetano and Bertolino, **the Clarkstown Planning Board has no objection to the Town of Orangetown being Lead Agency; however is concerned with over-utilization and the impact of traffic on Route 303. This proposal would be more appropriate in a Hamlet Center.**

Thank you for this opportunity to review this matter. Please do not hesitate to call me if you have any questions.

Sincerely,

  
Gilbert J. Heim  
Chairwoman

GJH:dp

CC: Rockland County Planning  
Clarkstown Planning Board

TOWN CLERK'S OFFICE  
2019 AUG 12 P 1:37  
TOWN OF ORANGETOWN

There will be no significant adverse environmental impact(s) as a result of the proposed action.

**REASONS SUPPORTING THIS DETERMINATION:**

The proposed action changes the zoning district of an existing tax parcel which was previously developed as a one family residence and is now vacant, and is located in a CO zone, to an R-15 zone, which is a neighboring zoning district. The parcel currently abuts the R-15 district.

The change is consistent with the most recent and proposed use of the existing lot; is consistent with the Town's Master Plan which notes residential uses on certain sections of Middletown Road; and is otherwise in the best planning and zoning interests of the Town and the owner of the parcel, who has requested the change of zoning classification. The existing lot is bordered to the east by the R-15 zone.

In addition, both the Town Planning Board, pursuant to Town Code Chapter 43, § 10.5, and the County Planning Department, pursuant to General Municipal Law §§ 239 L & M, have reviewed the proposed law, and neither has concluded that the proposed action will have any significant adverse impact.

**POTENTIAL IMPACTS DETERMINED NOT TO BE SIGNIFICANT:**

Based on the Short Environmental Assessment Form, prepared by the Town's Director of the Office of Building, Zoning, Planning and Enforcement, and the Town Board's familiarity with the parcels and the area in which they are situated, the Town Board has concluded that there will be no significant environmental impacts by the adoption of the zoning change specifically relating to:

- Traffic;
- Agricultural Land Resources
- Historic and Archaeological Resources
- Surface or Groundwater Quantity or Quality
- Critical Environmental Areas
- Energy
- Public Health
- Air Quality and Noise Levels
- Human Health, or
- Future Development of Adjacent and Nearby Lands





# Rockland County

Ed Day, Rockland County Executive

## 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 R. Miller**  
*Deputy Commissioner*

August 21, 2019

Orangetown Town Board  
26 Orangeburg Road  
Orangeburg, NY 10962

**Tax Data:** 65.15-1-1

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M  
**Map Date:** 2/21/2019

TOWN OF ORANGETOWN  
2019 AUG 26 A 11: 27  
TOWN CLERK'S OFFICE  
Date Review Received: 8/1/2019

**Item: PATRIOT'S CROSSING (O-952N)**

Zone change from the LO (Laboratory Office District) and R-40 (Low Density Residential) zoning districts to the MRF (Multi-Family District) zoning district for a 17.3166 acre parcel.

South side of the Clarkstown Town Line, east side of NYS Route 303, west side of North Greenbush Road, opposite Birchwood Drive

### Reason for Referral:

Town of Clarkstown, NYS Route 303, North Greenbush Road (CR 11), Buttermilk Falls County Park

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 Paul E. Olsen, Ph.D., a Professor of Earth and Environmental Sciences at Lamont Doherty Earth Observatory of Columbia University, is acknowledged as the preeminent expert on geology and paleontology of the Newark Basin area, where the subject property is located. In 1972, Dr. Olsen, along with Robert F. Salvia, discovered fossilized footprints and other plant fossils on the subject parcel. While some of the tracks were removed from the site, many of the fossils were left in place. Dr. Olsen has indicated that the specific location of the site is unique in Rockland County and in New York State with the regard to the potential to contain paleontological evidence in the form of fossils and especially due to the diversity of types of samplings the site offers.

On September 20, 2008, Dr. Olsen published his final report on a study he conducted of the site for paleontological evidence that same year. In it, he notes it is likely that significant new material could be discovered, should large-scale excavation happen. If excavation for development is to occur, he mentions a secondary goal of it should be for the discovery of additional fossil material. He further explained that excavation should be completed by removing large blocks of rock by mechanical excavators and subsequently cleaning the rock sufficiently for paleontological examination. He recommended that any fossil material found should be removed and, if the quality warrants it, deposited in an appropriate museum. We recommend that notes be added to the site plan describing this excavation procedure as a requirement and that compliance be a condition of any

**PATRIOT'S CROSSING (O-952N)**

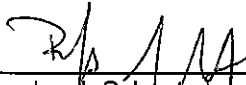
future site plan approval.

- 2 A review must be completed by the County of Rockland Department of Health and any comment or concerns addressed.
- 3 A review must be completed by the New York State Department of Transportation and any comments or concerns addressed.
- 4 A review must be completed by the County of Rockland Division of Environmental Resources and any comments or concerns addressed.
- 5 The Town of Clarkstown is one of the reasons this proposal was referred to this department for review. The municipal boundary is along the northern border of the site. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.  
  
The Town of Clarkstown must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Clarkstown must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.
- 6 Because the wetlands on the site have been determined to be federal wetlands, a review shall be completed by the U.S. Army Corps of Engineers (ACOE), and any comments or concerns addressed.
- 7 All wetland and wetland buffer areas to be preserved shall be clearly marked in the field prior to any clearing or construction. Notes shall be placed on the site plan regarding this field-marking requirement, as well as to explain the long-term use restrictions for these areas, including that no accessory structures shall be placed in these areas. We recommend that the wetland buffers or setbacks be shown as Conservation Areas.
- 8 The proposed plans shall comply with the Route 303 Overlay Zone, to the extent applicable.
- 9 The last time this parcel was reviewed, a subdivision was to occur with lot #3, a 4.4581-acre parcel, to be dedicated to the Town of Orangetown for the creation of "Jurassic Park." It must be indicated as to the status of this dedication, and whether this preservation is still planned to occur.
- 10 The Full Environmental Assessment Form indicates that there is no bedrock outcropping located on this parcel. Aerial imagery available to this department and the final report on fossils by Dr. Olsen, as mentioned above, show that a portion of the site has exposed bedrock. The Form shall be corrected to say there is bedrock outcropping on the site and should include the percentage of the site that is comprised of bedrock outcropping.
- 11 Map Note #17 refers to United Water as the water supplier. This should be corrected to Suez Water.
- 12 The bulk table provided with the map has a star next to the proposed value for the rear yard, indicating a note is attached to this number. However, there are no notes for the bulk table. The note should be added, or the star shall be removed.

**PATRIOT'S CROSSING (O-952N)**

13 The Town of Orangetown must do a comprehensive analysis of the site area to determine if other parcels should also be rezoned to the MRF zoning district.

14 If the zone change is approved, in order for the Rockland County Planning Department to update the zoning map for the Town of Orangetown, a copy of the Town Board resolution adopting the zone change must be sent for our records. Once the map is updated, if further action is required to adopt the revised zoning map, it is the responsibility of the Town of Orangetown.

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

- cc: Supervisor Chris Day, Orangetown
- Rockland County Department of Highways
- New York State Department of Transportation
- Rockland County Division of Environmental Resources
- Rockland County Sewer District #1
- New York State Department of Environmental Conservation
- E.D.P. Landscape Architecture & Engineering
- Town of Clarkstown
- U.S. Army Corps of Engineers
- Paul E. Olsen, Ph.D.

TOWN OF ORANGETOWN  
2019 AUG 26 4 10 27  
TOWN CLERK'S OFFICE

*\*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.*





# Rockland County

Ed Day, Rockland County Executive

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## ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340  
Orangeburg, New York 10962  
Phone: (845) 365-6111 Fax: (845) 365-6686  
RCSD@co.rockland.ny.us

**George Hoehmann**  
*Chairman*

**Dianne T. Philipps, P.E.**  
*Executive Director*

August 30, 2019

Ms. Rosanna Sfraga  
Town Clerk – Town of Orangetown  
26 Orangeburg Road  
Orangeburg, NY 10962

Re: Patriot's Crossing  
636 North Greenbush Road, Blauvelt  
Tax Lot 89/65.15-1-1 (formerly 45-104-854.1)

Dear Ms. Sfraga:

Our office has received and reviewed correspondence dated August 21, 2019 that the Rockland County Department of Planning prepared in response to the above referenced application to the Town Board. Our comments are as follows:

1. A previous application for this property, which is outside the boundaries of Rockland County Sewer District No. 1, had proposed a sanitary sewer extension that would connect to the District's sewer system on Route 303 in the Town of Clarkstown. If any structures on this lot will connect to the District's sewer system, the developer must apply for an "out-of-District" hookup to the District's sewers. A permit application **for each connection** must be submitted to the Executive Director, which must be supplemented by any plans, specifications, insurance, indemnification, or other information considered pertinent in the judgment of the Executive Director. Each application must be accompanied by:
  - a. A resolution from the Town of Orangetown Town Board approving the hookup of the sewer from this project to the Rockland County Sewer District No. 1 sewer system.
  - b. A resolution from the District's Board of Commissioners approving the hookup of the sewers from the buildings in Orangetown to the District's sewer system. The applicant must request the out-of-District connection and the resolution in writing.
  - c. An out-of-District connection fee of three thousand seven hundred dollars (\$3,700.00) **per connected unit**, which must be paid within thirty (30) days of the Board of Sewer Commissioners' approval of the connection.

- d. The annual sewer use fee for operations and maintenance, which must be paid within ten (10) days of sewer service becoming available and pro-rated as of that date.
  - e. The area benefit fee, which commences on the date of the Board of Sewer Commissioners' approval of the connection. Area benefit is calculated by an annual tax rate per one hundred dollars (\$100.00) of assessed value. This fee must be paid before release of approval.
  - f. An executed copy of a covenant agreeing to abide by the rules, laws and regulations of the District and its Law, as it may be amended, including the payment of annual sewer use fees and annual area benefit fees. This covenant must be:
    - i. In recordable form, including all prior mortgages or other encumbrances,
    - ii. Accompanied by requisite fees for recording as set forth by the County Clerk,
    - iii. Accompanied by an up-to-date Title Report and paid policy of Title Insurance,
    - iv. Acknowledged by owner of the land, and
    - v. Accompanied by a complete site survey and property description.
2. Out-of-District connections require approval from the Rockland County Department of Health. A copy of the approval documents must be submitted to the District.
  3. Out-of-District connections also currently require prior approval from the New York State Department of Environmental Conservation.
  4. The following comments apply if the developer applies for an out-of-District connection:
    - a. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
    - b. Rockland County Sewer District No. 1 requires sanitary sewer construction to conform to District standards. This includes but is not limited to relative air, vacuum and deflection testing of mainline sewer and manhole construction. The District must receive and approve certification of test results from a licensed professional engineer before approving the sewers on this project. If the District's standards differ from Town of Orangetown standards, the stricter standards will apply.
    - c. In order to reduce infiltration into the system, the District requires that the precast and doghouse sanitary manhole construction be in accordance with the District's standards. The District's standard details require the joints to have butyl rubber seals with *mortar in and out, and then to be coated with "Infi-shield" EPDM rubber seal wrap or approved equal.*
    - d. We request that submission to Rockland County Sewer District No. 1 of an as-built drawing of any proposed sanitary sewer extension be made a condition of granting certificates of occupancy.

Ms. Rosanna Sfraga

Page 3

August 30, 2019

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra  
Engineer II

cc: D. Philipps          M. Saber  
Helen Kenny-Burrows – Rockland County Department of Planning  
Elizabeth Mello, P.E. – Rockland County Department of Health  
Dyan Rajasingham – Rockland County Highway Department  
R. Allan Beers – Rockland County Department of Environmental Resources  
Christopher Wagner, P.E. – Town of Clarkstown Department of Engineering & Facilities  
Management  
Joseph Taylor – New York State DOT, 275 Ridge Road, New City, NY 10956  
E.D.P. Landscape Architecture & Engineering – P.O. Box 308, Blooming Grove, NY  
10914-0308  
Christine Brodsky – Ryerson Farms LLC, 350 Boxberger Road, Valley Cottage, NY 10989

File: TOO 65.15-1-1 – Palladino Subdivision  
Orangetown Out-of-District User  
Reader



**OFFICE OF BUILDING, ZONING, PLANNING  
ADMINISTRATION AND ENFORCEMENT**  
TOWN OF ORANGETOWN  
20 GREENBUSH ROAD  
ORANGEBURG, N.Y. 10962

**Jane Slavin, RA**  
**Director**

**(845) 359-8410**

**Fax: (845) 359-8526**

Date: September 3, 2019

To: Town Board

From: Jane Slavin, RA.,  
Director O.B.Z.P.A.E.

Subject: **Zone Change, from “LO” and “R-40” to MRF, Multi-Family Residential district.**  
North East side of Route 303, Blauvelt, NY, opposite Birchwood Drive

**Submission Reviewed:**

- Ryerson Farms, LLC (Patriot’s Crossing) dated July 2019 as prepared by Donald Brenner, P.E., LL.B.
- Full Environmental Assessment Form, dated 5-14-19 signed by Patrick Brady, PE.

The Petitioner is requesting that the Town Board consider their request for a zone change of a 17.1 acre parcel on Route 303 in Blauvelt known as Section 68.15, Block 1, and Lot 1. Said lot is located on the east side of Route 303 in the LO, Laboratory Office District and the R-40, Residential District. The request is to approve a change to the MFR, Multi-Family Residential District to allow for the construction of 68, two (2) bedroom condominium units.

**Previous Land Use Board approval history:**

- 1) 1967 a Special Permit was granted for a landfill operation.
- 2) July 30, 1983 Zoning Board of Appeals granted a Use Variance for a new Motor Vehicle Retail Sales and Storage building which was never constructed.
- 3) May 12, 1999 Planning Board Consultation for Site Plan Review and a Use Variance, referred to Zoning Board of Appeals.
- 4) July 22, 1999 Zoning Board of Appeals granted a Use Variance for a new auto center for sales and service for three (3) dealerships on the same lot which was never constructed.



- 5) May 13, 2009 Planning Board granted Preliminary Minor Subdivision approval known as "Palladino Minor Subdivision" for a mixed development with 80,000 square feet of commercial buildings with access to route 303 and 9 Town House units with access to and from North Greenbush Road. The developers decided not to move forward with the project due to Neighbors concerns and archeological finds on a portion of the property.
- 6) June 14, 2017 Planning board Consultation for Subdivision Plan Review, PB recommended that the applicant proceed with the prior Subdivision and Site Plan proposal for the property.

**Current Proposal Review Comments:**

- a) Petitioner describes a proposal for three (3) lots however the lots are not clearly delineated on the plans submitted.
- b) Plans shall show the 7.82 acre parcel to be dedicated to the town.
- c) How will the subdivision of the lot into (3) lots affect the Bulk requirements?
- d) Chapter 43, Table of Use Regulations, 3.11, MFR district column 6, number 1; "guest parking shall be in groups of 5 or more spaces", however proposed plan shows seven (7) groups of only 3 spaces.
- e) Chapter 43, Table of Use Regulations, 3.11, MFR district column 7, number 6 (b); "A specifically designated area or areas shall be available for recreational use of the residents", however no such areas are shown on the proposed plan.
- f) Chapter 43, Table of Use Regulations, 3.11, MFR district column 7, number 6 (c); "25% of the entire tract shall be reserved as useable open space for use by all residents of the development"; such areas shall be shown on the proposed plan.
- g) Chapter 43, Table of Use Regulations, 3.11, MFR district column 7, number 6 (d); "Facilities for refuse disposal shall be provided for all dwelling units, conveniently located for all groups", however no such areas are shown on the proposed plan.
- h) Chapter 43, Table of Use Regulations, 3.11, MFR district column 7, number 6 (e); "Open parking areas shall not be closer than 20 feet to any building or lot line", it appears that the groups of parking are shown closer than 20 feet from the buildings on the proposed plan.
- i) Chapter 43, Table of Use Regulations, 3.11, MFR district column 7, number 6 (o); "For developments in excess of 50 Units, a double-paved roadway of at least 24 feet and a median of 10 feet shall be provided or multiple single access roads shall be provided", however only one road is provided without a median on the proposed plan.
- j) There is a small area of federal wetlands located along the northerly property line and shall be clearly delineated.

- k) The proposal indicates an additional 138 parking spaces required for the 68 units. A traffic study should be provided to determine the impact on the surrounding roadways.
- l) The following items must be reviewed and revised accordingly on the Full Environmental Assessment Form:
  - 1. Part 1-B (c); Zoning Board of Appeals Approval may be required based on plan review comments above.
  - 2. Part 1-C (a); Route 303 Overlay District applies.
  - 3. Part 1-D (b); acreage breakdown has hand written totals that need to be reviewed and corrected.
  - 4. Part 1-D.2 (e)iii; should be checked “Yes” as stormwater is proposed to ultimately flow onto NYCDEC wetlands.
  - 5. Part 1-E.2 (b) should be checked “Yes” as bedrock is indicated on the plan.

Questions that should be considered when considering a zone change request:

- 1) Would the uses permitted in the requested zone change be appropriate in the area concerned?
- 2) Will this proposed action result in a change in the use or intensity of the use of the land?
- 3) How will future development affect traffic volumes and patterns along route 303, North Greenbush Road and the surrounding neighborhoods?
- 4) Will future development impair the character or quality of the existing community?

**PB #11-44: O'Sullivan Tree Service Site Plan - Consultation**

**Town of Orangetown Planning Board Decision**

**September 26, 2011**

**Page 1 of 4**

TO: John Atzl, Atzl, Scatassa & Zigler, P.C., 234 North Main Street,  
New City, New York 10956  
FROM: Orangetown Planning Board

RE: O'Sullivan Tree Service Site Plan: The application of O'Sullivan Tree Service, Inc., applicant, John Palladino, owner, (Donald Tracy for the applicant), for Consultation, at a site to be known as "**O'Sullivan Tree Service Site Plan Consultation**", 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 636 North Greenbush Road, Blauvelt Road, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 5 in the LO/R-40 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Monday, September 26, 2011**, the Board made the following determinations:

John Atzl, Donald Tracy and Jim O'Sullivan appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated September 21, 2011.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated September 26, 2011.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., September 20, 2011.
4. Site Plans prepared by Atzl, Scatassa & Zigler, P.C., dated July 22, 2011
  - Sheet 1: Concept Plan
  - Sheet 2: By Right Plan with Building Envelopes

**Public Comments:**

Jim Cinnelli, 547 Greenbush Road, Blauvelt, held that the proposed project will create odor and noise in a residential neighborhood.

Diana Lambut, 29 Whittier Road, Blauvelt, stated that the existing noise and odor from the present LO use in the area is unbearable.

Elaine Armaniaco, 577 Greenbush Road, Blauvelt, raised concerns regarding the development of the site. She held that the site is not suitable for the proposed use, and that the site is more suitable for a residential use.

TOWN CLERKS OFFICE  
2011 NOV 1 PM 9 36  
TOWN OF ORANGETOWN

**PB #11-44: O'Sullivan Tree Service Site Plan - Consultation**

**Town of Orangetown Planning Board Decision**

**September 26, 2011**

**Page 2 of 4**

Ann Brennan, 559 Greenbush Road, Blauvelt, discussed the history of the project site. She requested information regarding the impact of a zone change to other lots in the area.

Kelly Maris, an area resident, raised concerns regarding noise and odors from the proposed use of the site.

John Melnick, 523 Greenbush Road, Blauvelt, raised concerns regarding the increase in traffic to the area.

Robert Zerilli, 601 Greenbush Road, Blauvelt, expressed concerns regarding the increased noise created from the use of the site as proposed by the applicant.

George Blunt, resident of Greenbush Road, Blauvelt, opposed the proposed project.

Victor Armaniaco, 577 Greenbush Road, Blauvelt, opposed the zone change request. He raised concerns regarding the environmental impact to the neighborhood and the devaluation to his property.

Shanaz Fillmore, 497 Greenbush Road, Blauvelt, raised concerns regarding the increase in traffic to the area roadways.

Nancy Bush, 4 Park Lane, Nyack discussed changing the zoning from LO to LI.

**CONSULTATION: In view of the foregoing and the testimony before the Board, the applicant was provided with the following comments:**

1. The following note should 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

TOWN CLERKS OFFICE  
2011 NOV 1 PM 5 36  
TOWN OF ORANGETOWN

**PB #11-44: O'Sullivan Tree Service Site Plan - Consultation**

**Town of Orangetown Planning Board Decision**

**September 26, 2011**

**Page 3 of 4**

3. The current Zone District of the property is R-40 to the East of Greenbush Road side and LO to the West of Route 303. The applicant proposed a commercial use that falls under "Wholesale Sales" and therefore is only allowed in an LI zone district. The proposed use would need a zone change or Use Variance.

4. The following comment have been offered by the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, for consultation purposed only and shall not be construed as a final review:

- If a zone change is proposed, then the applicant would have to meet the LI zone district set backs and the Route 303 Overlay Zone requirements.
- Performance Standards review by the Town of Orangetown Zoning Board of Appeals would be required.
- The Site Plan shall be reviewed by the Town of Orangetown Architecture and Community Appearance Board of Review.
- Parking in any yard is not permitted unless approved by any Board having jurisdiction.
- All open storage yards shall be screened from adjacent lots and from the street lines.
- A Traffic Study shall be submitted to the Planning Board for review and approval.
- Topography shall be provided on the Site Plan showing existing and proposed contours.
- The height of the material in the storage bins shall be labeled on the Site Plan.
- The proposed height of the building shall be disclosed.
- The number of trucks stored overnight shall be shown on the Site Plan.

TOWN OF ORANGETOWN  
2011 NOV 1 PM 9 36  
TOWN CLERKS OFFICE

**PB #11-44: O'Sullivan Tree Service Site Plan - Consultation**

**Town of Orangetown Planning Board Decision**

**September 26, 2011**

**Page 4 of 4**

5. In regards to the new construction of a storage yard and nursery, the Town of Orangetown Fire Prevention Bureau offered the following comments:

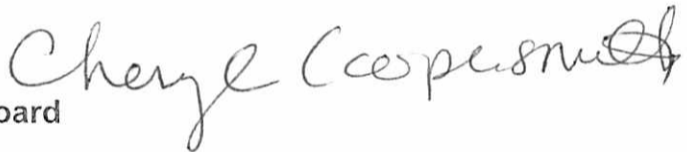
- 1) Install an NFPA 72 Compliant Fire Alarm System in the office building, connected to Rockland county 44-Control and reporting in Contact ID format with amber strobe, as per Town of Orangetown Code.
- 2) Due to the possible mulch fire risk, provide a private yard hydrant with a minimum 6" feed in the center of the yard.
- 3) Install portable fire extinguishers according to NFPA 10.
- 4) Install Emergency and Exit lights according to NEC.
- 5) Install a Key Box.
- 6) Maintain a 20' wide through road for Emergency Vehicle access and show access on Final Approved Site Plan.

6. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans prior to signing the final plans.

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

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Consultation** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: September 26, 2011**  
**Town of Orangetown Planning Board**



TOWN CLERKS OFFICE  
2011 NOV 1 PM 9 36  
TOWN OF ORANGETOWN

**PB #07-57- Palladino Minor Subdivision Plan-Preliminary Minor Subdivision Approval, Subject to Conditions/Neg. Dec.**

**Town of Orangetown Planning Board - Decision  
May 13, 2009  
Page 1 of 16**

**TO:** Donald Brenner, P.E., LL.B., 4 Independence Avenue,  
Tappan, NY 10983

**FROM:** Orangetown Planning Board

**RE:** The application of Paul Van Dyke, applicant for John Palladino, owner for Prepreliminary/Preliminary/Final Minor Subdivision Review for a 3 lot Minor Subdivision of a lot site to be known as "**Palladino Minor Subdivision 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 21 of the Code of the Town of Orangetown. The site is between New York State Route 303 on the east and Greenbush Road on the west. The Town of Clarkstown forms the northerly property line. A small wetland is located along the northerly property line, Blauvelt, New York, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 1 in the LO/R-40 zoning districts.

Heard by the Planning Board of the Town of Orangetown at meetings held **October 10, 2007, April 9, 2008, September 24, 2008 and May 13, 2009** at which time the Board made the following determinations:

**October 10, 2007**

Donald Brenner and Jay Greenwell appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated October 3, 2007.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated October 10, 2007.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated October 5, 2007.
4. A letter from the Rockland County Department of Planning, signed by Salvatore Corallo, Commissioner of Planning, dated October 10, 2007.
5. A letter from Rockland County Department of Highways, signed by Sonny Lin, P.E., dated October 1, 2007.
6. A letter from Rockland County Drainage Agency, signed by Edward Devine, Executive Director, dated October 2, 2007.
7. Letters from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated September 11, 2007.
8. A letter from Rockland County Sewer District #1, signed by Joseph LaFiandra, Engineer II, dated June 22, 2007.

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9. A letter from the Blauvelt Volunteer Fire Company, Inc., signed by Pieter Grosbeck, Chief, dated September 24, 2007.
10. A letter from the Town of Orangetown, Zoning Board of Appeals, signed by William Mowerson, Chairperson, dated September 12, 2007.
11. Conceptual Layout Subdivision Plan prepared by Jay Greenwell, PLS, LLC, dated July 10, 2007.
12. Short Environmental Assessment Form undated, signed by Donald Brenner.
13. A report submitted by the applicant entitled Phase I Archaeological Investigation for the proposed Palladino Subdivision, dated October 2007, prepared by Alfred G. Cammisa, RPA, Felicia Cammisa, Alexander Padilla, Tracker Archaeology Services, Inc.

**Public Comments:**

Chris Faltley, Assistant Chief of the Blauvelt Fire Department, wanted to address the location of the fire hydrants for the proposed subdivision.

Elaine Armaniaco, 577 Greenbush Road, Blauvelt, representing the Greenbush Collation; raised concerns regarding the loss of open space resulting from the development of the site. The site was listed on the Town of Orangetown Open Space list. Ms Armanico requested that the Board take a hard look at the proposed project during its review.

Fran Oldenberger, 314 Greenbush Road, Blauvelt, Acting Chairperson of the Town of Orangetown Open Space Committee, submitted an article dated March 8, 2000, from the Journal News. Ms Oldenberger noted that this site is the only habitat corridor for animals if a drought was ever to occur. The Board has an obligation to the community.

Kelly Maris, 609 Greenbush Road, Blauvelt, member of the Greenbush Coalition, raised concerns regarding the proposed site improvements; berming along route 303, buffer between residential and commercial uses and blasting on the site.

Morgan Watson, 129 Durfus Lane, Blauvelt, expressed concern regarding development of the site, noting specific items on the plan, sizes of the lots, trees and drainage details. Mr. Watson did not agree with the proposed development and requested additional details and more information to be provided by the developer.

The applicant requested a **CONTINUATION** of the application in order to fulfill the requests of the Board.

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**Town of Orangetown Planning Board - Decision  
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**April 9, 2008**

Donald Brenner and Jay Greenwell appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated April 2, 2008.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated April 9, 2008.
3. A letter from the Rockland County Department of Planning, signed by Salvatore Corallo, Commissioner of Planning, dated April 4, 2008.
4. Letters from Rockland County Department of Highways, signed by Joseph Arena, Principal Engineering Technician, dated March 3, 2008 and Sonny Lin, P.E., dated October 1, 2007.
5. A letter from Rockland County Sewer District #1, signed by Joseph LaFiandra, Engineer II, dated March 12, 2008.
6. A letter from the Town of Clarkstown, signed by Shirley Thormann, Chairwoman, Planning Board, dated March 31, 2008.
7. A copy of an E-Mail sent to Eileen Miller of Rockland County Department of Planning from Ed Landing, New York State Museum, dated September 21, 2007, faxed to Town of Orangetown on April 9, 2008 by Rockland County Department of Planning.
8. A letter signed by Dr. Ed Landing, New York State Paleontologist, New York State Museum, dated April 9, 2008.
9. A report prepared by Paul Boyer, dated February 14, 2008, titled Reconnaissance of the Proposals of the Palladino Subdivision.

**Public Comments:**

Fran Oldenberger, 314 Greenbush Road, Blauvelt, wanted to know if after the Paleontologist's review is completed, if a larger area than one acre would be set aside if warranted for the preserved area.

Morgan Watson, 139 Durfus Lane, Blauvelt, noted that he had some experience in paleontology and that due to the conditions of the site, wetlands; and rock formations, there could be some dinosaur tracks on other portions of the site.

The applicant requested a **CONTINUATION** of the application in order to fulfill the requests of the Board.

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**September 24, 2008**

Donald Brenner, Jay Greenwell and Paul Olsen appeared and testified.

The Board received the following communications:

1. A Project Review Committee Report dated September 17, 2008.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated September 24, 2008.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated September 17, 2008.
4. A letter from the Rockland County Department of Planning, signed by Salvatore Corallo, Commissioner of Planning, dated September 22, 2008.
5. A letter from the Rockland County Department of Highways, signed by Sonny Lin, P.E., dated September 24, 2008.
6. Letters from the Rockland County Drainage Agency, signed by Edward Devine, Executive Director, dated September 5, 2008 and October 2, 2007.
7. A letter from the Town of Clarkstown Planning Board, signed by Rudolph J. Yacyshyn, Acting Chair, dated September 3, 2008.
8. A letter from the Rockland County Division of Environmental Resources, signed by R. Allan Beers, Coordinator of Environmental Resources, dated April 24, 2008.
9. A letter from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated August 25, 2008.
10. A letter from Rockland County Sewer District #1, signed by Joseph LaFiandra, Engineer II, dated September 8, 2008.
10. A report entitled Final Report on a Paleontological Review of the John Palladino Property, Town of Orangetown, dated September 20, 2008, prepared by Paul E. Olsen, Ph.D.
11. A letter from the New York State Department of Transportation, signed by Mary Jo Russo, P.E., Rockland County Permit Engineer, dated September 22, 2008.
12. Plan entitled Subdivision/Site Plan of property for Palladino, prepared by Jay A. Greenwell, PLS, LLC, dated July 10, 2008.

**Public Comments:**

Elaine Armaniaco, 577 Greenbush Road, Blauvelt, questioned the purpose and use of the proposed park area and how the park would be maintained.

Kimball Parker, Route 303, discussed drainage and recommended a through street between Route 303 and Greenbush Road, and a traffic light on Route 303.

The applicant requested a **CONTINUATION** of the application in order to fulfill the requests of the Board.

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**PB #07-57- Palladino Minor Subdivision Plan-Preliminary Minor Subdivision Approval, Subject to Conditions/Neg. Dec.**

**Town of Orangetown Planning Board - Decision  
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**May 13, 2008**

Donald Brenner, Jay Greenwell and Paul Olsen appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated May 6, 2009.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated May 13, 2009.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated May 13, 2009.
4. A letter from HDR, signed by Harvey Goldberg, P.E., dated May 6, 2009.
5. A letter from the Rockland County Department of Planning, signed by Salvatore Corallo, Commissioner of Planning, dated May 12, 2009.
6. A letter from Rockland County Department of Highways, signed by Sonny Lin, P.E., dated April 5, 2009.
7. A letter from Rockland County Sewer District #1, signed by Joseph LaFiandra, Engineer II, dated May 12, 2009.
8. A copy of an E-Mail from Paul E. Olsen, dated May 12, 2009.

**Public Comments:**

Ann Brennan, 555 North Greenbush Road, Blauvelt, discussed the dinosaur tracks on the site and requested information regarding digging on the other two site. She wanted to know if in the event dinosaur prints are found on those sites, would anything be done.

Jim Cinelli, 547 South Greenbush Road, Blauvelt, raised concerns regarding the increase in traffic to Greenbush Road created by the proposed development.

Elaine Armaniaco, 577 Greenbush Road, Blauvelt, requested that a Full Environmental Assessment Form be submitted for this site. She asked for clarification on the proposed development of the commercial portion of the plan. Ms Armaniaco raised issue of the impact of commercial development on the residential nature of the area. She is concerned about blasting on the site.

Victor Armaniaco, 577 Greenbush Road, Blauvelt, requested information regarding the plan, noting the stakes on the site and that the property lines appear to be different that prior project submissions.

Joseph Levine, 537 South Greenbush Road, Blauvelt, wanted the Board to explain the Planning Board process.

Kelly Maxis, 609 Greenbush Road, Blauvelt, expressed concerns regarding the size the site and the future condition of the existing dirt road on site. Ms Maxis raised concerns regarding blasting on the site.

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Maria Minichiello, 28 Erie Street, Blauvelt, objected to the development of more housing and commercial development in Blauvelt.

Max Jacobbi, 604 Route 303, Blauvelt, supports the project, noting that the Town of Orangetown needs to lower taxes for its residents.

A motion was made to close the Public Hearing portion of the meeting by Kevin Garvey and seconded by William Young and carried as follows: Bruce Bond, absent, Andy Stewart, aye, John Foody, aye, William Young, aye, Robert Dell, aye, Jeffrey Golda, aye, and Kevin Garvey, aye.

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by William Young and seconded by Jeffrey Golda and carried as follows: Bruce Bond, absent; Andy Stewart, aye; William Young, aye, Robert Dell, aye; John Foody, aye; Jeffrey Golda, aye and Kevin Garvey, aye the Board declared itself Lead Agency.

The Orangetown Planning Board, as lead agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

It will not have a significant impact upon the environment and a DEIS will not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels, drainage or existing traffic patterns. In addition, it will have no impact upon the aesthetics, agricultural or cultural resources of the neighborhood and no vegetation, fauna or wildlife species will be affected as a result of the proposed action. The proposed action is consistent with the Town's Master Plan and will not have any adverse economic or social impacts upon the Town of Orangetown.

On motion by Andy Stewart and seconded by John Foody and carried as follows: Bruce Bond, absent; Andy Stewart, aye; Robert Dell, aye; John Foody, aye; William Young, aye; Jeffrey Golda, aye and Kevin Garvey, aye the Board made a Negative Declaration.

**DECISION: In view of the foregoing and the testimony before the Board, the application was GRANTED A PRELIMINARY APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:**

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**Town of Orangetown Planning Board - Decision  
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1. The following note shall be placed on the Subdivision 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. The following note shall be placed on the Subdivision Plan regarding 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. At the time of Site Plan Approval, the applicant shall create a Conservation Easement on the eastern side of Lot #1, in addition to other undisturbed areas on Lots #2 and #3 to be determined at the site of Site Plan approval.
4. The Short Environmental Assessment Form appears to be in order.
5. The 3 lot subdivision plan shall show the Building Envelopes. (It is important to show the building envelopes for each lot so the Planning Board has an accurate indication of what can be approved by right.)
6. Note #3 of the "Notes to Use and Bulk Tables" requires LO zone districts that abut R zone districts to have a 100 foot buffer. The subdivision plan shows a 15 foot buffer, therefore a Zoning Board of Appeals variance needs to be sought for this from the Town of Orangetown Zoning Board of Appeals.
7. The Subdivision Map indicates a proposed 58 foot rear yard setback when 100 feet is required. Therefore a variance from the Town of Orangetown Zoning Board of Appeals will need to be sought.
8. The Drainage Consultant to the Planning Board recommends acceptance for drainage only for the Minor Subdivision of this lot. Under this application, the Applicant is proposing only to subdivide the parcel into three separate lots. No development is proposed or approved under this Minor Subdivision Plan; therefore, there will be no impact on drainage due to the subdivision itself. The proposed development of the 9-Unit Residential Site Plan and the Commercial Site Plan will be reviewed for drainage separately.

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

- (●) The applicant shall address concerns of the April 5, 2009 letter from the Rockland County Highway Department and obtain all required permits.
- (●) The concerns expressed in the September 4, 2008 letter from the New York State Department of Transportation shall be addressed and all required permits obtained.
- (●) As indicated in the May 6, 2009 letter from the Rockland County Drainage Agency, a permit will be required. In addition, as required by the Rockland County Stream Control Act, the subdivision must be reviewed and signed by the Rockland County Drainage Agency prior to recording the plat in the Office of the Rockland County Clerk.
- (●) There shall be not net increase in storm water runoff from the site.
- (●) The comments in the September 3, 2008 and April 23, 2008 letters from the Town of Clarkstown shall be reviewed.
- (●) The Rockland County Department of Planning recommends that the steeply sloped areas along Greenbush Road be established as a Conservation Area with no disturbance allowed. This would provide a buffer between the townhouses and Greenbush Road and also provide a visual buffer between the townhouse development, Buttermilk Falls County Park and the single family dwellings that are nearby and more typical of R-40 zoned lands. A note shall be added to the subdivision plat that indicates that this will be done at the time of site plan approval for Lot #1.
- (●) Since the property is opposite the Buttermilk Falls County Park, a review shall be requested from the Rockland County Park Commission and any concerns addressed.
- (●) Since the wetlands on site have been determined to be federal wetlands and that a permit from the U.S. Army Corps of Engineers (ACOE) is required, this agency shall review the proposed plans and all required permits shall be obtained.
- (●) All wetland and wetland buffers areas to be preserved shall be clearly marked in the field prior to any clearing or construction. Notes shall be placed on the subdivision plan regarding this field marking requirement, as well as to explain the long term use restricts for these areas, including that no accessory structures shall be placed in these area. It is suggested that wetland buffers and setbacks be shown as Conservation Areas.
- (●) Any public sewer mains requiring extensions within a right of way or an easement shall be reviewed and approved by the Rockland County Health prior to construction.

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Continuation of Condition #9....

(●) 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. A letter from the public water supplier, stamped and sealed by a NYS licensed professional engineer, shall be issued to the municipality for this project, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.

(●) If any public water supply improvements are required, engineering plans and specification for these improvements shall be reviewed by the Rockland County Department of Health, prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.

(●) A note shall be added to the plat that indicates that the site plan approvals for Lot 1 and Lot 2 will be subject to review by fire and emergency service providers.

(●) Soil Erosion and Sediment Soil Erosion and Sediment Control Plans and details shall be submitted to the Town of Orangetown Department of Environmental Management and Engineering for review and approval. The Soil Erosion and Sediment Control Plan shall meet the NYS Guidelines for Urban Erosion and Sediment Control.

(●) The Rockland County Department of Planning requests the opportunity to review any variances that may be requested from the Town of Orangetown Zoning Board of Appeals in order to implement the revised Site Plan, as required by New York State General Municipal Law, Section 239-m, (a)(v).

(●) In comparing the areas of each of the lots on the site plans for commercial lot and townhouse development with the lot areas on the subdivision plat, there appear to possibly be some minor discrepancies. These may be explained by dedications and other changes in land area that are part of the individual site plan approvals. It is suggested that the surveyor confirm that all the calculations are correct and account for all of the subject property.

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10. Rockland County Department of Highways (RCHighways) had the following comments which are incorporated herein as conditions of approval:

- RCHighways favors the revised design that provides a single access point to the County Highway.
- Sight distance calculations shall be submitted to demonstrate on the sight plan for any new proposed access to the County Highway.
- A Traffic Impact Study shall be submitted to demonstrate what impacts if any the proposed development will have upon County, State and Town Roads in the Area.
- A copy of the drainage study with calculations prepared for this project shall be forwarded to RCHighways for additional review.
- Show the List of Drawings on the Title Sheets. To be self – contained, the Existing Conditions Survey and the Storm Water Pollution Control Plan among others will be required as part of the conditions of this permit.
- A Rockland County Highway Department Work Permit will be required for the development of this subdivision and must be secured prior to the start of any excavation or construction thereon. Separate Permits will be required for each lot that has frontage along the County Roadway. At this time, RCHighways would like to inform the applicant that under the Drainage Section of the Rockland County Highway Department Standard Specifications, revised by the County Highway Department in November 2005, a Drainage Maintenance Fee of \$500.00 per legal tax lot will be imposed on each subdivision and/or site plan.

11. Based upon the Rockland County Drainage Agency's (RCDA) evaluation of available mapping and the information submitted, it has been determined that the proposed activity is within the jurisdiction of the RCDA. Accordingly, a permit from the RCDA pursuant to Chapter 846, Rockland County Stream Control Act, is required. The applicant shall submit an application to the RCDA immediately. In addition, the site appears to be located in close proximity to mapped state and federal wetlands. The RCDA suggests that the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers be contacted by the Lead Agency and requested to make a jurisdictional determination regarding the proposed activity.

12. Rockland County Stream Control Act, Chapter 846, requires that all subdivision maps must be signed by the Chairman of the Rockland County Drainage Agency before the Rockland County Clerk will accept same for filing.

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13. The Town of Clarkstown Planning Board notes that the revised plans proposed a cluster development to be constructed away from the steep slopes, alleviating the drainage toward the Town of Clarkstown. The site was examined by Paul E. Olsen, PhD., and 4.315 acres of the property will be dedicated to Orangetown as a park. The Planning Board of the Town of Clarkstown has no other concerns and deems the matter for local determination.

14. It is opinion of the Rockland County Division of Environmental Resources that the property should be preserved to provide an opportunity for the public to view the natural history of the site. The County Environmental Resources Division supports the recommendation of Dr. Ed Landing, New York State Paleontologist, that 1 acre or more be preserved as a park with exhibits depicting the geologic and paleontological history of the site. It was further recommended that the Planning Board consult with Dr. Paul Olsen to determine the location on the property to preserve for such a park.

15. Formal application for Sewer Extension is to be submitted to the Rockland County Department of Health (RCDOH), office of Environmental Health. If the sewer mains are to be privately owned and maintained, then a Transportation Corporation must be formed in accordance to Article 10, "Sewage-Works Corporations" of the New York State Transportation Corporation Law for the Commercial portion of this application.

16. Application is to be made to RCDOH for a water main extension. This application is to be made through United Water New York.

17. Application is to be made to the RCDOH for review of the stormwater management system for compliance with the County Mosquito Code.

18. The driveway shall be constructed to allow access for fire apparatus in all weather. This shall include features for width, turning radius and to support the weight of an apparatus, some exceed 45,000 pounds. A fire department sprinkler connection shall be located on the south or west side of the building.

19. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Rockland County Department of Highway
- Rockland County Drainage Agency
- Rockland County Department of Health
- Rockland County Drainage Agency
- Town of Orangetown Zoning Board of Appeals

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20. Rockland County Sewer District #1 had the following comments which are incorporated herein as conditions of approval:

21. The subdivision is located outside the boundaries of Rockland County Sewer District No. #1 (District), but will connect to the District's sewer system on Route 303 in the Town of Clarkstown. A permit application **for each connection** must be submitted to the Executive Director, which must be supplemented by any plans, specifications, insurance indemnification, or other information considered pertinent in the judgment of the Executive Director. The application must be accompanied by:

- a. A resolution from the municipality in which this project is located, which approves the hookup of the sewer from this project to the Rockland County Sewer District No. 1 sewer system.
- b. An out-of-district connection fee of three thousand seven hundred dollars (\$3,700.00) per connected unit, or as established by resolution of the Board of Sewer Commissioners, which must be paid within thirty (30) days of the Board's approval of the connection.
- c. The annual sewer use fee for operation and maintenance, which must be paid within ten (10) days of sewer service becoming available and pro-rated as of that date.
- d. The area benefit fee, which commences on the date of the Board of Sewer Commissioners' approval of the project. (Area benefit is calculated by an annual tax rate per one hundred dollars (\$100.00) of assessed value. This fee must be paid before release of approval.)
- e. An executed copy of a covenant agreeing to abide by the rules, laws and regulations of the District and its Law, as it may be amended, including the payment of annual sewer use fees and annual area benefit fees. This covenant must be:
  - i. In recordable form, including all prior mortgages or other encumbrances,
  - ii. Accompanied by requisite fees for recording as set forth by the County Clerk,
  - iii. Accompanied by an up to date Title Report and paid policy of Title Insurance,
  - iv. Acknowledged by owner of the land, and
  - v. Accompanied by a complete site survey and property description.

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- 22. Out-of-District connections to Rockland County Sewer District No. 1 may require prior approval from the New York State Department of Environmental Conservation.
- 23. As the proposed two-story commercial building is non-residential, Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" must be submitted to and approved by RC Sewer District No. 1 for commercial building before any sewage is discharged into the District's sewerage system. The developer or owner must sign the water questionnaire.
- 24. Details for sanitary sewer construction must comply with the District's construction standards and shall be shown on the plans.
- 25. Rockland County Sewer District No. 1 requires sanitary sewer construction to conform to District standards. This includes but is not limited to relative air, vacuum and deflection testing of mainline sewer and manhole construction. The District must receive and approval certification of test results from a licensed professional engineer before approving the sewers on this project. If District standards differ from Town of Orangetown standards, the stricter standards will apply.
- 26. In order to reduce infiltration into the system, the District requires that the precast and doghouse sanitary manhole construction be in accordance with the District's standards. The District's standard details require the joints to have butyl rubber seals with mortar in and out, and then to be coated with "Infi-shield" EPDM rubber seal wrap or approved equal.
- 27. The District requests that submission of as-built drawings of the proposed sanitary sewer extension to Rockland County Sewer district No. 1 be made a condition of granting a Certificate of Occupancy. A note shall be placed on the Site Plan regarding this requirement.
- 28. Details for the sanitary sewer connections are subject to approval by the Town of Orangetown.
- 29. The applicant shall comply with all pertinent items in the Guide to the Preparation of Subdivision Plats prior to signing the final plans.
- 30. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Subdivision Plan.
- 31. TREE PROTECTION: The following note shall be placed on the Subdivision 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:

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

- 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 truck 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.

**32.** 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.

**33.** 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.

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

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35. If the applicant, during the course of construction, 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 shall submit their recommendations as to the special treatment 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 recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant'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. Wetlands - U.S. Army Corps of Engineers).

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

37. 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

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

The foregoing Resolution was made and moved by Kevin Garvey and seconded by John Foody and carried as follows: Bruce Bond, absent; Andy Stewart, aye; William Young, aye; John Foody, aye; Robert Dell, aye; Jeffrey Golda, aye and Kevin Garvey, 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: May 13, 2009**

Town of Orangetown Planning Board  
Planning Board OBZPAE RC Planning  
Env. Mgt. Eng. LMS Town Board  
PRC Supervisor



RC Drainage RC Highway  
Assessor Town Attorney

PLANNING BOARD

MAY 13 9Z 2009

TOWN CLERK

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION – NOTICE OF DETERMINATION OF  
NON-SIGNIFICANCE**

**PB #07-57- Palladino Minor Subdivision Plan-Preliminary Minor Subdivision  
Approval, Subject to Conditions/Neg. Dec.**

**Town of Orangetown Planning Board - Decision  
May 13, 2009  
Page 16 of 16**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: Palladino Minor Subdivision Plan**

SEQR STATUS: Type I \_\_\_\_\_ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes \_\_\_\_\_ No XXXXXX

**DESCRIPTION OF ACTION: Minor Subdivision Plan Review**

**LOCATION:** The site is between New York State Route 303 on the east and Greenbush Road on the west. The Town of Clarkstown forms the northerly property line. A small wetland is located along the northerly property line, Route 303, Blauvelt, New York, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 1 in the LO/R-40 zoning districts.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

John Giardiello, P.E., Director, Office of Building, Zoning and Planning  
Administration and Enforcement  
Town of Orangetown  
20 Greenbush Road  
Orangeburg, NY 10962  
Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation,- Region 3 Headquarters, NYSDEC,- Town Supervisor, Applicant, Involved Agencies

05/13/09 9:32 AM 5

STATE OF NEW YORK

**PB #17-27: Rathmagurry Subdivision Plan– Consultation  
Town of Orangetown Planning Board Decision**

June 14, 2017  
Page 1 of 1

**TO:           Brendan Cunney, Rathmagurry Realty, 100 Brenner Drive,  
Congers, New York 10920**  
**FROM:       Orangetown Planning Board**

**RE:           Rathmagurry Subdivision:** The application of Rathmagurry Realty, Inc., owner, for Consultation Subdivision Plan Review at a site to be known as “**Rathmagurry Subdivision 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 21 of the Code of the Town of Orangetown. The site is located at 636 North Greenbush Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 1 in the R-40/ LO zoning districts.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, June 14, 2017**, the Board made the following determinations:

Brian Cunny and Jay Greenwell appeared and testified.  
The Board received the following communications:

1. Project Review Committee Report dated June 7, 2017.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardello, P.E., Director, dated June 14, 2017.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated June 8, 2017.
4. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael Bettmann, Chief, dated June 5, 2017.
5. A Narrative Summary of the proposed subdivision.
6. Plan prepared by Jay Greenwell, PLS, dated March 7, 2017; “Residential Subdivision and Commercial Site Development Plan of Property for Rathmagurry”.
7. Submitted at the meeting, Subdivision and Site Plans entitled “Subdivision of Property for Palladino”, dated October 31, 2008, last revised June 6, 2009
  - Subdivision Plan
  - Site Plan, Grading, Drainage and Utility Plan Lot 1 Townhouses
  - Site Plan, Grading, Drainage and Utility Plan Lot 2 Commercial

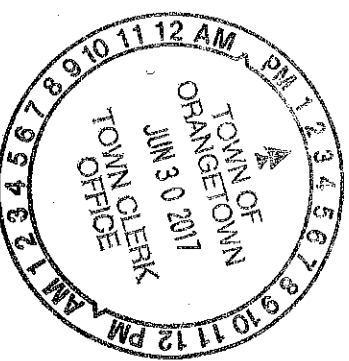
The Board reviewed the plan. The applicant stated that it wanted to return to the prior plan that received Preliminary Subdivision Approval “Palladino Subdivision”, and the proposed Site Plan, as submitted at the Planning Board Meeting.

The hearing was then opened to the Public.

**CONSULTATION:** In view of the foregoing and the testimony before the Board, the Board recommended that the applicant proceed with the prior Subdivision and Site Plan proposal for the property.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **CONSULTATION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: June 14, 2017  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



CONSULTATION

Palisades VW, Audi, Volvo Site Plan  
Consultation for Site Plan Review and  
a Use Variance

PB #99-86  
May 12, 1999

TO: Donald Brenner  
4 Independence Ave.  
Tappan, NY 10983

FROM: Orangetown Planning Board

RE: The application of Palisades VW, Audi, Volvo, applicant, for John Palidino, owner for Consultation for a Site Plan and a Use Variance to be known as "Palisades VW, Audi, Volvo 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 on the east side of Route 303, south of the townline of Clarkstown, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 1 in the LO/R-40 zoning districts.

Heard by the Planning Board of the Town of Orangetown at a meeting held Wednesday, May 12, 1999, at which time the Board made the following determinations:

Donald Brenner and Tom Coughlin appeared and testified.

The Board received the following communications:

1. A copy of the Project Review Report, dated May 5, 1999.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated May 12, 1999.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering, Town of Orangetown, signed by Robert Beckerle, P.E., Director, dated May 7, 1999.
4. A letter from Donald Brenner, P.E. LL.B, dated April 30, 1999.
5. A site plan prepared by Jay Greenwell, PLS., entitled "Palisades VW-Audi-Volvo", dated April 9, 1999.

The Board reviewed the plan.

CONSULTATION: In view of the foregoing and the testimony before the Board, the applicant was PROVIDED WITH THE FOLLOWING COMMENTS:

1. The current proposal requires both subdivision and site plan approval by the Planning Board in addition to Use and Area Variances from the Zoning Board of Appeals.

33000-01  
33000-05  
33000-01

33000-01  
33000-06  
33000-01




Page 2 of 2  
 Palisades VW, Audi, Volvo Site Plan  
 PB #99-86  
 Consultation for Site Plan Review and  
 a Use Variance  
 May 12, 1999

2. A note shall be added to the Site Plan indicating the source benchmark for the referenced datum, including BM elevation.
3. Drainage calculations, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted for review and approval by the Town Drainage Consultant and the Department of Environmental Management and Engineering. The design of the onsite storage shall achieve a zero increase in runoff from the proposed site.
4. The applicant is advised that any construction disturbance of 5 acres or greater requires a New York State Department of Environmental Conservation SPDEs permit for storm water quantity and quality.
5. Calculations for the proposed sanitary sewer mains, including additional proposed flow, prepared and sealed by a NYS Licensed Professional Engineer, shall be submitted to the Town of Orangetown Department of Environmental Management and Engineering (DEME) for review and approval.
6. The applicant is reminded that the proposed sanitary lines "tie" into the Rockland County Sewer District #1 system. Therefore, the applicant shall obtain a recommendation from DEME, approvals from the Town of Orangetown Town Board and the Rockland County Board of Sewer Commissioners to qualify for "Out of District" sewer use status, from the Rockland County Sewer District #1.
7. A detail for the proposed retaining walls, designed and sealed by a NYS Licensed Professional Engineer, shall be added to the site plan for review. Design calculations for the wall shall be submitted to DEME and the Town of Orangetown Building Department for review and approval.
8. Profiles for the sanitary and storm sewer lines shall be provided with the site plan.
9. Any area with a slope greater than 25% shall be indicated on the plan, if applicable.
10. A permit from the NYS Department of Transportation will be required for the proposed sanitary sewer installation along Route 303.

The Clerk to the Board is hereby authorized, directed and empowered to sign this *Consultation* and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: May 12, 1999  
 Planning Board  
 Planning Board  
 Env. Mgt. Eng.  
 PRC

BY:  decd.  
 OBZPAE RC Planning RC Drainage RC Highway  
 LMS Town Board Assessor Town Attorney  
 Supervisor May 12B pg 7-8

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**TOWN BOARD**

**LOCAL LAW AMENDING CHAPTER 43, § 2.2,  
OF THE ZONING LAW OF THE TOWN OF  
ORANGETOWN TO CHANGE THE ZONING  
DISTRICT OF CERTAIN PROPERTY IN THE  
HAMLET OF BLAUVELT**

Be it enacted by the Town Board of the Town of Orangetown as follows:

*Section 1:* The Zoning Map of the Town of Orangetown, which establishes the areas and boundaries of the various Town zoning districts, is hereby amended to change the zoning district of the following property:

636 Greenbush Road (Tax Map Designation 65.15-1-11) from the “LO” (Laboratory Office) and “R40” (Low Density Residence) zoning districts to the “MFR” (Multi Family) zoning district, which metes and bounds description is as follows:

See Schedule A attached.

*Section 2:* It has been offered by the applicant/owner and is hereby made a condition of the granting of this zone change that the applicant/owner of the subject property shall dedicate to the Town of Orangetown approximately 7.82 acres of land as shown on the map dated February 21, 2019, or as may be amended by the Town Planning Board as part of site plan review, but in no case less than 7.82 acres, prior to the issuance of any building permits for any construction activities on the site, including site clearing operations.

*Section 3:* The granting of this zone change is conditioned upon the applicant/owner applying for site plan approval within one year of the date of the filing of this local law with the Secretary of State, and that any such Site Plan Approval, and that a note shall be placed on the Site Plan map that excavation should be completed by removing large blocks of rock by mechanical excavators and subsequently cleaning the rock sufficiently for paleontological examination. Any fossil material found should be removed and, if the quality warrants it, deposited in an appropriate museum.

*Section 4:* The Town Board expressly reserves the right and the authority to review any proposed site development plan and/or any subdivision plat before preliminary approval by the Planning Board of any development of the property to determine whether, in the judgment of the Town Board, the proposed plan or plat does not substantially deviate from the final concept plan or layout presented to and reviewed by the Town Board as part of the zone change process.

- 1) No site development plan or subdivision plat shall receive preliminary approval by the Planning Board, unless the plat or plan proposed for such approval shall first have been

referred back to the Town Board for its review, and the Town Board shall have adopted a resolution evidencing the fact that the proposed plat or plan does not substantially deviate from the final concept plan or layout presented to, and reviewed by, the Town Board as part of the zone change process. The adoption of such resolution shall appear as a map note on any approved plat or plan.

- 2) The term “substantially deviate,” as used herein, shall mean that the site development plan and/or subdivision plat presented to the Planning Board for preliminary approval differs in a material manner from the final concept plan reviewed by the Town Board, and upon which the Town Board granted the zone change, and that that material change or deviation that may have been made to the concept plan, in the Town Board's sole judgment and discretion, is not consistent with the goals sought to be achieved by the grant of the zone change. The decision of the Town Board that the site development plan and/or the subdivision plat proposed for preliminary approval by the Planning Board substantially deviates shall require a majority vote of the Town Board plus one.

*Section 5:* This law shall take effect immediately upon filing with the Secretary of State.



all of the equipment from the Renter's property. Since the renter is not renting equipment with specific manufacturer's serial numbers, Goosetown will mark all rented equipment with Goosetown's mark. The returned equipment must bear Goosetown's original mark and be a serial number in Goosetown's inventory.

- 1) **Term and Termination:** The term of this Agreement will begin on the first of the month following the installation of the radios and will continue unless earlier terminated by either party until such time, if ever, that the FCC revokes any authorizations held by Goosetown or its affiliates. Either party may terminate this Agreement at any time for any reason upon 30 days written notice to the other party or upon verbal notice from the User confirmed in writing by Goosetown. \_\_\_\_\_ Initial
- 2) **Service Area:** Renter acknowledges that one hundred percent (100%) coverage of any area at all times is not probable. Experience with actual field conditions and from tests made indicate adverse propagation conditions such as short term meteorological effects and interference from distant stations can interrupt service at times. Renter acknowledges that tests were made prior to selecting the system and that coverage meets expectations. \_\_\_\_\_ Initial
- 3) **Interruption of Service:** Goosetown Enterprises, Inc. its affiliates or agents shall assume no liability under this agreement for failure to provide, or delay in providing service due directly or indirectly to causes beyond the reasonable control of Goosetown including but not limited to, acts of God or governmental entities, acts of renter, war, fire, flooding strikes, unusually severe weather, delays in transportation or public enemy strikes. \_\_\_\_\_ Initial
- 4) **Ownership:** All equipment installed by Goosetown or its agents shall at all times remain property of Goosetown. Renter agrees to insure against all loss and theft of such equipment with a replacement value of \$ \_\_\_\_\_ per radio. In the event Renter wishes to cancel service, all equipment must be returned to Goosetown at the Renter's expense. Any equipment not returned and or deemed lost or stolen will be the Renter's responsibility to repair or replace. It is further agreed to and understood that Goosetown and its designee shall be the only parties authorized to work on equipment listed in this agreement. Customer further agrees to and understands that the network this equipment is operating on is property of Goosetown or its affiliates and no unauthorized use of the network is permitted under this agreement. This includes outside parties programming radios and or modifying units to operate on any external PTT sources including but not limited to broadband PTT applications not authorized by Goosetown. \_\_\_\_\_ Initial
- 5) **Maintenance:** It is agreed to and understood that all equipment is property of Goosetown Enterprises, Inc and shall only be installed and maintained by Goosetown or any party authorized by Goosetown. Customer shall not perform maintenance or programming without the expressed written consent of Goosetown. Goosetown shall be responsible for all installation, removals, repairs as long as this agreement is in effect. \_\_\_\_\_ Initial
- 6) **Failure To Pay:** If Renter fails to pay any amount or other amount herein provided or fails to observe, keep or perform any other provision of this rental agreement required to be observed, kept or performed by Renter or abandons the equipment or is served with process in an action or proceeding in bankruptcy receivership or insolvency: or enters into any arrangement or composition with its creditors: or judgment is obtained against Renter, then in any such event Goosetown and its authorized agents are expressly authorized to enter upon Renters premises and remove said equipment without liability for damage caused by said entry and without prejudice to Goosetown's rights to receive rental amounts hereunder and to Goosetown's remedies upon breach provided herein by law. \_\_\_\_\_ Initial

- 7) **Revisions / Additions / Rates:** Units may be added or subtracted during the term of this agreement so long as such requests are made in writing by the Renter. Changes will be made to the monthly invoice accordingly and will represent the modification of this initial agreement. \_\_\_\_\_ Initial
- 8) **Purchase Option & Insurance:** It is agreed to and understood that there is no purchase option associated with this rental agreement. All equipment listed in this agreement shall at all times be the property of Goosetown. At the request of the Goosetown, Renter shall provide proof of insurance and/or list Goosetown as loss payee for the portable and mobile equipment associated with this lease. \_\_\_\_\_ Initial
- 9) **Entire Agreement:** This document represents the entire understanding of the parties and supersedes all oral discussions and agreements. The laws of the State of New York, County of Rockland, shall govern this document. \_\_\_\_\_ Initial

**Renter:**

Sign \_\_\_\_\_ Print: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Goosetown Enterprises, Inc:**

Sign \_\_\_\_\_ Print: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

[< All Events](#)[REGISTER NOW](#)

## Overview

Government Technology's passion is helping spread best practices and spurring innovation in the public sector. The New York Digital Government Summit is designed to do just that. The summit has an advisory board that gathers public sector and private sector leaders to create an agenda that is relevant and actionable to the state and local government organizations attending the summit. Participants tell us they use the inspirational keynotes, leadership discussions, networking breaks, and timely topics discussed in the numerous breakout sessions to help advance the goals of their organizations and their own career paths

Topics Include:

- Robotic Process Automation – The Next Frontier
- Data Revolution
- Future Skills – University Edition
- Identity and Access Management
- Data Driven Government – Analytics Case Studies
- Changing Legacy Thinking
- Residents and Citizens Unite
- Enter the Data Scientists
- Data Sharing & Analytics
- The Customer Experience
- A Path to Modernization

## Speakers



## Tom Yeatts

### Chief Technology Officer, State and Local Government, Education, ServiceNow

Tom Yeatts is an experienced IT executive with a proven track record of delivering results. Before joining ServiceNow as SLED CTO, Tom served as deputy CIO for Howard County, MD. His responsibilities included designing the architecture and delivering IT projects in support of the county's vision to connect its citizens and workforce on a secure and stable environment. Tom graduated from Virginia Tech and resides in Maryland.

More

[View More Speakers](#)

## Agenda

### Thursday, September 12

8:30 am

**Registration and Morning Refreshments**

9:30 am

**Opening Remarks**

9:45 am

**Opening Keynote – What's Your Story?**

**Kelly Swanson**, Strategic Narrative Specialist

IT is an adventure. Or should be! Every project is a journey, and we need to be better at promoting what we're doing and how much we're accomplishing. It's important to be able to paint a picture that resonates. Data alone is not enough anymore. It's already over-used, mis-used, abused and fake-newsed. The key is wrapping your data in a way that makes people care. You need the secret ingredient that is probably missing from presentations, pitches, speeches and any situation where you are trying to get buy-in. In this mind-expanding session, you will find out how to go from manipulating to motivating, from communicating to connecting, from telling people what to do to making them want to do it. Learn from the master!

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**10:45 am****Networking Break****11:15 am****Concurrent Sessions****Robotic Process Automation – The Next Frontier**

Robotic process automation (or RPA) is an emerging form of business process automation technology based on the notion of software robots or artificial intelligence (AI) workers. This session will cover basic concepts of robotic process automation and provide a forum for discussion on potential barriers to adoption, such as concerns about data security and the impact on the workforce.

**Joseph M. Bradley**, Global Vice President, Customer Experience, Incubation Services and Technology, Cisco Systems, Inc

**Deborah Snyder**, PMP, Chief Information Security Officer, Office of Information Technology Services, New York State

**Data Revolution**

It's a common refrain that government should operate more like an enterprise. This approach holds true in some ways more than others, but it particularly applies to data and how it's used – or not used – in meaningful ways. It all starts with data sharing. But why isn't it done enough? Are the barriers cultural, legal or technical? This session explores the obstacles to data sharing and the tools and strategies that will take us from siloed data to actionable information.

**Mary-Sara Jones**, Business Development Executive, Global Business Services, IBM

**John Rager**, Acting Chief Data Officer, Office of Information Technology Services, New York State

**Future Skills – University Edition**

Many of today's standard IT jobs might not exist years from now, at least not in their current forms. And some of the most needed jobs in the future don't even exist yet. How should we be shaping our own skillsets? What skills should we be seeking when hiring new people? There's an easy way to get answers – let's find out what universities are advising and teaching to their IT students!

**Moderator:**

**David Adkins**, Chief Information Officer, Energy Research and Development Authority, New York State

**Panelists:**

**Jennifer Goodall**, PhD, Vice Dean, College of Emergency Preparedness, Homeland Security and Cybersecurity

**Annmarie Lanese**y, Founder and Chief Executive Officer, AlbanyCanCode

**Michael Lefebvre**, Executive Vice President for Public Policy, Empire State Development, New York State

**Danielle Miller**, Director, Human Resources, Human Resource Services, Office of Information Technology Services, New York State

**Identity and Access Management**

As organizations turn to cloud services and mobile apps to boost productivity and cut costs, managing user identities and access to IT resources has never been more important – or challenging. In this emerging IT environment, a key task is managing access to applications and data by employees and partners from multiple devices. This session will present the benefits and challenges of leveraging a unified digital identity platform for secure and seamless user experiences.

**Mike Dalton**, Senior Identity Engineer, RSA, Dell Technologies

**Alistair McLean**, Principal Solutions Architect, Amazon Web Services

**Rajiv Rao**, Chief Technology Officer, Office of Information Technology Services, New York State

**12:15 pm****Lunch****1:00 pm****Featured Speaker – Computer Vision and Artificial Intelligence: Practical Applications and the Challenges Ahead for Government**

**Diana Shaw**, Manager, Americas AI Team, Global Technology Practice, SAS

Advanced technologies like artificial intelligence are creating a lot of buzz, but the practical use of this technology in government remains largely elusive. This session will showcase public sector use cases that are currently leveraging AI and computer vision technology. Computer vision is based on deep learning, a form of machine learning that trains computers to perform human-like tasks.

**1:45 pm****FirstNet Fireside Chat****Dr. Cedric Alexander**, Author, CNN Contributor on Public Safety, Former Chief of Police

Public safety is undergoing a significant transformation and technology is at the heart of it. The transformation affects all areas of government, from education to transportation to frontline public safety. This session explores the intersection between public safety ecosystems and the technology revolution that is here – today.

**2:15 pm****Networking Break****2:45 pm****Concurrent Sessions****Data-Driven Government – Analytics Case Studies**

Innovation using data is alive and well in New York – living proof that it is possible to accomplish truly great things through healthy doses of imagination, optimism, inspiration and energy. This session highlights thought-provoking analytics case studies that are sure to get the wheels turning about what might be possible in your own organization. Come hear their stories!

**Daniele Loffreda**, Senior Advisor, Ciena**Andrew D. Morris**, Executive Deputy Commissioner, Department of Tax and Finance, New York State**Changing Legacy Thinking**

Vintage wine and old friends may be the best, but unlike wine and friends, technology doesn't get better with age. New technologies are needed to enable and support innovation for digital government. Modernizing legacy systems can help to drive innovation in government, yet it is hard work. From innovation labs to new ways to build apps while supporting legacy systems, there is much to learn. This session will be a discussion on how to implement successful modernization projects in government.

**Bob Burwell**, Chief Technology Officer, State and Local Government and Education, NetApp**Bob Jeffcott**, Principal Systems Engineer, Software AG**Prachi Mondaiyka**, Business Solution Director, ITS Housing Portfolio, New York State

## Residents and Citizens Unite

People don't expect the public sector to be just like Uber or Lyft, but they are accustomed to a certain level of ease when it comes to buying and receiving goods and services – typically, through a click of a button on their smartphone. In this fast-paced world and a soaring demand to be customer-centric, how does government keep up? This session dives into why standing still isn't an option and why it's critical to drive forward with innovative citizen experience strategies in mind.

**Drew Hanchett**, Grants and Licensing Portfolio, Office of Information Technology Services, New York State

**Joanne Collins Smee**, Senior Vice President and Chief Commercial Officer, Xerox Corporation

**Tom Yeatts**, Chief Technology Officer, State & Local Government, Education, ServiceNow

## Enter the Data Scientists

Data scientists are a new breed of analytical data expert who have the technical skills to solve complex problems – and the curiosity to explore what problems need to be solved. They're part mathematician, part computer scientist and part trend-spotter. And, because they straddle both the business and IT worlds, they're highly sought-after. Join this panel of data scientists from both the public and private sector for insights on the latest on what's in a data scientist's toolbox and how they can influence their organizations.

**Moderator: Diana Shaw**, Manager, Americas AI Team, Global Technology Practice, SAS

**Shazia Hussain**, Director, Bureau of Medicaid Managed Care and Behavioral Health Data Analytics, New York State

**Tabassum Insaf**, Research Director, Bureau of Environmental and Occupational Epidemiology, Department of Health, New York State

3:45 pm

## Networking Reception

Friday, September 13

8:00 am

## Registration and Morning Refreshments

- [#govtechlive](#)
- [< All Events](#)

## Venue

### Albany Capital Center

55 Eagle Street  
Albany, NY 12207  
(518) 487-2155

**Show Less**

### Event Parking

A limited amount of discounted parking is offered at the Albany Capital Center Garage, located at 7 Wendell Street, for \$6.00/vehicle. Additional parking information, including a wayfinding map, can be found at the ACC Parking Information link.

[www.albanycapitalcenter.com](http://www.albanycapitalcenter.com)

### Host Hotel

Renaissance Albany Hotel  
144 State Street  
Albany, NY 12207  
Phone: (518) 992-2500  
Reservations: (888) 236-2427  
Rate: \$189.00 single/double  
Cut-off date: 8/20/19

Government Technology has secured a small block of rooms at the Renaissance Albany Hotel.

Group rate cannot be guaranteed after the cut-off date.

Please reference the 'New York Digital Government Summit' when making your reservation over phone or use the following reservation link: [New York DGS Reservations](#).

### Hotel Parking

The Renaissance offers self-parking accommodations for \$6/hour for a maximum of \$22/day.

Transportation: The hotel offers complimentary shuttle serve to and from the Albany International Airport based upon request and availability.

[www.marriott.com/albbr](http://www.marriott.com/albbr)



RECEIVED

AUG 27 2019

TOWN OF ORANGETOWN  
HIGHWAY DEPARTMENT

TOWN OF ORANGETOWN  
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS

PERMIT # 19-SP41

RECEIVED  
AUG 29 2019  
Orangetown Police Department

EVENT NAME: Color Run 2019

APPLICANT NAME: Pearl River Middle School PTA

ADDRESS: 520 Gilbert Ave, Pearl River

PHONE #: \_\_\_\_\_ CELL # \_\_\_\_\_ FAX # \_\_\_\_\_

CHECK ONE: PARADE \_\_\_\_\_ RACE/RUN/WALK  OTHER \_\_\_\_\_

The above event will be held on 8/14/19 from 9:00 a to 1:00 p RAIN DATE: 9/21/19

Location of event: Pearl River Middle School

Sponsored by: PRMS PTA Telephone #: 845-304-2402

Address: 520 Gilbert Ave, Pearl River, NY 10905

Estimated # of persons participating in event: 250 vehicles 0

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:

Marie Hussey 227 Manor Blvd, Pearl River, NY - 845 304-2402

Signature of Applicant: Marie Hussey Date: 8/26/19

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 8.27.19

Certificate of Insurance - Received On: in process

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: Y  N  Received On: \_\_\_\_\_ X

Rockland County Highway Dept. Permit: Y  N  Received On: \_\_\_\_\_ X

NYS DOT Permit: Y  N  Received On: \_\_\_\_\_ X

Route/Map/Parking Plan: Y  N  Received On: \_\_\_\_\_ X

RFS #: 45488 BARRICADES: Y  N  CONES: Y  N  TRASH BARRELS: Y  N  OTHER: \_\_\_\_\_

APPROVED: [Signature] DATE: 8/27/19  
Superintendent of Highways - Deputy

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y  N  Application Required: \_\_\_\_\_ X Fee Paid - Amount/Check # \_\_\_\_\_

Port-o-Sens: Y  N  Other: \_\_\_\_\_

APPROVED: [Signature] DATE: 8/28/19  
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y  N  Items: \_\_\_\_\_

APPROVED: [Signature] DATE: 8/29/19  
Chief of Police

\*\* Please return to the Highway Department to be placed on the Town Board Workshop \*\*

Workshop Agenda Date: 9.3.19 Approved On: \_\_\_\_\_ TBR #: \_\_\_\_\_

RECEIVED

AUG 30 2019

TOWN OF ORANGETOWN  
HIGHWAY DEPARTMENT

RECEIVED

AUG 27 2019

TOWN OF ORANGETOWN  
HIGHWAY DEPARTMENT

19-SP-41

Pearl River Middle School PTA  
Pearl River Middle School  
520 Gilbert Avenue  
Pearl River, New York

Highway Department  
Town of Orangetown  
26 W. Orangeburg Road  
Orangeburg, New York 10962

Re: Requested Use of Traffic Cones & Barricades 9/14/19 (rain date of 9/21/19))

To Highway Department:

On Saturday, September 14, 2019, the Pearl River Middle School PTA is hosting a Color Splash (a fun walk/run) solely on the grounds of the Pearl River Middle School and its connecting/adjacent neighbor, the Pearl River Nauraushaun Swim Club. We are writing to request your assistance. The course is similar to last year and completely on the school grounds.

We were wondering if the Highway Department would be willing to loan us your cones once again. We also hoped the Highway Department would be willing to help us barricade the entrance and exit to our Middle School, if possible. With Nauraushaun's permission, we are instructing all participants to park in Nauraushaun's parking lot.

In the event that the Highway Department is able to grant our request, we did have the Town of Orangetown listed as an additional insured on our Certificate of Liability Insurance policy that we had purchased for the Color Run.

Very truly yours,  
Laureen Ceresnik & Marie Hussey  
Color Run Chairpersons





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/30/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  <b>Albert Palancia Agency, Inc.</b> <b>PO Box 26</b> <b>Mamaroneck, NY 10543</b>	CONTACT NAME: <b>SANDY L SILVA</b>	
	PHONE (A/C, No., Ext): <b>(914)698-1373</b> FAX (A/C, No.): <b>(914)698-0125</b> E-MAIL ADDRESS: <b>sandy@palanciainsurance.com</b>	
INSURED  <b>PEARL RIVER NAURAUSHAUN SWIM CLUB; PEARL RIVER MIDDLE SCHOOL</b> <b>DBA COLOR RUN</b> <b>275 EAST CENTRAL AVENUE</b> <b>PEARL RIVER, NY 10965</b>	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: <b>UNITED STATES LIABILITY INSURANCE GROUP</b>	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

**COVERAGES**

CERTIFICATE NUMBER: 00000000-133837


REVISION NUMBER: 2

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		<b>CL1954224</b>	<b>09/14/2019</b>	<b>09/15/2019</b>	EACH OCCURRENCE \$ <b>500,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>500,000</b> GENERAL AGGREGATE \$ <b>1,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>Excluded</b>
	<b>AUTOMOBILE LIABILITY</b> ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y/N	<b>N/A</b>			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

<b>Highway Department</b> <b>Town of Orangetown</b> <b>26 West Orangeburg Rd</b> <b>ORANGEBURG, NY 10962</b>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  (SLS)



## Application for Showmobile Use

### Showmobile Requirements

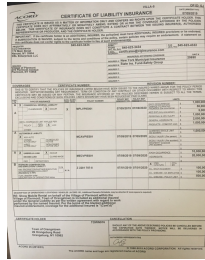
---

**Applications must be submitted to the Parks & Recreation Office no later than 8 weeks prior to your event in order to be placed on a Town Board agenda.**

**There are two pages to this application.** Please read and understand all items listed on page 1 (this page) and upload your certificate of insurance.

Click "next" to advance to page 2 and fill out all requested information.

**Upload Certificate of Insurance** \* 765FC0FE-3168-47BA-8346-51BF8C65DB2D.jpeg 2.41MB



**Before completing the Showmobile Request Form, please be aware of the following:**

- + The total area needed for the Showmobile is a space 50 feet in length, 15 feet in width and 25 feet in height.
- + Showmobile stage measures 28 feet long x 14 feet 7 inches deep x 25 feet high when open. One set of stairs is available with hand railings. (Please note that this measurement does not include the trailer hitch or the tow vehicle).
- + The lights require a 110 volt, 20 amp circuit to plug into within 150 feet of the right front side of the Showmobile. Additional electrical equipment must be plugged into a separate circuit.
- + The Showmobile must be parked in a relatively level space. The placement of the Showmobile is at the discretion of the Orangetown Parks & Recreation staff. Although every effort will be made to meet requests, this equipment does not go off road, over curbing, on uneven ground or over rough terrain.
- + The area must be free of obstructions such as overhanging tree limbs, electrical wires, etc.
- + The tow vehicle must remain with the Showmobile for the duration of the event.
- + In the event of winds in excess of 30 MPH, the stage canopy must be closed.
- + The Town seal is not to be covered and no nails, staples, tacks or tape may be used to attach any items to the Showmobile)
- + The organization will receive an emailed invoice after their event is complete. Payment is expected no later than 14 days after receipt of invoice.
- + A member of the organization renting the unit must be on site at time of arrival for proper set up as well as time of departure to assure all event tasks have been completed (i.e. removal of equipment)
- + Any changes/cancellations (unless otherwise agreed upon) to the event must be made 24 hours in advance by contacting Mark Albert at [malbert@orangetown.com](mailto:malbert@orangetown.com).

**Additional Requirements:**

- + Certificate of insurance required. Must name the Town of Orangetown as additionally insured.
- + Rental Costs: \$400.00 plus labor.

# Showmobile Application

## Event Information

**Event/Festival Name \*** PAL Music Festival

**Event Location Name \*** Goswick Pavilion Rittenberg Field

**Event Address \***

Street Address  
Ferry Road  
Address Line 2  
City  
Piermont  
Postal / Zip Code  
10968

State / Province / Region  
NY  
Country  
US

**Setup Date & Time \*** 10/13/2019  
09:00:00 AM

**Take-Down Date & Time \*** 10/13/2019  
06:00:00 PM

**Stair Arrangement \***

Right side of stage  
 Left side of stage  
 Front of stage  
 Not Sure

**Set-up Info \***

Please describe in detail what the stage will be used for and how you intend to set it up. If you have a rain date, please list it here so long as all the information above is the same.

As in the past on the 3rd base line  
Live music as a fund raiser for Piermont PAL

**Placement \***

Pavement  
 Grass/Field  
 Other

## Applicant Information

**Applicant's Name \*** John McAvoy

**Organization Name \*** Piermont PAL

**Organization Address \*** 478 Piermont Ave

**Organization City \*** Piermont

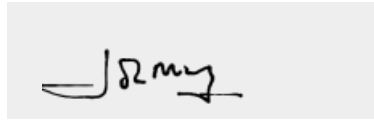
**Organization State \*** New York

**Phone (w) \*** 845-359-1089

**Phone (c) \*** 845-536-0964

**Email \*** piermontny@verizon.net

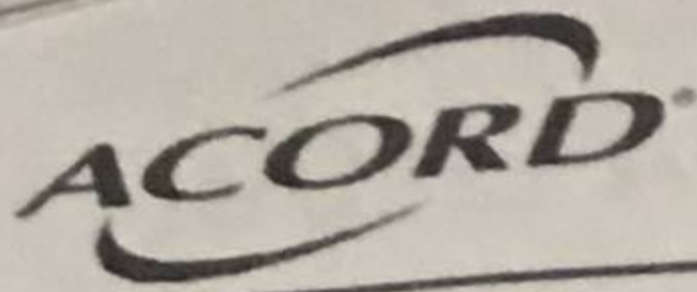
Signature \*



By checking this box and submitting this form, I acknowledge I have read, understand, accept, and agree to the above terms and conditions.

\*

I accept the terms and conditions



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/09/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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<b>PRODUCER</b> CLG Insurance 172 Main Street Nanuet, NY 10954 DSL Enterprises LLC	845-623-3434	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 845-623-3434 E-MAIL ADDRESS: certificates@clginsurance.com	<b>FAX (A/C, No):</b> 845-623-4332
	<b>INSURED</b> Village of Piermont 478 Piermont Avenue Piermont, NY 10968		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A : New York Municipal Insurance INSURER B : State Ins. Fund-Safety Group INSURER C : INSURER D : INSURER E : INSURER F :

NAIC #  
20690

### COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X		MPLVPIE001	07/09/2019	07/09/2020	EACH OCCURRENCE	\$ 1,000,000
A							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 1,000,000
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			MCAVPIE001	07/09/2019	07/09/2020	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			MECVPIE001	07/09/2019	07/09/2020	EACH OCCURRENCE	\$ 10,000,000
							AGGREGATE	\$ 20,000,000
								\$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below			Z 2281 787-8	07/01/2019	07/01/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 100,000
							E.L. DISEASE - EA EMPLOYEE	\$ 100,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Show Mobile Rental on behalf of the Village of Piermont within the Village of Piermont. Town of Orangetown is included as additional insured under the General Liability as per the written agreement with regard to work performed by the named insured. Per the terms of the blanket additional insured endorsement, coverage for the additional insured is "(Cont'd)"

### CERTIFICATE HOLDER

### CANCELLATION

TOWN916

Town of Orangetown  
26 Orangeburg Road  
Orangeburg, NY 10962

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



## Application for Showmobile Use

### Showmobile Requirements

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**Applications must be submitted to the Parks & Recreation Office no later than 8 weeks prior to your event in order to be placed on a Town Board agenda.**

**There are two pages to this application.** Please read and understand all items listed on page 1 (this page) and upload your certificate of insurance.

Click "next" to advance to page 2 and fill out all requested information.

**Upload Certificate of Insurance \*** COI PRD 2019.pdf

86.05KB

**Before completing the Showmobile Request Form, please be aware of the following:**

- + The total area needed for the Showmobile is a space 50 feet in length, 15 feet in width and 25 feet in height.
- + Showmobile stage measures 28 feet long x 14 feet 7 inches deep x 25 feet high when open. One set of stairs is available with hand railings. (Please note that this measurement does not include the trailer hitch or the tow vehicle).
- + The lights require a 110 volt, 20 amp circuit to plug into within 150 feet of the right front side of the Showmobile. Additional electrical equipment must be plugged into a separate circuit.
- + The Showmobile must be parked in a relatively level space. The placement of the Showmobile is at the discretion of the Orangetown Parks & Recreation staff. Although every effort will be made to meet requests, this equipment does not go off road, over curbing, on uneven ground or over rough terrain.
- + The area must be free of obstructions such as overhanging tree limbs, electrical wires, etc.
- + The tow vehicle must remain with the Showmobile for the duration of the event.
- + In the event of winds in excess of 30 MPH, the stage canopy must be closed.
- + The Town seal is not to be covered and no nails, staples, tacks or tape may be used to attach any items to the Showmobile)
- + The organization will receive an emailed invoice after their event is complete. Payment is expected no later than 14 days after receipt of invoice.
- + A member of the organization renting the unit must be on site at time of arrival for proper set up as well as time of departure to assure all event tasks have been completed (i.e. removal of equipment)
- + Any changes/cancellations (unless otherwise agreed upon) to the event must be made 24 hours in advance by contacting Mark Albert at [malbert@orangetown.com](mailto:malbert@orangetown.com).

**Additional Requirements:**

- + Certificate of insurance required. Must name the Town of Orangetown as additionally insured.
- + Rental Costs: \$400.00 plus labor.

# Showmobile Application

## Event Information

**Event/Festival Name \*** Pearl River Day 2019

**Event Location Name \*** Central Avenue & William Street

**Event Address \***

Street Address  
21 East Central Avenue  
Address Line 2  
City Pearl River State / Province / Region NY  
Postal / Zip Code 10965 Country US

**Setup Date & Time \*** 10/12/2019  
07:00:00 AM

**Take-Down Date & Time \*** 10/12/2019  
09:00:00 PM

**Stair Arrangement \***

- Right side of stage
- Left side of stage
- Front of stage
- Not Sure

**Set-up Info \*** Please describe in detail what the stage will be used for and how you intend to set it up. If you have a rain date, please list it here so long as all the information above is the same.  
Emcee, DJ, Bands

**Placement \***

- Pavement
- Grass/Field
- Other

## Applicant Information

**Applicant's Name \*** Antoinette Flynn

**Organization Name \*** Pearl River Chamber of Commerce

**Organization Address \*** P.O. Box 829

**Organization City \*** Pearl River

**Organization State \*** NY

**Phone (w) \*** 845-418-4829

**Phone (c) \*** 914-806-5455

**Email \*** secretary@pearlriverny.org

Signature \*

*Antoinette Flynn*

By checking this box and submitting this form, I acknowledge I have read, understand, accept, and agree to the above terms and conditions.

\*

I accept the terms and conditions







PEARRIV-01

TSULLIVAN

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
7/10/2019

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**


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<b>PRODUCER</b> <b>Maury, Donnelly &amp; Parr</b> <b>24 Commerce St.</b> <b>Baltimore, MD 21202</b>	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext): (410) 685-4625</b>		<b>FAX (A/C, No): (410) 685-3071</b>
	<b>E-MAIL ADDRESS:</b>		
<b>INSURED</b>  <b>The Pearl River Chamber of Commerce</b> <b>P.O. Box 829</b> <b>Pearl River, NY 10965</b>	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A : American Casualty Co. of Reading, PA</b>		<b>20427</b>
	<b>INSURER B :</b>		
	<b>INSURER C :</b>		
	<b>INSURER D :</b>		
	<b>INSURER E :</b>		
<b>INSURER F :</b>			

**COVERAGES**                                      **CERTIFICATE NUMBER:**                                      **REVISION NUMBER:**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	X		4025932540	7/1/2019	7/1/2020		1,000,000
								300,000
								10,000
								1,000,000
								2,000,000
								2,000,000
	AUTOMOBILE LIABILITY							
	UMBRELLA LIAB							
	EXCESS LIAB							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY (Mandatory in NH)		N/A					

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
Pearly River School District is an Additional Insured.

<b>CERTIFICATE HOLDER</b>  <b>Pearly River School District</b> <b>275 E. Central Avenue</b> <b>Pearl River, NY 10965</b>	<b>CANCELLATION</b>  <b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>  <b>AUTHORIZED REPRESENTATIVE</b> 
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## Application for Showmobile Use

### Showmobile Requirements

---

**Applications must be submitted to the Parks & Recreation Office no later than 8 weeks prior to your event in order to be placed on a Town Board agenda.**

**There are two pages to this application.** Please read and understand all items listed on page 1 (this page) and upload your certificate of insurance.

Click "next" to advance to page 2 and fill out all requested information.

**Upload Certificate of Insurance \*** Red & Black Club Liability Insurance Town of Orangetown 2019.pdf 81.28KB

**Before completing the Showmobile Request Form, please be aware of the following:**

- + The total area needed for the Showmobile is a space 50 feet in length, 15 feet in width and 25 feet in height.
- + Showmobile stage measures 28 feet long x 14 feet 7 inches deep x 25 feet high when open. One set of stairs is available with hand railings. (Please note that this measurement does not include the trailer hitch or the tow vehicle).
- + The lights require a 110 volt, 20 amp circuit to plug into within 150 feet of the right front side of the Showmobile. Additional electrical equipment must be plugged into a separate circuit.
- + The Showmobile must be parked in a relatively level space. The placement of the Showmobile is at the discretion of the Orangetown Parks & Recreation staff. Although every effort will be made to meet requests, this equipment does not go off road, over curbing, on uneven ground or over rough terrain.
- + The area must be free of obstructions such as overhanging tree limbs, electrical wires, etc.
- + The tow vehicle must remain with the Showmobile for the duration of the event.
- + In the event of winds in excess of 30 MPH, the stage canopy must be closed.
- + The Town seal is not to be covered and no nails, staples, tacks or tape may be used to attach any items to the Showmobile)
- + The organization will receive an emailed invoice after their event is complete. Payment is expected no later than 14 days after receipt of invoice.
- + A member of the organization renting the unit must be on site at time of arrival for proper set up as well as time of departure to assure all event tasks have been completed (i.e. removal of equipment)
- + Any changes/cancellations (unless otherwise agreed upon) to the event must be made 24 hours in advance by contacting Mark Albert at [malbert@orangetown.com](mailto:malbert@orangetown.com).

**Additional Requirements:**

- + Certificate of insurance required. Must name the Town of Orangetown as additionally insured.
- + Rental Costs: \$400.00 plus labor.

# Showmobile Application

## Event Information

**Event/Festival Name \*** Nyack High Food Truck & Music Festival Fundraiser

**Event Location Name \*** Maccalman Field

**Event Address \***

Street Address  
131 North Midland Avenue  
Address Line 2  
City  
Nyack  
Postal / Zip Code  
10960-1911

State / Province / Region  
NY  
Country  
US

**Setup Date & Time \*** 9/29/2019  
08:00:00 AM

**Take-Down Date & Time \*** 9/29/2019  
07:00:00 PM

**Stair Arrangement \***

- Right side of stage
- Left side of stage
- Front of stage
- Not Sure

**Set-up Info \***

Please describe in detail what the stage will be used for and how you intend to set it up. If you have a rain date, please list it here so long as all the information above is the same.

The stage will be used by the musicians/performers and announcements. This is a fundraiser benefitting the Nyack High School varsity athletes and Nyack School district music students from 4th - 12th grades.

**Placement \***

- Pavement
- Grass/Field
- Other

**Other Location (Describe) \*** on Track, same as last year

## Applicant Information

**Applicant's Name \*** Mirian Rivera

**Organization Name \*** Red & Black Booster Club

**Organization Address \*** 360 Christian Herald Road

**Organization City \*** Upper Nyack

**Organization State \*** NY

**Phone (w) \*** 845-558-0953

Phone (c) \*

845-558-0953

Email \*

mirianrivera@aol.com

Signature \*

*Mirian Rivera*

By checking this box and submitting this form, I acknowledge I have read, understand, accept, and agree to the above terms and conditions.

\*

I accept the terms and conditions





## Portable Toilet Request Form

The Town of Orangetown accepts requests for portable toilets from not-for-profit groups for their events and programs. Applications must be submitted 8 weeks prior to the event. In case of any changes, the organization must contact Mark Albert at malbert@orangetown.com no later than 48 hours prior to the event.

### Event Information

**Event Name \*** The Great Nyack Get-Together

**Event Location Name \*** Memorial Park, Nyack

**Event Address \***

Street Address  
Memorial Park  
Address Line 2  
Depew and Piermont Ave  
City  
Nyack  
Postal / Zip Code  
10960

State / Province / Region  
NY  
Country  
Rockland

**Event Date \*** 9/14/2019  
09:00:00 PM

**Set-up Info \*** Please describe the exact location the units should be placed on the event site  
Set up will be on the west outside wall of the basketball courts. Near the playground.  
The event is 12:00-6:00. Delivery can be the day before if necessary, like in years past.  
(The raindate is September 21.)

**Number of regular units required \*** 6

**Number of ADA units required \*** 2

**Total Number of units required \*** 8

### Applicant Information

**Applicant First Name \*** Melody

**Applicant Last Name \*** Partrick

**Organization Name \*** Village of Nyack, Recreation Department



Organization Not For Profit?  Yes

No

Organization

Address \*

Street Address

9 N Broadway

Address Line 2

City

Nyack

Postal / Zip Code

10960

State / Province / Region

NY

Country

Rockland

Phone (w) \*

9146299748

Phone (c) \*

9146299748

Email \*

recreation@nyack-ny.gov

Signature \*





## Portable Toilet Request Form

The Town of Orangetown accepts requests for portable toilets from not-for-profit groups for their events and programs. Applications must be submitted 8 weeks prior to the event. In case of any changes, the organization must contact Mark Albert at malbert@orangetown.com no later than 48 hours prior to the event.

### Event Information

---

**Event Name \*** South Nyack Ten Miler

**Event Location Name \*** South Orangetown Volunteer Fire Department

**Event Address \***

Street Address	
90 Depot Place	
Address Line 2	
City	State / Province / Region
South Nyack	New York
Postal / Zip Code	Country
10960	US

**Event Date \*** 9/8/2019  
08:00:00 AM

**Set-up Info \*** Please describe the exact location the units should be placed on the event site  
Place the units behind the South Orangetown Fire House right by building without blocking door. Typically the units are delivered the Friday before the race.

**Number of regular units required \*** 8

**Number of ADA units required \*** 0

**Total Number of units required \*** 8

### Applicant Information

---

**Applicant First Name \*** Kathleen

**Applicant Last Name \*** Daly

**Organization Name \*** Rockland Road Runners

**Organization Not For Profit? \***  Yes  
 No

**Organization  
Address \***

Street Address

PO Box 132

Address Line 2

City

Congers

Postal / Zip Code

10920

State / Province / Region

New York

Country

US

**Phone (w) \***

8455363052

**Phone (c) \***

8455363052

**Email \***

kdrunner2002@yahoo.com

**Signature \***



*Kathleen Daly*



## Application for Showmobile Use

### Showmobile Requirements

---

***Applications must be submitted to the Parks & Recreation Office no later than 8 weeks prior to your event in order to be placed on a Town Board agenda.***

***There are two pages to this application.*** Please read and understand all items listed on page 1 (this page) and upload your certificate of insurance.

Click "next" to advance to page 2 and fill out all requested information.

**Upload Certificate of Insurance \*** 2019 Feast Flyer for ad.pdf

5.03MB

**Before completing the Showmobile Request Form, please be aware of the following:**

- + The total area needed for the Showmobile is a space 50 feet in length, 15 feet in width and 25 feet in height.
- + Showmobile stage measures 28 feet long x 14 feet 7 inches deep x 25 feet high when open. One set of stairs is available with hand railings. (Please note that this measurement does not include the trailer hitch or the tow vehicle).
- + The lights require a 110 volt, 20 amp circuit to plug into within 150 feet of the right front side of the Showmobile. Additional electrical equipment must be plugged into a separate circuit.
- + The Showmobile must be parked in a relatively level space. The placement of the Showmobile is at the discretion of the Orangetown Parks & Recreation staff. Although every effort will be made to meet requests, this equipment does not go off road, over curbing, on uneven ground or over rough terrain.
- + The area must be free of obstructions such as overhanging tree limbs, electrical wires, etc.
- + The tow vehicle must remain with the Showmobile for the duration of the event.
- + In the event of winds in excess of 30 MPH, the stage canopy must be closed.
- + The Town seal is not to be covered and no nails, staples, tacks or tape may be used to attach any items to the Showmobile)
- + The organization will receive an emailed invoice after their event is complete. Payment is expected no later than 14 days after receipt of invoice.
- + A member of the organization renting the unit must be on site at time of arrival for proper set up as well as time of departure to assure all event tasks have been completed (i.e. removal of equipment)
- + Any changes/cancellations (unless otherwise agreed upon) to the event must be made 24 hours in advance by contacting Mark Albert at [malbert@orangetown.com](mailto:malbert@orangetown.com).

**Additional Requirements:**

- + Certificate of insurance required. Must name the Town of Orangetown as additionally insured.
- + Rental Costs: \$400.00 plus labor.

# Showmobile Application

## Event Information

**Event/Festival Name \*** ITALIAN FEAST

**Event Location Name \*** MASONIC PARK

**Event Address \***

Street Address  
89 Western Highway South  
Address Line 2  
City Tappan State / Province / Region NY  
Postal / Zip Code 10983 Country US

**Setup Date & Time \*** 9/12/2019  
12:00:00 AM

**Take-Down Date & Time \*** 9/16/2019  
12:00:00 AM

**Stair Arrangement \***

Right side of stage  
 Left side of stage  
 Front of stage  
 Not Sure

**Set-up Info \*** Please describe in detail what the stage will be used for and how you intend to set it up. If you have a rain date, please list it here so long as all the information above is the same.  
1

**Placement \***

Pavement  
 Grass/Field  
 Other

## Applicant Information

**Applicant's Name \*** nick sfraga

**Organization Name \*** SON OF ITALY

**Organization Address \*** 46 Van Wyck rd.

**Organization City \*** BLAUVELT

**Organization State \*** NY

**Phone (w) \*** 8453590181

**Phone (c) \*** 8452481938

**Email \*** nick@oaktreeprinting.com

Signature \*

*Nick Straga*

By checking this box and submitting this form, I acknowledge I have read, understand, accept, and agree to the above terms and conditions.

\*

I accept the terms and conditions



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/16/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Integro USA Inc. One State Street Plaza 9th Floor New York NY 10004	<b>CONTACT NAME:</b> Sherry McCaffrey <b>PHONE (A/C No. Ext):</b> 212-702-3336 <b>E-MAIL ADDRESS:</b> sherry.mccaffrey@integrogroupp.com		<b>FAX (A/C, No):</b> 212-702-3386
	<b>INSURER(S) AFFORDING COVERAGE</b>		
<b>INSURED</b> Blauvelt Sons of Italy Inc 46 Van Wyck Road Blauvelt NY 10913	BLAUSON-01	<b>INSURER A :</b> Citizens Insurance Company of America	<b>NAIC #</b> 31534
		<b>INSURER B :</b> HANOVER INSURANCE COMPANY	22292
		<b>INSURER C :</b>	
		<b>INSURER D :</b>	
		<b>INSURER E :</b>	

**COVERAGES**

CERTIFICATE NUMBER: 1129931068

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y		ZBY9248348-07	7/21/2018	7/21/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> EXCESS			ZBY9248348-07	7/21/2018	7/21/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			UHY92438690-07	7/21/2018	7/21/2019	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is hereby included as Additional Insured for claims arising out of the operations of the Named Insured and where required by written contract.

**CERTIFICATE HOLDER****CANCELLATION**

Town of Orangetown  
 26 Orangeburg Rd  
 Orangeburg NY 10913

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

123

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RECEIVED

TOWN OF ORANGETOWN  
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS

PERMIT # 19-SP-40

AUG 21 2019

TOWN OF ORANGETOWN  
HIGHWAY DEPARTMENT

EVENT NAME: Rockland Lodge #2176 Sons of Italy Italian Feast

APPLICANT NAME: William Barbera

ADDRESS: 46 Van Wyck Road Blauvelt, New York 10913

PHONE #: 845-359-7699 CELL # 845-323-1774 FAX # \_\_\_\_\_

CHECK ONE: PARADE \_\_\_\_\_ RACE/RUN/WALK \_\_\_\_\_ OTHER X Italian Feast

The above event will be held on 9/12-9/15 from 11:00am to 12am RAIN DATE: None

Location of event: 89 Western Highway Tappan, NY 10983

Sponsored by: Rockland Lodge #2176 Telephone #: \_\_\_\_\_

Address: 46 Van Wyck Road, Blauvelt, NY 10913

Estimated # of persons participating in event: 10,000 vehicles 2,500

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:

William Barbera- 304 Washington Avenue Tappan, NY 10983 845-359-7808

Signature of Applicant: [Signature] Date: 08/21/2019

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 8-21-19

Certificate of Insurance - Received On: in progress 8-28-19

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: Y  N  Received On: \_\_\_\_\_

Rockland County Highway Dept. Permit: Y  N  Received On: Light towers

NYSDOT Permit: Y  N  Received On: \_\_\_\_\_

Route/Map/Parking Plan: Y  N  Received On: \_\_\_\_\_

RFS #: 45486 BARRICADES: Y  N  CONES: Y  N  TRASH BARRELS: Y  N  OTHER: Message Board

APPROVED: [Signature] DATE: 8-21-19  
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y  N  - Application Required: \_\_\_\_\_ Fee Paid - Amount/Check # \_\_\_\_\_

Port-o-Sans: Y  N  Other: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y  N  Aux. & P.O.'s Items: No parking signs

APPROVED: [Signature] DATE: 8/21/19  
Chief of Police

\*\* Please return to the Highway Department to be placed on the Town Board Workshop \*\*

Workshop Agenda Date: 9.3.19 Approved On: \_\_\_\_\_ TBR #: \_\_\_\_\_

Sent  
8-22-19



RECEIVED

19-SP-40

AUG 21 2019

**ORDER SONS OF ITALY IN AMERICA**

TOWN OF ORANGETOWN  
HIGHWAY DEPARTMENT

ROCKLAND LODGE No. 2176

P.O. Box 223

Blauvelt, New York 10913

August 19, 2019

To: Orangetown Highway Department

The Blauvelt Sons of Italy will host its Annual Italian Feast on September 12<sup>th</sup> through September 15<sup>th</sup> 2019 at the Masonic Fair Grounds in Tappan.

Our number one goal is the safety of our community. We would like to request the use of:

- 30 Light towers
- No parking signs - OPD
- 400' - 6' high Fencing for the safety between carnival and feast
- sufficient street cones,
- wood barriers,
- electronic signs,
- 25 trash cans
- Plastic fence
- Plastic barrels
- Port o Johns - Parks Dept
- and anything else you might feel we need for traffic control and pedestrian safety. - OPD

Highway

Thanking you in advance for working with us in making this community event safe.

Sincerely,

*Nick Sfraga*

Past President

Feast Coordinator



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
8/24/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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<b>PRODUCER</b> Integro USA Inc. One State Street Plaza 9th Floor New York NY 10004	RECEIVED  AUG 28 2019	<b>CONTACT NAME:</b> Sherry McCaffrey	<b>FAX (A/C, No):</b> 212-702-3386	
		<b>PHONE (A/C, No, Ext):</b> 212-702-3336	<b>E-MAIL ADDRESS:</b> sherry.mccaffrey@integrogroupp.com	
<b>INSURED</b> Blauvelt Sons of Italy Inc 46 Van Wyck Road Blauvelt NY 10913	TOWN OF ORANGETOWN HIGHWAY DEPARTMENT	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
		INSURER A: Citizens Insurance Company of America		31534
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		

**COVERAGES**      **CERTIFICATE NUMBER:** 1235321877      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			ZBY9248348-08	7/21/2019	7/21/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 The Certificate Holder is hereby included as an additional insured.

<b>CERTIFICATE HOLDER</b>  Town of Orangeburg 26 Orangeburg Rd Orangeburg NY 10913	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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**AGREEMENT FOR THE  
SCHOOL RESOURCE OFFICER PROGRAM**

This agreement, made this \_\_\_\_ day of September, 2019, by and between the Town of Orangetown Police Department, hereinafter referred to as the “Police Department”; and the Town of Orangetown, hereinafter referred to as the “Town”; and the Pearl River Union Free School District, hereinafter referred to as “PRSD”;

**WITNESSETH**

That whereas, PRSD desires special law enforcement services to be rendered by the Chief of the Orangetown Police Department, namely, the providing of a School Resource Officer (SRO), and

WHEREAS, the Town of Orangetown, the Chief of Police and the Superintendent of PRSD have agreed to provide such special law enforcement services to the school system upon certain terms and conditions provided here in after,

WHEREAS, the Town of Orangetown and PRSD are authorized to enter into this agreement pursuant to Section 119-o of the General Municipal Law,

Now, therefore, this memorandum of understanding will be used by the Police Department and PRSD to cooperatively run the SRO Program.

**SECTION 1. Objectives of the School Resource Officer Program**

- 1.01. 1. To provide another resource for the school district in their goal of a safe and secure learning environment for their staff and students.
2. To help students learn more about the law and the criminal justice system.
3. To prevent crime and violence in our schools and on our school grounds.
4. To help decrease criminal offenses committed against persons and property in and around schools and to help enhance overall safety.

**SECTION 2. Purpose of the School Resource Officer Program**

- 2.01 Assignment of a law enforcement officer to PRSD to work in cooperation with the school’s administrators, students, staff, parents, and community members to:
1. Help maintain a safe and secure environment, which will be conducive to learning.
2. Promote positive attitudes regarding the police’s role in society and to inform students of their rights and responsibilities as lawful citizens.

3. Establish a liaison with school personnel in a cooperative effort to prevent disruptive behavior or violent behaviors.

### SECTION 3. Duties and Responsibilities of the Police Department and Town.

- 3.01 The Police Department shall provide a sworn law enforcement officer to be assigned to PRSD, as a School Resource Officer. The selection and assignment of the individual officer shall be at the discretion of the Chief of Police in cooperation with the Superintendent of PRSD. However, it is understood that the assigned officer shall have a minimum of four years of experience and all required SRO training. It is understood that, in the event of a police department emergency, the school resource officer may be required to attend to such emergencies in lieu of his or her duties under this agreement. It is further understood that the School Resource Officer is required to complete mandatory training and other duties as a police officer. This training and duties will be scheduled as best possible to minimize the impact on the officer's duties in the school district but may require absence from the school district. It is further understood that the School Resource Officer is an employee of the Town of Orangetown Police Department and will be subject to the rules and regulations, policies and procedures of the Police Department and the negotiated union contract. The Police Department will maintain control of the SRO's scheduling of time off. During regularly scheduled school hours, the police administration will only redeploy the SRO when necessary during emergencies.
- 3.02 The Chief of Police shall ensure that the exercise of any law enforcement powers by the school resource officers is in compliance with the authority granted by law to sworn police officers.
- 3.03 School Resource Officer's salaries and benefits will be paid by the Police Department. Funds needed to purchase necessary equipment; vehicles and materials will be provided by the Police Department. PRSD and the Police Department will provide professional development and training to support the SRO Program. The Chief of Police and the Superintendent will develop a list of mutually agreeable events that the SRO will attend.

In the event that the School District requests the SRO to be present for any additional event(s), the School District shall reimburse the Police Department for said officer's salary at the hourly rate for the cost of that officer to the Police Department. The Police Department shall retain discretion as to whether to provide an officer to a requested event and shall retain discretion as to whether it will assign the SRO or reasonably assign another police officer to said event.

- 3.04 The SRO shall be assigned to work days at the PRSD in accordance with the PRSD schedule for when classes are in session. The work day shall cover the time period while classes are in session, consistent with the standard 8 hour work day as designated by the Police Department.

- 3.05 During the effective period of this agreement as set forth more fully in Section 7 below, PRSD agrees to pay a partial reimbursement to the Town of Orangetown for the services of the SRO over the course of this agreement in accordance with the schedule set forth below:

\$60,000.00 for the school year 2019/2020;  
\$70,000.00 for the school year 2020/2021;  
\$80,000.00 for the school year 2021/2022;  
\$90,000.00 for the school year 2022/2023.

These sums shall be vouchered by the Town on a biannual basis, to wit September 15<sup>th</sup> and January 15<sup>th</sup> of each year, and shall be payable by PRSD on receipt. If PRSD fails to pay when vouchered, or within 15 days thereafter, the Town may terminate this agreement and seek any and all remedies for unreimbursed services.

- 3.06 Any time off, to include sick time, will be reported in accordance with Police Department policies and additionally, the SRO will notify the school to which they are assigned that day in a timely manner.

#### SECTION 4. Duties and Responsibilities of the School District

- 4.01 The Designee of the Chief of Police shall work with the Superintendent of PRSD or his designee to coordinate the activities of, and otherwise communicate with, the school resource officer on behalf of the school.
- 4.02 PRSD shall provide and maintain the following for each SRO through the duration of this memorandum of understanding: Exclusive use of office space or secured shared office space, furniture, access to a school phone and voice mail on an existing line, and a computer/printer with internet access.

#### SECTION 5. School Resource Officer Program.

- 5.01 The Addendum is incorporated by reference.

#### SECTION 6. Indemnification

- 6.01 PRSD shall indemnify and save harmless the Police Department for any liability whatsoever arising out of the negligence of the PRSD's employees or agents arising from the operations and implementation of the School Resource Officer Program.

Nothing in this agreement shall be construed to affect in any way the Police Department's or PRSD' rights, privileges, and immunities or defenses, which may exist by statute or common law with regard to any claim, action or cause of action by or on behalf of any third party.

- 6.02 The Town agrees to comply with Sections 2-c and 2-d of the New York State Education Law with respect to the privacy requirements applicable to student

information that comes within the possession and control of the SRO from the District, ***including the attached Parents Bill of Rights for Data Privacy and Security***, except for information furnished by the District in the course of an investigation by the Police Authorities or as otherwise may be exempt.

#### SECTION 7. Term of Agreement

7.01 The term of this agreement shall be for one year, commencing on September 1, 2019 and ending on August 31, 2020, subject to renewal. The agreement may be renewed upon mutual agreement of the parties on the same terms and conditions as set forth herein, on an annual basis, pursuant to the terms for reimbursement as set forth in Section 3 above. To renew the Agreement, the PRSD shall notify the Town on or about May 25 of every year of its intention to renew the agreement for the upcoming school year commencing September 1 of that year, on the same terms and conditions as set forth herein. The Town shall then notify the PRSD on or before June 1 of its agreement to renew the agreement for the upcoming school year commencing on September 1, under the same terms and conditions as set forth herein. If the PRSD does not renew or advise of its intention to renew the agreement as set forth herein, or if the Town does not agree to renew, then this agreement shall be terminated and the parties shall have no further rights or obligations with respect to same as against each other. Neither party may terminate the contract mid-academic year, except as set forth above.

#### SECTION 8. Invalid Provision

8.01 Should any part of this agreement be declared invalid by a court of law, such decision shall not affect the validity of any remaining portion which shall remain in full force and effect as if the invalid portion was never a part of this agreement when it was executed. Should the severance of any part of this agreement materially affect any other rights or obligations of the parties hereunder, the parties hereto will negotiate in good faith to amend this agreement in a manner satisfactory to the parties. Failing agreement on such amendment, either party may, by notice in writing terminate this agreement forthwith, subject to the provisions of this agreement relating to termination.

#### SECTION 9. Complete Agreement

9.01 This agreement is the complete agreement of the parties; it may be amended or modified only in writing; and supersedes, cancels, and terminates any and all prior agreement or understandings of the parties, whether written or oral, concerning the subject matter thereof. ***This agreement supersedes the terms set forth in Addendum II to Agreement to the School Resource Officer Program- Pearl River dated June 27 2019 and that agreement shall be deemed null and void in all regards upon execution of this agreement.***

Dated: \_\_\_\_\_

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Marco Pochintesta  
District Superintendent  
Pearl River Union Free School District

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Donald Butterworth  
Chief of Police  
Town of Orangetown Police Dept.

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Chris Day  
Supervisor  
Town of Orangetown

## ADDENDUM 1

### 5.0 SCHOOL RESOURCE OFFICER PROGRAM

The School Resource Officer (SRO) program is a service of the Orangetown Police Department to PRSD. This program will support the police department's commitment to service as it works to improve the quality of life in the Town of Orangetown and specifically the safety and security in the school system.

#### 5.01 Duties and Responsibilities

##### 501A Special Services Bureau Captain Orangetown Police Department

1. To direct and coordinate the implementation of the School Resource Officer Program
2. To supervise the day to day operation of the SRO Program
3. To coordinate training for the school resource officers
4. To assist in the evaluation of the School Resource Officer Program
5. To work closely with school based administrators and school resource officers to help design criminal justice related instruction to address specific criminal justice related issues.
6. To ensure supervisory review of reports and related paperwork completed by SRO.
7. To coordinate school resource officer and patrol officer duties related to law enforcement on campus.

##### 5.01B School Resource Officer

1. To assist in educating students as to the role of police in our society and other law enforcement related issues, i.e.: crime prevention, substance abuse, driver safety.
2. To serve as a resource in criminal justice related education by working closely with teachers in customizing and designing instruction to address criminal justice related issues.
3. To serve as a positive role model and mentor for students.



4. To make students aware of the consequences of juvenile delinquency.
5. To establish liaison with school principals, faculty, and students.
6. To inform the students of their rights and responsibilities as lawful citizens.
7. To provide information and input to school based student service professionals and school staff members to help plan to meet the needs of students.
8. To assist the PRSD in formulating educational crime prevention programs to reduce the opportunity for crimes against persons and property in the schools.
9. To be on duty during extra curricular activities and athletic events as determined by the Chief of Police or his designee with input from the Superintendent or his designee.

#### 5.02 Personnel Assignment

1. The selection of officers for assignment to the SRO Program shall be the responsibility of the Chief of Police or his designee. The Superintendent shall have the opportunity to meet with the SRO prior to commencing service. The Superintendent shall have the opportunity to meet with the SRO prior to commencing service.
2. The SRO will provide another resource for the school district in their goal of a safe and secure learning environment for their staff and students.
3. The SRO will primarily be assigned 5 days per week to the High School building. However, the officer may be assigned to a different school building within the PRSD. The specific days of assignments to other buildings will be determined upon agreement of the Special Services Bureau Captain, School District Superintendent and the principals of the schools involved.
4. In the event the principal of the school, to which the SRO is assigned, determines that the particular SRO is not effectively performing his duties and responsibilities, the principal will state such concern(s) in writing to the Superintendent. The Superintendent within a reasonable time after having received the recommendation from the

principal will inform the Chief of Police of the principal's concerns and may request a change in the assignment of the SRO. If, within a reasonable amount of time, the issue cannot be resolved, the SRO may be reassigned from the school by the Chief of Police and a replacement will be obtained, subject to availability as determined by the Chief of Police. This clause is not intended to violate any contractual rights of the SRO.

5. The Chief of Police may dismiss or reassign an SRO based upon the Orangetown Police Department's Rules and Regulations and negotiated contracts and agreements.
6. In the event of the resignation, dismissal, or reassignment of the SRO, the Chief of Police will provide a replacement for the SRO within a reasonable amount of time after receiving notice of such absence, dismissal, resignation or reassignment. If the SRO is absent from his/her school due to personal illness, vacation, meetings or other law enforcement reasons, the police department is not obligated to provide a substitute. In the case of absence from a school, the SRO will notify his/her department according to departmental rules and regulations, and will also notify the school administration in a timely manner. The Town of Orangetown Police Department shall attempt to make additional patrols to the high school on days that the SRO is not present at the school during school hours.
7. The SRO will report to the Orangetown Police Department at the start of his/her tour of duty. The SRO's duty day will be determined by the Chief of Police in cooperation with the principal. The SRO will drive to and from the school in a police department vehicle.
8. The SRO will attempt to complete all administrative matters during the established duty day. Traditional law enforcement matters not completed during the duty day will be on an overtime basis, as coordinated by the SRO Supervisor, and will be the responsibility of the Chief of Police.

#### 5.03 Scope of Accountability of the SRO

1. The SRO is, first, a police officer whose primary duty is enforcement of the law.
2. Each SRO shall be familiar with the Student Handbook and Code of Conduct *including the section that deal with*

*visitors to the schools and public conduct on school district property. It is expressly understood that the SRO may not administer discipline to students or be involved in the enforcement of school disciplinary infractions under the Code of Conduct. All student discipline shall be solely under the auspices and jurisdiction of School Administration and the Board of Education.*

3. The SRO shall work with the principal and school personnel in his/her assigned school.
  - a. The school principal shall have full responsibility for enforcement of school discipline and school rules and regulations.
  - b. The Police Department shall be in charge during all criminal related matters.

#### 5.04 Reporting Responsibilities of the SRO

1. The SRO shall complete all reports in accordance with police department policy. Reports shall be completed in a timely manner and filed in accordance with department policy.
2. The SRO will complete a daily record of activities, programs conducted, classes taught, and counseling contacts made with students or staff during the workday.

#### 5.05 Reporting Responsibilities of the School District

1. Any time the School District requires immediate police assistance, the school personnel should first telephone "911". The SRO shall not be the first contact in such circumstances.

Dated:

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Marco Pochintesta  
District Superintendent  
Pearl River Union  
Free School District

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Donald Butterworth  
Chief of Police  
Town of Orangetown

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Chris Day, Supervisor  
Town of Orangetown

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**TOWN OF ORANGETOWN  
FINANCE OFFICE MEMORANDUM**

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**TO:** THE TOWN BOARD  
**FROM:** JEFF BENCIK, *DIRECTOR OF FINANCE*  
**SUBJECT:** AUDIT MEMO  
**DATE:** 08/28/2019  
**CC:** DEPARTMENT HEADS



The audit for the Town Board Meeting of 9/03/19 consists of 2 warrants for a total of \$2,072,976.07

The first warrant had 1 vouchers for \$272.50 and was for a sign.

The second warrant had 180 vouchers for \$2,072,703.57 and had the following items of interest.

1. Advanced Analytical Technologies (p2) - \$5,110 for sewer tests.
2. Applied Golf (p5) - \$126,250 for Blue Hill contract.
3. Applied Golf (p5) - \$59,500 for Broadacres contract.
4. Carmelo Scaffaldi & Sons (p12) - \$29,489 for Greenbush Road bike bypass.
5. Clear Edge (p13) - \$5,144 for sewer belt replacement.
6. County of Rockland (p14) - \$512,760.62 for 2018 Community College chargeback.
7. CSEA employee benefit fund (p15) - \$29,978 for CSEA dental benefits.
8. ESC Environmental (p17) - \$14,850 for sewer chemicals.
9. Fellenzer Engineering (p20) - \$23,931 for Engineering re: Aluf.
10. Global Montello (p23) - \$19,854 for fuel.
11. Mad Science of the Mid-Hudson (p29) - \$9,480 for Parks youth programs.
12. Maser Consulting (p30) - \$37,914 for Rt. 303 culvert project.
13. MetLife (p30) - \$13,135 for Police dental insurance.
14. NYS Dept. of Civil Service (p32) - \$757,630 for Health care benefits.
15. Optimum Controls (p33) - \$7,199 for SCADA work.
16. Orangeburg Subaru (p34) - \$9,850 for escrow release.

17. State Comptroller (p47) - \$42,042 for Justice Fines.
18. Tilcon (p50) - \$7,789 for Highway materials.
19. Van Bortel Ford (p52) - \$67,899 for Sewer vehicle (bonded).
20. Verde Electric (p53) - \$32,306 for Traffic Signal work.
21. Yonkers Paving Concepts (p60) - \$5,713 for Highway work at Van Wardt and Oak Tree Rd.

Please feel free to contact me with any questions or comments. Thank you.

Jeffrey W. Bencik  
845-359-5100 x2204