

Bluefields Building Corp
George Alatsas
bbcorp19@gmail.com
(914) 403-8498

May 15, 2019

Supervisor Chris Day
Councilman Paul Valentine
Councilman Jerry Bottari
Councilman Denis Troy
Councilman Tom Diviny
Town of Orangetown
26 W Orangeburg Road
Orangeburg, NY 10962

Dear Town Board:

I am requesting a zone change for 268 N Middletown Road which is located at the corner of N Middletown Road and Manor Boulevard from "CO" to "R-15." This property was previously zoned commercial with non-conforming residential.

I purchased this property in 2015 and leveled the pre-existing house which was destroyed in a house fire. Pursuant to the Town Law of the State of New York, and the Zoning Ordinance of the Town of Orangetown, I hereby request that the Zoning Ordinance be amended to place the property, in a "R-15" Zoning District, which would allow the development of a single family home that faces Manor Boulevard.

Please consider the following:

1. I, George Alatsas, own the property, 268 N Middletown Road, located in the hamlet of Pearl River. Please find the deed attached and marked as **Exhibit A.**
2. Attached please find a survey for 268 N Middletown Road marked as **Exhibit B.**
3. Attached please find a copy of the Town of Orangetown Zoning Map adopted December 11, 2018 and marked as **Exhibit C.** All other lots on this side of Manor Boulevard are currently zoned "R-15" and this lot would complete the side of the street.
4. The property is known and designated on the Tax Map of the Town of Orangetown as:

<u>Section</u>	<u>Block</u>	<u>Lot</u>
69.09	1	38

Attached please find the Town of Orangetown Tax Map marked as **Exhibit D.**

5. The zoning for the adjoining property located at 227 Manor Boulevard (Tax Map 69.09-1-37) was changed from "CO" to "R-15" by the Town of Orangetown on September 13, 2016. Attached please find a copy of the Orangetown Town Board Meeting Minutes dated Tuesday, July 19, 2016, which includes the petition to amend Chapter 43 of the Town Code (Zoning) and zoning map to change the zoning classification of 227 Manor Boulevard, located in the hamlet of Pearl River and marked as Exhibit E. Also attached please find a copy of the Orangetown Town Board Meeting Minutes dated Tuesday, September 13, 2016, which includes approval of the petition to amend Chapter 43 of the Town Code (Zoning) and zoning map to change the zoning classification of 227 Manor Boulevard to "R-15" and marked as Exhibit F.
6. Attached please find a draft of the architectural drawings marked as Exhibit G for a new single family home to be constructed on this property, if the zoning change is approved and the permits are subsequently approved.

The proposed change would be compatible with the present use of the adjoining and neighboring properties on Manor Boulevard.

Thank you for your time and attention to this matter.

Kind regards,

George Alatsas

Cc:

Rosanna Sfraga, Town Clerk

Robert Magrino, Town Attorney

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: George Alatsas			
Project Location (describe, and attach a location map): 268 N. Middletown RD			
Brief Description of Proposed Action: 268 N. Middletown RD Pearl River NY 10965			
Brief Description of Proposed Action: We are looking to change the current zone from C.O to R-15. The existing use of the land has always been of a single family home. The reason the house was demolished was due to a fire. By granting this change the entire side of the street will be a consistent R-15 zone.			
Name of Applicant or Sponsor: George Alatsas		Telephone: 914 403 8498	
		E-Mail: Bbcorp19@gmail.com	
Address: 17 Bluefields Ln			
City/PO: Blauvelt		State: N.Y	Zip Code: 10913
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? No acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Georg Alabris</u>	Date: <u>6/1/19</u>	
Signature: <u>Georg Alabris</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

**TOWN OF ORANGETOWN, ROCKLAND COUNTY
ZONING TEXT AMENDMENT**

**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE**

DATE: July 23, 2019

LEAD AGENCY: The Town Board of the Town of Orangetown
Orangetown Town Hall
26 Orangeburg Road
Orangeburg NY 10962

This Notice is issued pursuant to Part 617 of the implementing regulations of Article 8 (SEQRA) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant effect on the environment.

TITLE OF ACTION:

Adoption of Local Law No. __ of 2019 of the Town of Orangetown, amending the Town Zoning Law, and Zoning Map, to change the zoning classification of the parcel known as 268 North Middletown Road in the hamlet of Pearl River, tax lot 69.09-1-38 from "CC" to "R-15".

SEQRA STATUS:

Unlisted Action

DESCRIPTION OF ACTION:

The proposed action consists of a change to the zoning classification of the parcel known as 268 North Middletown Road in the hamlet of Pearl River, tax lot 69.09-1-38 from "CO" to "R-15".

DETERMINATION:

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

In summary, after having taken a hard look at the potential environmental impacts associated with the proposed action, the Town Board concludes that such action will not result in a significant adverse environmental impact.

For Further Information, Contact:

Town Supervisor Chris Day
Town Hall, Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-5100

TOWN OF ORANGETOWN

TO: Town Board

FROM: Planning Board *e.a.c.*

DATE: June 26, 2019

RE: **Town Board Referral – Zone Change Request: 268 North Middletown Road, Pearl River; 69.09-1-38, currently CC zone, change to R-15 zone and Designation of Town Board as Lead Agency under SEQRA**

**Tax Map Designation: Section 69.09, Block 1, Lot 38
Zone Change Request from CC zone to R-15 zone**

At the June 26, 2019 Planning Board Meeting, the Orangetown Planning Board had no objection to the Town Board being Lead Agency on the application of the Zone Change Request of 268 North Middletown Road, Pearl River; 69.09-1-38, currently CC zone, change to R-15 zone.

RECOMMENDATION: The Planning Board had the following recommendations:

- Access to the property should be off of Manor Boulevard.
- The front of the house should be oriented toward Manor Boulevard.

TOWN OF ORANGETOWN
2019 JUL -2 P 2:42
TOWN CLERK'S OFFICE

Town of Orangetown Town Board

Date: June 7, 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 268 N Middletown Rd, Pearl River (Tax Map Designation 69.09-1-1) being currently located in the "CC" (Retail Commerce) zoning district, to change the zoning classification of the property to that of "R-15" (Medium Density Residence); and SEQRA Lead Agency Determination

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.

June 26, 2019
Date


(Signature)

Thomas Warner Chairman
(Print Name and Title)

Orangetown Planning Board
(Name of Agency)

Encl.

TOWN OF ORANGETOWN
2019 JUL -2 P 2:42
TOWN CLERK'S OFFICE



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

July 3, 2019

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 69.09-1-38

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

Map Date:

Date Review Received: 6/12/2019

Item: **GEORGE ALATSAS/268 NORTH MIDDLETOWN ROAD (O-2378)**

Zone change to convert a 0.46-acre parcel from the CO zoning district to the R-15 zoning district.

Northeastern corner of the intersection of North Middletown Road and Manor Boulevard

Reason for Referral:

North Middletown Road (CR 33)

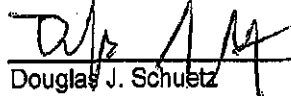
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

**Recommend the following modifications*

- 1 The Referral Form, Resolution No. 301 from the Town Clerk dated June 4, 2019, Lead Agency Coordination Letter dated June 7, 2019, and the GML 239 Referral Letter dated June 7, 2019 incorrectly refer to the current zoning district as "CC" in various places. This must be changed to the correct zoning district of "CO". The Referral Form and letters from the Town Clerk also incorrectly refer to the wrong tax parcel of 69.09-1-1. This must be corrected to the proper designation of 69.09-1-38. If a public hearing notice was distributed with any incorrect information, a new notice must be re-issued with the corrected information.
- 2 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.
- 3 The Town should take a more comprehensive review of the area to determine if any other parcels beyond the subject site should also be changed to the R-15 different zoning district.

GEORGE ALATSAS/268 NORTH MIDDLETOWN ROAD (O-2378)

4 A review shall be completed by the County of Rockland Department of Highways and any comments or concerns addressed.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Highways
Town of Orangetown

**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.

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

TOWN CLERK'S OFFICE
 JUL 16 A 10:28
 TOWN OF ORANGETOWN
 R. Miller
 Deputy Commissioner

July 11, 2019

Orangetown Town Board
 26 Orangeburg Road
 Orangeburg, NY 10962

Tax Data:	70.14-4-19	70.14-4-18	70.14-4-17
	70.14-4-16	70.14-4-15	70.14-4-14
	70.14-4-13		

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

Map Date: **Date Review Received:** 6/18/2019

Item: *GERALD BIEBER & RISE BIEBER & OTHERS (O-2372A)*

Zone change from the LO (Laboratory-Office) district to the CC (Retail-Commerce) zoning district for six full parcels, and a portion of a seventh parcel that total 8.48 acres.
 West side of NYS Route 303, approximately 380 feet south of Erie Street, 150 feet north of Walnut Street, east side of the Consolidated Rail Corp. property, and opposite Hickory Street

Reason for Referral:

NYS Route 303, Spruce Street (CR 28)

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 The Town of Orangetown did extensive research over a two-year period to create the Route 303 Overlay Zoning District, working with county, state and federal agencies, as well as the public, to ensure that the resulting zoning requirements would provide strategies to improve the roadway's operation, aesthetics, and safety aspects. The rezoning of these seven parcels from the LO zoning district to the CC zoning district will result in less stringent requirements, thereby intensifying the uses along the NYS Route 303 corridor. Safety aspects are of paramount importance, as this was one of the underlying reasons for the study. In addition, several other goals of the Route 303 Overlay Zone were to protect, preserve and improve neighborhood commercial areas, discourage unattractive retail strip development, and promote parking in the rear yard. These goals are achieved by requiring many requirements, including a 25-foot vegetated buffer along the property line adjacent to the Route 303 right-of-way, connections between abutting parking lots, shared driveway and internal circulations to minimize turning movements onto Route 303, and providing a traffic impact study and access management plan. Furthermore, Article XIII, Section 13.3 states that any rezoning... shall be in compliance with Article XIII, and that no building shall be erected except in compliance with the provisions of Article XIII. The Town Board must

GERALD BIEBER & RISE BIEBER & OTHERS (O-2372A)

ascertain that the zone change will result in meeting the intent and scope of the Route 303 Sustainable Development Study.

2 The bulk requirements between the LO zoning district and the CC zoning district are quite disparate. Two acres, lot widths of 300 feet, street frontages of 150 feet, front, side and rear yards of 100 feet and the total side yard of 200 feet are all requirements in the LO zoning district. In contrast, the CC zoning district only requires one acre, lot widths and street frontages of 100 feet, front and rear yards of 50 feet, side yards of 20 feet, and total side yards of 35 feet. Most of the bulk requirements for the CC zoning district are only half of what is required in the LO zoning district, resulting in more intensive uses, greater lot coverage and impervious surface area, and more traffic generation. The Town Board must determine if intensifying the uses by approving the zone changes of almost 8.5 acres and 6 1/2 parcels will result in more traffic conflicts, reduced safety, and a decreased quality of life for the surrounding area. In addition, the Town must analyze whether the parcels comprising the resultant zone change could meet all requirements of both the zoning district and the Route 303 Overlay Zone.

3 The "Town of Orangetown Comprehensive Plan" endorses the concepts of the Route 303 Sustainable Development Study, and includes proposals specifically targeted to support the study. One of the proposals for Commercial areas is to amend CS and CC zoning controls with new regulations designed to limit strip commercial development by permitting a mix of development options, including multi-family housing, retail and service. This 8.48-acre parcel might provide the Town of Orangetown with the prime land area to further investigate this proposal in its Comprehensive Plan. Given this proposal, it does not make sense to rezone the parcel to CC, thereby intensifying and expanding uses that the Town had identified as less desirable in the Route 303 corridor.

4 The materials provided with the zone change application have inconsistent information. The Referral Form lists seven parcels that are to be rezoned, including a parcel with the address of 570 Route 303. However, the tax map designations for the parcels does not include parcel 70.14-4-18, which is 570 Route 303. This is also true for the cover letter to the County Planning Department dated June 17, 2019. The June 17, 2019 Lead Agency Coordination Letter also includes the address for 570 Route 303, but omits tax parcel 70.14-4-18 from the list. Lastly, Page 3 of 3 for the Lead Agency sign-off page lists the tax parcels for the zone change and include tax parcels 70.14-4-20, and 21. All documents provided must contain consistent information so that the correct parcels are identified for the proposed zone change.

5 The Petition submitted with the application only lists four properties on the front page at the top: 568, 572, 574, and 576 Route 303. Three other parcels comprise this zone change application packet: 570, 578 & a portion of 580 Route 303, and are listed under items 5, 6, and 7. In addition, under item 8, only six parcels are listed, with tax parcel 70.14-4-18 (570 Route 303) being omitted from the list. As indicated in #1 above, all information must be consistent so that an accurate review of the proposed lots to be rezoned can be determined.

6 The Short Environmental Assessment Form (SEAF) does not include 570 Route 303, tax parcel 70.14-4-18 and must be amended to include this parcel if it is to be considered part of the zone change application. In addition, the total acreage is listed incorrectly as 4.8 acres. Schedule A of Exhibit H lists the total acreage to be 8.48. These must be corrected in the SEAF.

GERALD BIEBER & RISE BIEBER & OTHERS (O-2372A)

7 Question 5.b. indicates that the proposed zone change is consistent with the Town's adopted comprehensive plan. The Orangetown Planning Board questioned this consistency issue. We agree with the Town Board that the zone change may not be consistent with the Town's comprehensive plan. No justification has been provided by the applicant supporting this claim. Several of the goals and objectives are in direct contrast to the document, and include the following: 1) "Control strip commercial development on Route 303... through more restrictive zoning and lot and bulk revisions, including additional requirements for landscaping along the right-of-way," 2) "Work closely with the New York State Department of Transportation to improve the safety, traffic-carrying capacity, and aesthetics of Route 303... as proposed in the Route 303 Sustainable Development Study; make certain that any improvements to Route 303 address different segments of the roadway in a distinct manner and account for open space and environmental issues..." The applicant must provide information demonstrating how this conclusion was determined.

8 Question 8.a. is answered that the proposed action will not result in any increase in traffic above the present levels. How was this determined? Was a traffic study completed to verify this answer? In order to accurately determine if traffic will increase based on the zone change, an analysis must be completed showing current conditions and traffic calculations for the future uses.

9 Question 8.b. is answered that there are no public transportation services available near the site. Two Transport of Rockland (TOR) bus routes, Routes 92 and 97, traverse along NYS Route 303. This question must be corrected to be answered "yes".

10 Exhibit Q is to contain a short narrative for the application. No narrative was included in the packet. A narrative justifying the zone change must be provided with the application.

11 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
New York State Department of Transportation
Rockland County Department of Highways

**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.

Blauvelt

Town of Orangetown Town Board

Date: June 17, 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 564, 566, 568, 570, 572, 574, 576 and 578 Route 303, Blauvelt (Tax Map Designation 70.14/4/14-21) being currently located in the "LO" (Limited Office) zoning district, to change the zoning classification of the property to that of "CC" (Retail Commerce);

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

July 10, 2019
Date

Arlene Miller
(Signature)

Arlene Miller, Principal Planner
(Print Name and Title)

Rockland County Planning Dept.
(Name of Agency)

Encl.

Town of Orangetown Town Board

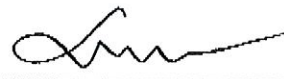
Date: June 14, 2019

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 568, 570, 572, 574, 576, 578 and 580 Route 303, Blauvelt, NY (70.14-4-13-17, 19) being currently located in the "LO" (Limited Office) zoning district, to change the zoning classification of the property to that of "CC" (Retail Commerce);

The Rockland County Highway Dept. agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

06.14.19
Date



(Signature)

Dyan Rajasingham, Engineer III

(Print Name and Title)

Rockland County Highway Dept.

(Name of Agency)

Encl.

TOWN OF ORANGETOWN

TO: Town of Orangetown Town Board
FROM: Town of Orangetown Planning Board *CAE*
DATE: July 17, 2019

RE: Referral to the Planning Board: Petition of Gerald Bieber and Rise Bieber, second amended, dated June 13, 2019 for a zone change - LO zoning district to the CC zoning district and Lead Agency under SEQRA

Tax Map Designation: Section 70.14, Block 4, Lots 13-17 & 19
Location: 568, 570, 572, 574, 576, 578 & 580 Route 303, Blauvelt

At the July 17, 2019 Planning Board Meeting, the Orangetown Planning Board had no objection to the Town Board being Lead Agency on the application of Gerald Bieber and Rise Bieber, second amended, zone change - LO zoning district to the CC zoning district.

The Planning Board offered the following recommendation to the Town Board:

RECOMMENDATION: The Planning Board held that the zone change could present significant impacts on the community and raised a number of concerns. Those concerns are outlined in the attached memorandum from Jane Slavin, Director of the Town of Orangetown Office of Building, Zoning, Planning Administration and Enforcement, dated July 16, 2019.

The Planning Board opined that the Town Board should review the proposed development plans to determine if the proposed uses are in conformity with the Comprehensive Plan and the Route 303 Overlay Zone. It was recommended that the zone change request be reviewed by an outside Professional Planner and a report generated with recommendations.

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

Town of Orangetown Town Board

Date: June 14, 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 568, 570, 572, 574, 576, 578 and 580 Route 303, Blauvelt, NY (70.14-4-13-17, 19) being currently located in the "LO" (Limited Office) zoning district, to change the zoning classification of the property to that of "CC" (Retail Commerce).

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 17, 2019
Date

Willie P. [Signature]
(Signature)

Vice Chairman Planning Board
(Print Name and Title)

Orangetown Planning Board
(Name of Agency)

Encl.



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

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: July 16, 2019

To: Planning Board

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

Subject: **Zone Change, "LO" to "CC" district**
568, 572, 574, 576, 578 Route 303, Blauvelt, NY.

Submission Reviewed:

- Petition of Gerald Bieber and Rise Bieber, second amended, dated June 13, 2019.
- Short Environmental Assessment Form, last revised, 5-14-19

The Petitioner is requesting that the Town Board consider their request for a zone change of parcels on Route 303 in Blauvelt known as, 568 (tax lot 19), 572 (tax lot 17), 574 (tax lot 16), 576 (tax lot 15), 578 (tax lot 14) and a portion of 580 (tax lot 13). Said lots are located on the west side of Route 303 in the LO, Laboratory Office District. The request is to approve a change to the CC district which zone begins just to the north at the mid-point of lot #580.

- 1) The information presented by the petitioner is conflicting and must be clarified:
 - a) 570 Route 303, tax lot number 70.14-4-18, is described under number 6, Exhibit F, however said property is not listed under number 8, for which the zone change is being sought.
 - b) The SEAF Action and Project location also does not reference 570 Route 303, tax lot number 70.14-4-18.

Petitioner must clarify if 570 Route 303, tax lot number 70.14-4-18 is included as part of this request.

2) Outline of Zoning District uses;

LO Zoning District uses permitted by right:

1. Fire, Police and community-owned ambulance stations, government offices and office buildings, town garages, municipal parking lots and similar public buildings and government uses.
2. Schools of general instruction
3. Executive conference lecture facilities
4. Business/professional offices
5. Research, experiment and testing labs subject to performance standards procedures and additional use requirements.

CC Zoning District uses permitted by right:

1. **Same as CS** and pet shops, upholsterers, undertakers and commercial printing shops.
2. Trade schools and other schools of special instruction
3. Telephone exchanges, but not including service or storage yards.
4. Theaters, except drive-in theaters.

CS Zoning District used permitted by right:

1. Churches and similar places of worship, Sunday school buildings, parish houses and rectories.
2. Outdoor public telephone booths.
3. Fire, police and community-owned ambulance stations, government offices and office buildings, town garages, municipal parking lots and similar public buildings and government uses.
4. Schools of general instruction, schools of religious instruction.
5. Business and professional offices.
6. Retail drug, dry-goods and variety, food, hardware, stationery, auto supplies and tobacco stores; restaurants, except fast-food; newsstands; banks, clothing and department stores; home appliance stores; jewelry and art shops; package liquor stores; personal services stores dealing directly with consumers (such as barbers and beauty parlors and dry-cleaning, laundry, tailoring and shoe-repair establishments); and karate, physical fitness, dance and photographic studios.

Additionally the following uses would be permitted:

By Special Permit by the Town Board in the CC and CS districts:

- Auditoriums and Drive-in theaters (Town Board Approval required)
- Housing for Senior Citizens

By Special Permit by the Zoning Board in the CC and CS districts:

- Theatres, No drive-ins
- Railroad Passenger stations and bus stations.
- Undertakers
- Pet shops
- Upholsterers
- Commercial print shops
- Other retail/service

Conditional Uses by Planning Board in the CC and CS districts:

- Hotels and motels
- Public parking lots and public garages
- Medical arts offices in existing residential buildings
- Fast-food restaurants
- Gasoline service stations
- Nightclubs
- New dealer automobile service and repair, ancillary to existing new car dealership
- Schools of special instruction
- Public utility substations and pump stations
- Bars

3) Review of Table of Bulk Regulations (see attached);

In comparison of the LO, CC and CS district bulk requirements, the CC and CS districts require a much smaller lot size and significantly less yard setback requirements in comparison to the LO district and would therefore allow for potentially denser development of the parcels.

4) Review of Short Environmental Assessment Form;

Number 5, item b. of the SEAF asks if the propose action is "Consistent with the adopted comprehensive plan?" The petitioner selected "YES".

However, in review of the Town of Orangetown Comprehensive Plan;

Section II Goals and Objectives, (C) Commercial, Office and Industrial Development, # (4) "Control strip commercial development on Route 303 and North Middletown Road through more restrictive zoning and lot and bulk revisions," (page II-3).

Section III. Comprehensive Plan Proposals, (A) The Land Use Plan, Office/Industrial/Related " would be distributed throughout the Town in relatively large blocks; many of these areas are currently designated in this way, and are anticipated to remain so.", "and sections of Route 303 make up this category".

Section III. Comprehensive Plan Proposals, (B) Functional Plans, 1. Public Service, paragraph 6, page III-11; "According to the Orangetown Police Department, one of the most pressing issues for the Town is traffic mitigation and safety. The Route 303 corridor currently has the highest accident rate of all roads in Orangetown."

Section IV. The Land Use Vision, Page IV-18, "The key goals outlined in the Land Use Vision were to create zoning and land use policies that:

"limit the location, size and siting of new retail development; and foster the creation of focused nodes of neighborhood development."

Included in this Land Use Vision were the following elements:

"clustering of retail and residential land use and development in the vicinity of three defined neighborhood areas' the Tappan neighborhood area (south of Oak Tree Road), and Orangeburg neighborhood area (between King's Highway and Route 340) and the Bradley Parkway/Greenbush neighborhood area;"

"The concept of three village centers on Route 303 is intended to provide for a variety of uses in a hamlet-like setting, and should promote pedestrian safety and a variety of activities and services within a village atmosphere. It would promote the goals of sustainable mixed-use development by encouraging non-motorized pedestrian and bicycles movement, encouraging the efficiency of mixed-use development, fostering a reduction in automobile use,"

"The Village center concept was not included in the adopted Zoning Overlay District."

Section V. Implementation, Page V-1;

a. Office and Industrial Zoning.

"The existing office and industrial zoning (LI, LO, and LIO) should be retained for large segments of the corridor, with text changes resulting in reductions of the maximum amount of development per lot. The reductions would limit future traffic generation and would allow for additional open space treatment. Recommended changes include reducing the floor-area ratio (FAR) in LI from a rather high of 0.5 to a more realistic 0.4, and LIO and LO from a high of 0.4 to a more reasonable 0.3."

b. Density Reductions and Density Incentives for Certain Types of Commercial Development.

"The CC Commercial zoning that currently exists along Route 303 should be modified even more significantly than the proposed office and industrial zoning, thereby implementing the Sustainable Development Study's policy

to limit strip commercial use along this roadway. In the Erie Street portion of the corridor, the existing land area zoned CC should be reduced in size and its FAR should be reduced from 0.3 to a more typical 0.2 for a highway commercial strip.

5) In the Route 303 Sustainable Development Study, Final Report, page 84;

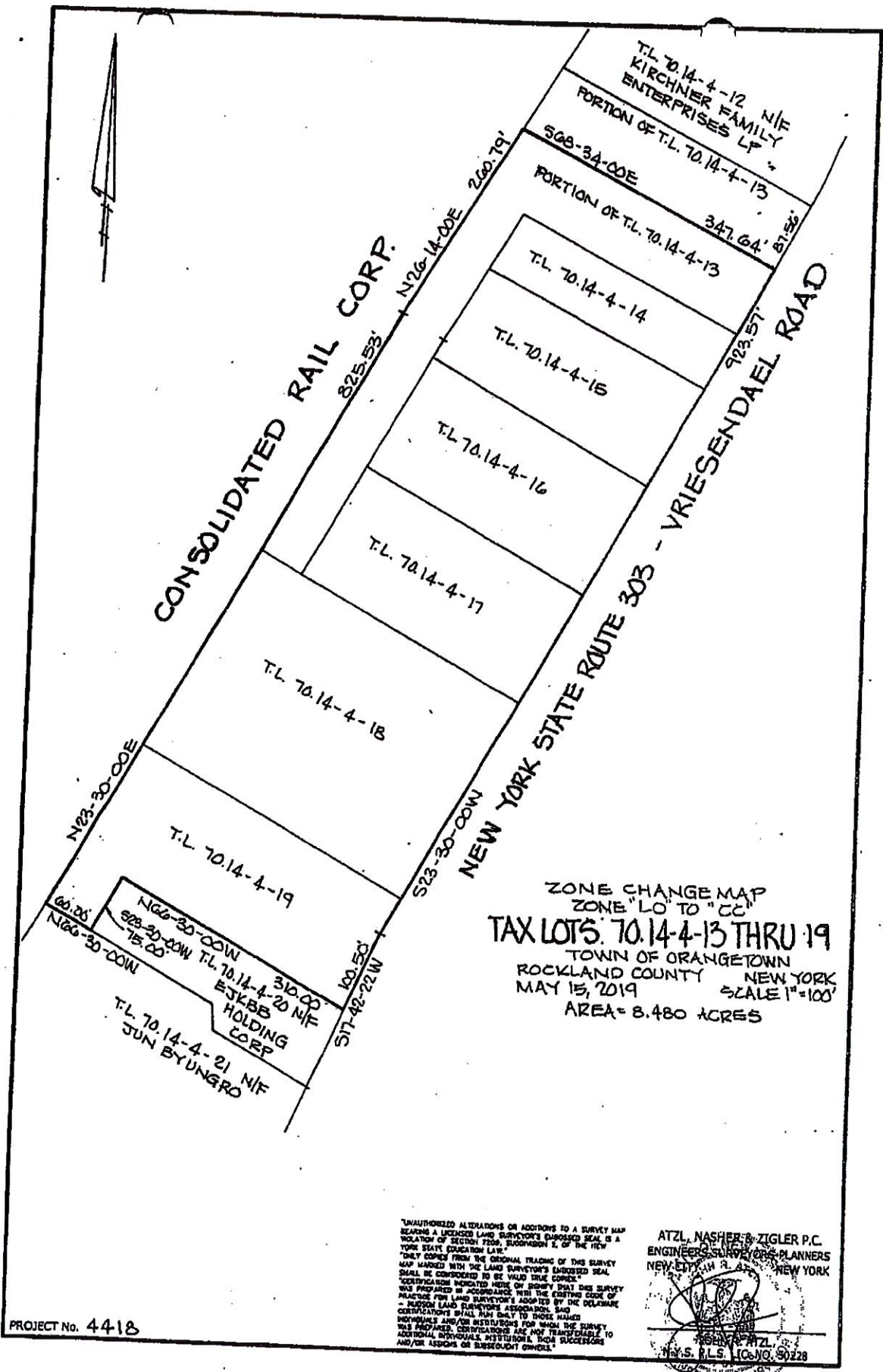
"The most notable aspect behind the zoning text amendment is the strong intent to limit the size and extent of large-scale retail development in the Route 303 corridor. Consistent with the Land Use Vision, the rationale for these restrictions is to:"

- Preserve the non-retail, mixed use character of the corridor;
- Reinforce existing zoning;
- Keep land available for non-retail commercial development;
- Keep land available for potential transit-oriented development should the West Shore Line be activated for passenger use; and
- Ensure that the Transportation Concept Plan improvements are consistent with a non-retail corridor, minimizing the need for future additional capacity.

While the requested ACTION for a Zone Change in and of itself does not immediately result in potential adverse impacts, careful consideration must focus on the permitted development and uses within the CC zone and CS zone and how this future development may have potential negative impacts on the immediate surrounding area, the Route 303 corridor and the Town as a whole.

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 under the CC/CS zone affect traffic volumes and patterns along route 303, Erie Street and the surrounding neighborhoods?
(Petitioner had agreed to provide a traffic study, however it has not been received as of date of this review)
- 4) Will future development impair the character or quality of the existing community?
- 5) What are the potentially cumulative impacts of future development under the requested zone?
- 6) What is the effect of the proposed amendment upon the growth of existing communities in the Town as envisaged by the Comprehensive Plan?



ZONE CHANGE MAP
 ZONE "LO TO "CC"
TAX LOTS 70.14-4-13 THRU 19
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY NEW YORK
 MAY 15, 2019 SCALE 1"=100'
 AREA = 8.480 ACRES

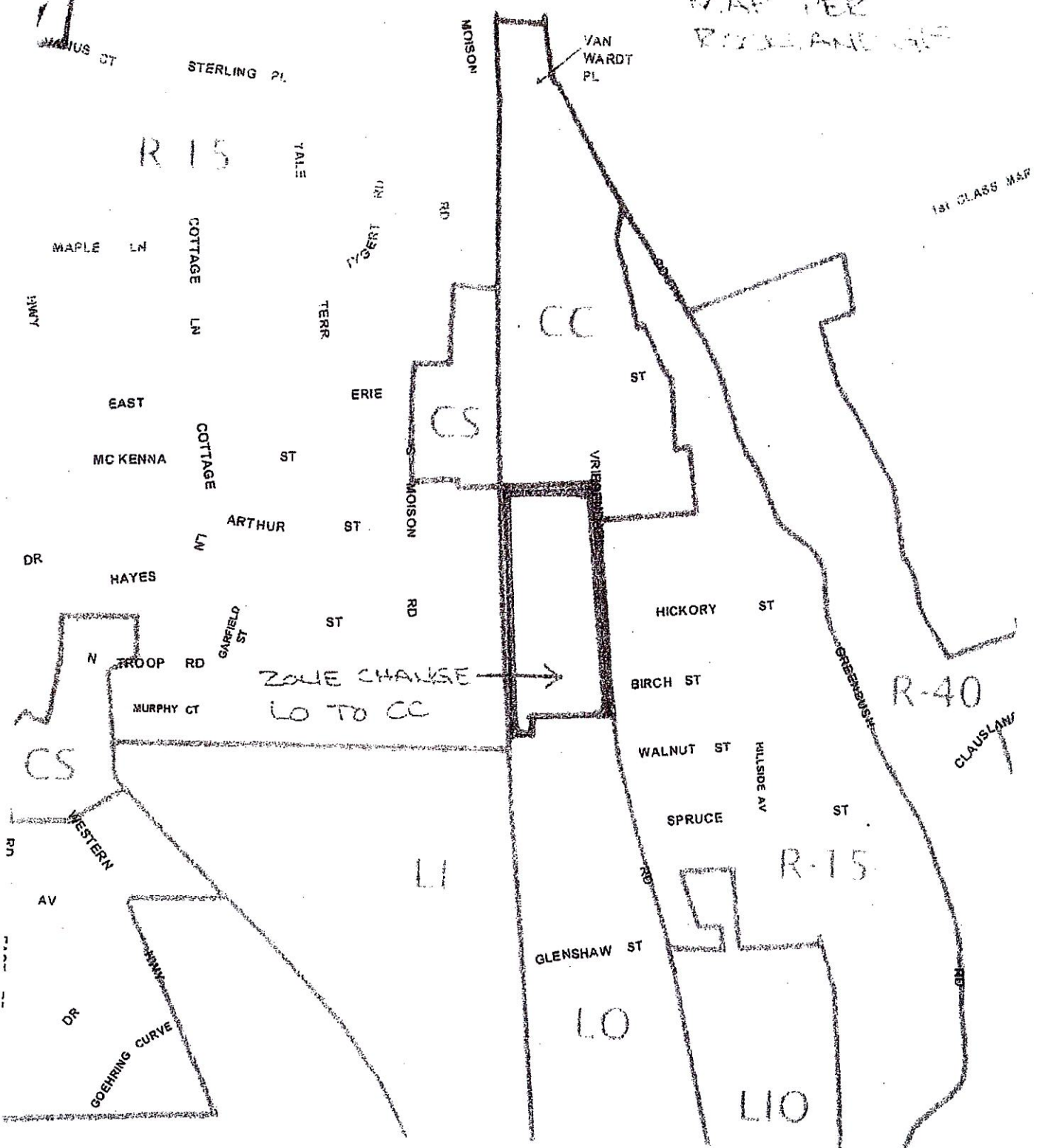
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP
 BEARING A LICENSED LAND SURVEYOR'S EMPRESSED SEAL IS A
 VIOLATION OF SECTION 7200, SUBSECTION 2, OF THE NEW
 YORK STATE EDUCATION LAW.
 ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY
 MAP MARKED WITH THE LAND SURVEYOR'S EMPRESSED SEAL
 SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 CERTIFICATIONS INDICATED HEREON SHOW THAT THIS SURVEY
 WAS PREPARED IN ACCORDANCE WITH THE CUSTOM CODE OF
 PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE
 - MICHIGAN LAND SURVEYORS ASSOCIATION, SAID
 INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY
 WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO
 ADDITIONAL SURVEYS, INSTITUTIONS, THEIR SUCCESSORS
 AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

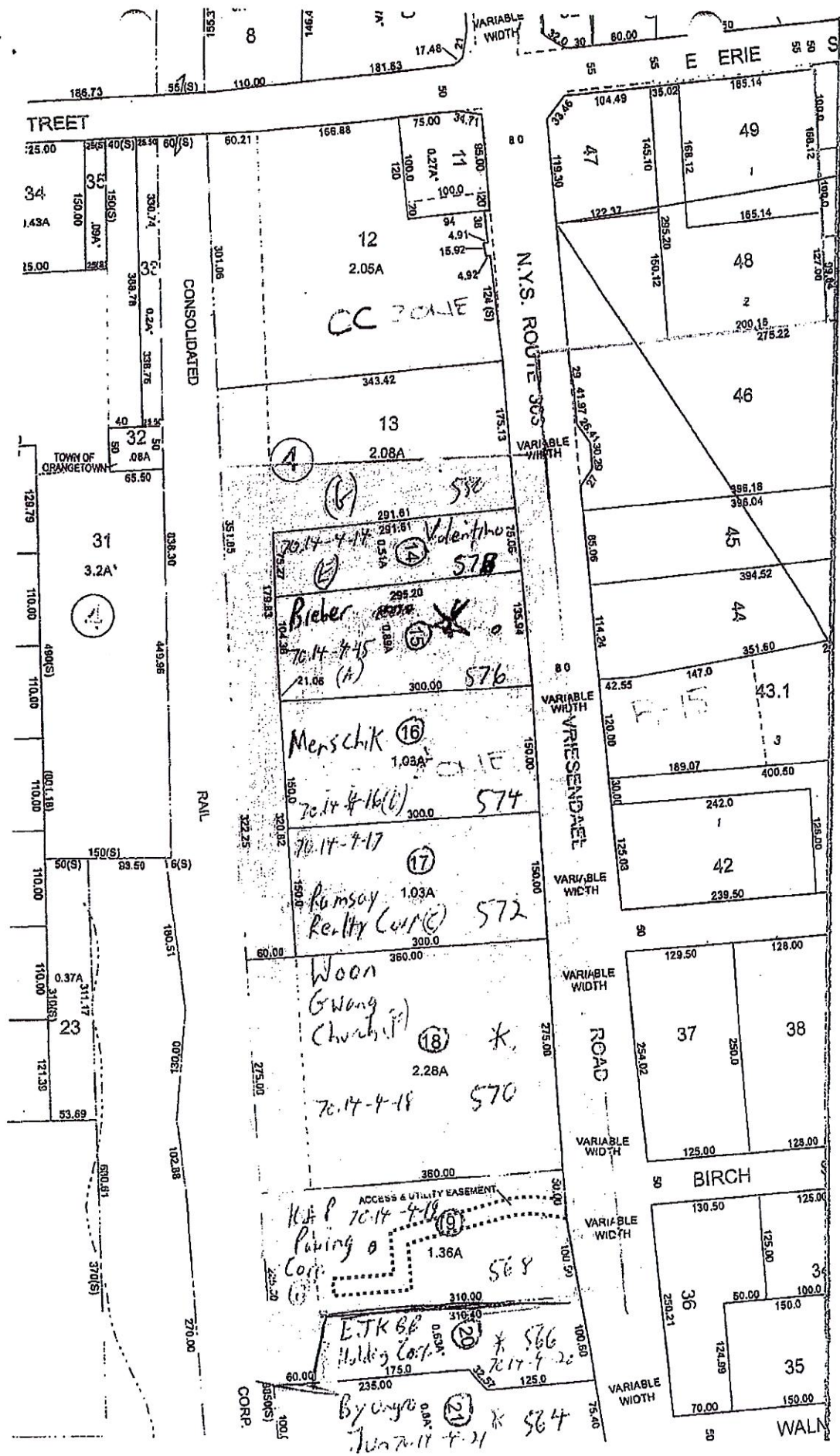
ATZL, NASHER & ZIGLER P.C.
 ENGINEERS SURVEYORS PLANNERS
 NEW CITY, NY NEW YORK

 ROBERT P. ATZL
 N.Y.S. E.L.S. NO. 80228
 REGISTERED LAND SURVEYOR

PROJECT No. 4418

2018 Zoning
MAP PER
RESOLUTION





ZONING

43 Attachment 18

Town of Orangetown
Notes to Use and Bulk Tables
(Amended 5-23-2017 by L.L. No. 6-2017)

Note 1: See also the following sections: Required front yards and maximum height: § 5.111; Corner lots, required yards, § 5.112. Lots divided by district boundary: § 5.12; Lots within twenty-five (25) feet of a district boundary: § 5.13; Courts: § 5.14; Spacing of buildings on same lot: § 5.15; Height of buildings within five hundred (500) feet of airports: § 5.16; Existing small lots: § 5.21; Permitted obstructions in required yards courts, usable open space: § 5.22; Permitted height exceptions: § 5.23; Buildings with nonconforming bulk: § 9.2.

Note 2: Where the side or rear lot line of a lot in CS, CC, CO, LO, LIO, LI or OP adjoins or lies within twenty-five (25) feet of any R District, the following buffers shall be required:

District	Required Buffer (feet)
LO, LIO, LI or OP	100
CS	15/50
CC	15/25
CO	15

The Planning Board may reduce by no more than fifty percent (50%) the side or rear yard requirement for the yard opposite the buffer for nonresidential uses in the LO, LIO, LI and OP Districts, except where the opposite yard abuts a residential district. All such uses shall conform to these buffer requirements. For the CS and CC Districts fifty (50) and twenty-five (25) feet, respectively, will be required for a conditional or special permit use. The buffer area shall only be used for planting, landscaping and screening to provide environmental compatibility of dissimilar uses.

Note 3: Notwithstanding the Bulk Regulations for Groups D, H, L, O, T, X, CC, EE, GG, PP, QQ and RR, certain uses in these groups are subject to additional bulk regulations specified as to each such use in the Use Table.

Note 4: In LO and LIO Districts, the floor area devoted to the manufacturing of prototype products may not exceed twenty-five percent (25%) of the total gross floor area of the building.

Note 5: (Reserved)¹

Note 6: Required front yard depths in residential subdivisions in any residential district must comply with the zoning regulations as an average, provided that the following minimum depths are maintained, and that the averaging shall be computed in any single case for one (1) side of the street and between the two (2) nearest intersecting streets within the subdivision:

District	Minimum Front Yard Depth (feet)
R-80	40
R-40	40
R-22	35
R-15	25
RG	20

Note 7: Required front yards and maximum building heights are subject to § 5.111, with the designated street line being used as lot line.

Note 8: However, any residence not located in the same building as a use first permitted in LI must be separated from such use by at least 100 feet.

Note 9: None required, but if provided shall be at least twelve (12) feet wide.

Note 10: Where a lot line in an LO, LI or LIO District abuts a railroad right-of-way, the normally required rear or side yard may be reduced to twenty-five (25) feet, and the maximum building height shall apply for that portion of a building over twenty-five (25) feet in height.

Note 11: For existing small lots in LO and LIO, see § 5.24.

Note 12: In OP Districts, the Planning Board may permit an average of floor area ratios on individual plots, but the maximum floor area ratio on the entire tract shall not exceed forty-hundredths (0.40). All buildings shall be separated by at least seventy-five (75) feet or the height of the lowest building, whichever distance will provide the greater separation.

Note 13: In addition to the particular requirements, any board or town agency having jurisdiction may require fences, and other safety devices and adequate landscaping and screening. The landscaping and screening shall be approved by the board or town agency having jurisdiction prior to the issuance of the building permit. Such screening must provide an opaque screen during the entire year. A new use that is, in the opinion of the board having jurisdiction, sufficiently detrimental to adjoining and surrounding properties and which cannot be screened to protect the property values adjoining and surrounding the proposed use shall not be permitted, notwithstanding the provisions of the Use Table.

Note 14: Maximum land coverage shall not exceed seventy-five percent (75%), including buildings, parking, road and road widening. The open area shall be a minimum of twenty-five percent (25%). Parking area within a building will not be charged against the floor area ratio. In OP Districts, the percentages shall be sixty-five percent (65%) and thirty-five percent (35%), respectively. In LO Districts, W Groups, and MFR District, U Group, the percentages shall be fifty percent (50%) and fifty percent (50%), respectively. In LI Districts, the percentages shall be eighty percent (80%) and twenty percent (20%), respectively.

Note 15: In order to facilitate and encourage flexibility of design and development of land in such a manner as to promote its most appreciable use to facilitate the adequate and economical provision of streets and utilities and to preserve the natural and scenic qualities of open land, the Planning Board may also permit a cluster development of not more than four (4) attached veteran housing or adult housing residences, provided that there shall be provided on the plat sufficient open land area (not required for other permitted uses) to provide the required floor area ratio and other bulk requirements that would be required if the detached residences were erected. However, such clustering shall not:

- A. Result in an overall density in any development of more than five (5) units per acre.
- B. Reduce the maximum floor area ratio per dwelling unit for any development below the requirements of § 3.12, Group N, Column 4, R-15 Districts, twenty-hundredths (0.20) per acre.
- C. Reduce the usable open space requirements for any development below five hundred (500) square feet for each dwelling unit and one thousand (1,000) square feet for each dwelling unit with two (2) bedrooms. Such space shall have a minimum dimension of fifty (50) feet, except for one-bedroom, single-family dwelling units, which require a minimum dimension of twenty-five (25) feet
- D. Reduce yard requirements on the periphery of any development below those established for the R-15 District.
- E. Reduce the overall floor area ratio for any development below twenty-hundredths (0.20).

Note 16: As part of any minimum lot area requirement for residential uses, not more than fifty percent (50%) of any land under water, within a freshwater wetland, subject to flooding or within the one-hundred-year frequency floodplain, within easements or rights-of-way for sanitary or storm sewers, drainage, access or overhead utilities or with slopes (unexcavated) of over twenty-five percent (25%) shall be counted and within the designated street line of a road.

Note 17: The maximum density shall be as follows:

Number of Bedrooms in Unit	Units per Acre	Land Area Per Unit (square feet)
1	6.0	7,250
2	4.8	9,000
3 or more	4.0	10,750

Note 18: Not more than five (5) units per acre for adult housing on a minimum parcel size of five (5) acres and a maximum parcel size of seven (7) acres not separated by a road or right-of-way. The unit ratio shall be two (2) one-bedroom units and three (3) two-bedroom units per acre. The number of units permitted per acre shall be in compliance with all other R-15 bulk regulations. In no event, however, shall the number of adult housing units per acre exceed five (5). No special permit shall be permitted within five hundred (500) feet of any adult housing previously permitted.

¹ Editor's Note: Note 5, which established exceptions to the minimum street frontage requirements, was repealed 5-14-1990 by L.L. No. 5-1990. This local law also provided that "any application predicated upon the provisions of Note No. 5 which has received pre-preliminary approval from the Planning Board on the date when this local law takes effect shall not be affected by this local law."

TABLE OF BULK REGULATIONS (3.12) LO, CC, CS DISTRICTS

1	2	3	4	5	6	7	8	9	10	11	12
			Maximum	Minimum	Minimum	Minimum	Required	Required	Total	Required	Maximum
			Floor Area	(See Note 16)	Lot Width	(See Note 5)	Front Yard (See Notes 6 and 7)	Side Yard (See Note 2)	Side Yard	Rear Yard (See Note 2)	Building Height*
District	Group	For Uses Listed Below	Ratio	(square feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(See Note 7)
LO	V	Uses in R-80 allowed in LO District <i>USES: A NURSERIES B ORCHARDS C ANIMALS ON 10 ACRES OR MORE</i>					SUBJECT TO REGULATIONS FOR APPROPRIATE USE GROUP IN R-80 (A,B,C)				
	W	Executive, conference lecture/seminar facilities	0.40 (See Note 14)	75 acres	Must provide required side yards	150	150	150	350	200	3 inches less than or equal to 50 feet
	X	All other uses allowed in LO District (See Notes 2, 3, 4 and 13)	0.40 (See Note 14)	2 acres	300	150	100	100	200	100	3 inches (See Note 10)
	AA	Fire, police and government buildings	None	None	None	50	100	100	200	100	None
CC	JJ	All other uses allowed in CC District (See Notes 3 and 13)	0.3	2,500	25	25	None or 45	0/12 (See Note 9)	0/25 (See Note 9)	25	1 foot 4 inches from property line for building greater than 22 feet
	JJ1	Same as Group B <i>(3,4,6)*</i>	0.3	1 acre	100	100	50	20	35	50	1 foot
	KK	Hotels and Motels	0.3	500 per guest room, hotel/motel	25	25	None or 45	0/12 (See Note 9)	0/25 (See Note 9)	25	
	LL	Fire, police and government buildings				Subject to regulations	in Use Group AA				1 foot 8 inches or less than 25 feet
CS	FF	All other uses allowed in CS District (see notes 3 and 13)	1	2,500	25	25	None or 45	0/12	0/25 see note 9	25	1 foot 4 inches from property line for building greater than 22 feet
	FF1	Same as Group B <i>(3,4,6)*</i>	0.50	1 acre	100	100	50	20	35	50	1 foot
	GG	Fire, police and government buildings	None	None	None	50	100	100	200	100	None

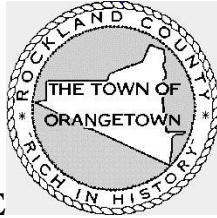
*USES 3,4,6 - column 2 R-80
 3= CHURCHES & PLACES OF WORSHIP
 4= LIBRARIES
 6= SCHOOLS OF GENERAL OR RELIGIOUS INSTRUCTION.

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.



TOWN ATTORNEY'S OFFICE

INTER-OFFICE MEMORANDUM

DATE: July 16, 2019

TO: Rosanna Sfraga, Town Clerk (with originals)

cc: Town Board Members (w/o encl.)
Kimberly Allen, Administrative Secretary to the Supervisor (w/o encl.)
Ellie Fordham, Secretarial Assistant II, DEME (w/o encl.)

FROM: Dennis D. Michaels, Deputy Town Attorney

RE: Certificate of Plumbing Registration (Sewer Work) 2019

The following applicant is qualified, pursuant to the qualification certificate received from Eamon Reilly, Commissioner of the Department of Environmental Management and Engineering (original attached), and the bond and insurance certificates having been reviewed and approved (originals attached), from a legal standpoint, by the Office of the Town Attorney.

King Excavating LLC
113 Lake Road
Valley Cottage, NY 10989
Tel.: 845-406-2914

This Certificate of Registration has been placed on the next Regular Town Board Meeting agenda scheduled for July 23, 2019. Should you have any questions, please do not hesitate to contact this Office.

Should you have any questions, please do not hesitate to contact this Office.

encl.

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

JUL 08 2019

PERMIT # 19-57-30

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

EVENT NAME: Colonial Day - Tappan Historical Society

APPLICANT NAME: Carol LaValle, President

ADDRESS: 73 Main St., Tappan, N.Y. 10983

PHONE #: 845-359-1923 CELL # 845-826-6075 FAX # _____

CHECK ONE: PARADE _____ RACE/RUN/WALK _____ OTHER

The above event will be held on Sept. 28 from 8am to 6pm RAIN DATE: None

Location of event: De Wint House, 20 Livingston St., Tappan, N.Y. 10983

Sponsored by: Tappan Hist. Society Telephone #: 845-359-1923

Address: P.O. Box 71, Tappan, N.Y. 10983

Estimated # of persons participating in event: 500+ vehicles 100+

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:
THS Board of Directors (Carol LaValle) 845-359-1923

Signature of Applicant: Carol LaValle Date: 7/8/19

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 7.8.19

Certificate of Insurance - Received On: 7.8.19

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: Y / N - Received On: 7.8.19

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 #: _____ BARRICADES: Y / N CONES: Y / N TRASH BARRELS: Y / N OTHER: 6 metal recycling kiosks

APPROVED: [Signature] DATE: 7.9.19
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: [Signature] DATE: 7/10/19
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y / N Items: No Parking Signs - placed on 9/27 midnight shift.

APPROVED: [Signature] DATE: _____
Chief of Police

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

Workshop Agenda Date: 7.23.19 Approved On: _____ TBR #: _____



JAMES J. DEAN
Superintendent of Highways
Roadmaster II

Orangetown Representative:
R.C. Soil and Water Conservation Dist.-Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee

RECEIVED

JUL 08 2019

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

* Signs need to be put up the night before
on Friday, 9/27.



HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN
119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-Mail - highwaydept@orangetown.com

Affiliations:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

19-54-30

USE
ROAD CLOSING PERMIT APPLICATION
Section 139 Highway Law

NAME Carol LaValle DATE July 8, 2019
COMPANY Tappan Historical Society
ADDRESS P.O. Box 71, Tappan, N.Y. 10983
TELEPHONE 845-359-1923 cell: 845-826-6075

(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO ~~CLOSE~~: restrict parking

West side of Irvington St., Tappan NO PARKING
(Address number and name of road)

North: Oak Tree Rd. South: Route 303
(Intersecting streets and/or description of exact location)

REASON FOR ~~CLOSING~~ Restriction Colonial Day

DATE OF CLOSING Sept. 28 RAIN DATE None

TIME ROAD WILL BE ~~CLOSED~~ restricted 8am - 6pm

WILL ROAD BE OPEN TO LOCAL TRAFFIC? yes

WILL ROAD BE OPEN TO EMERGENCY VEHICLES? yes

PLEASE PROVIDE A DETAILED MAP AND DESCRIPTION OF DETOUR IF TRAVEL WILL BE RESTRICTED.

PRELIMINARY APPROVAL [Signature] DATE 7.9.19

JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

This permit application will be forwarded to the Rockland County Superintendent of Highways, County of Rockland, 23 New Hempstead Road, New City, NY, 10956. You will receive written confirmation from that office.

8-13-02bjd

HAMLETS: PEARL RIVER · BLAUVELT · ORANGETOWN · TAPPAN · SPARKILL · PALISADES · UPPER GRANDVIEW



CLEAN STREETS = CLEAN STREAMS

Tappantown

Founded November 15, 1965
Charter Granted February 23, 1968
Box 71, Tappan, NY 10983



Historical Society

Member of the National Trust for Historic Preservation
501(c) (3) Non-profit organization
www.tappantown.org

RECEIVED

JUL 08 2019

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

July 8, 2019

Orangetown Town Board
26 Orangeburg Road
Orangeburg, N.Y. 10962

Dear Supervisor Day,

On behalf of the Tappantown Historical Society Board of Directors, I am requesting the use of six metal recycling kiosks from the Orangetown Highway Department for Colonial Day on September 28, 2019, from 8am to 5pm on the the DeWint House grounds on Livingston St. in Tappan. Over the years, they have been a most valuable aid in maintaining the grounds and facilitating clean-up at the end of the day.

We are also again requesting that the Orangetown Police Department put up "No Parking" signs on the west side of Livingston Street between Oak Tree Road to the north and Route 303 to the south from 8am to 5pm on September 28 so that traffic can move safely and pedestrians parking on the neighboring streets are able to walk safely to the grounds, where there is limited parking available.

Attached are the insurance certificate and forms for the kiosks and parking restrictions. Thank you all for your help in making Colonial Day a safe and successful event.

Yours truly,

A handwritten signature in cursive script that reads "Carol LaValle".

Carol LaValle, president
clavalle46@yahoo.com
845-359-1923

cc. James Dean, Superintendent of Highways



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/24/2019

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.

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 Bauer-Crowley, Inc. 643 Main Street PO Box 358 Sparkill NY 10976-0358	RECEIVED JUL 08 2019	CONTACT NAME: House Account PHONE (A/C, No, Ext): (845) 359-4114 E-MAIL ADDRESS:	FAX (A/C, No): (845) 359-4684
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Tappan Tappan Historical Society Box 71 Tappan NY 10983	INSURER A: Hartford Fire Insurance Co.		19682
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		


COVERAGES **CERTIFICATE NUMBER:** CL196241121 **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 checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			16SB AVR4550	06/17/2019	06/17/2020	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 4,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> BODILY INJURY (Per person) <input type="checkbox"/> BODILY INJURY (Per accident) <input type="checkbox"/> PROPERTY DAMAGE (Per accident)							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	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)

RE: Colonial Day; September 28, 2019. From 8:00 AM to 6:00 PM.

CERTIFICATE HOLDER Town of Orangetown 26 Orangeburg Road Orangeburg NY 10962	CANCELLATION 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 
--	---



PLANNED SERVICE RENEWAL

6/19/2019

Aric Gorton
Orangetown Town Hall
81 Hunt Rd
Orangeburg NY 10962-2517

Town Of Orangetown BMS PSA 2019



Dear Aric:

Thank you for choosing Johnson Controls to provide the maintenance solution for your facility. We appreciate your business and look forward to continuing as your building technology services partner.

Your current service agreement (1-71386727997) will expire on 07/31/2019. We are pleased to offer a one year continuation of your current agreement as per Option Year Two for the annual sum of \$3,259.00, to be paid quarterly. The scope will remain the same and the term of this contract will be 08/01/2019 to 07/31/2020. Invoices will be sent to:

Town Of Orangetown
81 Hunt Road
Orangeburg NY 10962

To continue service without interruption, please sign below and return to me by 7/1/2019. If you require us to reference a requisition or purchase order on our invoices, please provide a copy of that document when you return this signed notice.

As a manufacturer of mechanical, controls, security and fire systems, we have the expertise and resources to provide proper maintenance and repair services for your facility. With planned service you're getting a solution that can help optimize your building's performance, provide dependability, sustainability and energy efficiency. Your service is delivered with the attention of a local service company backed by the resources of a global organization.

Again, thank you for your business and we look forward to serving you in the coming year. Please do not hesitate to call if I can assist you in any way.

Sincerely,
Johnson Controls

Customer Signature: _____

Anne Wiesner
JOHNSON CONTROLS WESTCHESTER
NY CB - 0N62
8 Skyline Dr
Hawthorne NY 10532-2151
Anne.wiesner@jci.com
Phone: 914-593-5254

Customer Name: _____

Customer Title: _____

PO/Requisition #: _____

TOWN OF ORANGETOWN

SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS

PERMIT # 4-SP-28

RECEIVED

JUN 14 2019

EVENT NAME: CEOL MOR BAGPIPES + DRUMS COMPETITION

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

APPLICANT NAME: WILLIAM YOUNG (ROCKLAND COUNTY AOH)

ADDRESS: 28 RAILROAD AVE, PEARL RIVER, NY 10965

PHONE #: (845) 627-1684 CELL # (973) 222-0470 FAX # _____

CHECK ONE: PARADE _____ RACE/RUN/WALK _____ OTHER X

The above event will be held on 08/03/19 from 0900 to 2100 RAIN DATE: _____

Location of event: ROCKLAND COUNTY GAELIC ATHLETIC ASSOCIATION (GAA)

Sponsored by: ROCKLAND COUNTY AOH Telephone #: (973) 222-0470

Address: 28 RAILROAD AVE, PEARL RIVER, NY 10965

Estimated # of persons participating in event: 1000 vehicles _____

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

ROCKLAND COUNTY GAA

Signature of Applicant: [Signature] Date: 6/14/19

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 6.14.19

Certificate of Insurance - Received On: X (pvt. property)

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 #: 44968 BARRICADE: Y (N) CONES: Y (N) TRASH BARRELS: Y/N OTHER: (30) barrels Trash Dumpster

APPROVED: [Signature] DATE: 6.17.19
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: Parking Overflow

APPROVED: [Signature] DATE: 6/19/19
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y (N) Auxiliary Police Items: _____

APPROVED: 507 [Signature] DATE: 7/16/19
Chief of Police

RECEIVED

JUL 18 2019

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

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

Workshop Agenda Date: 7.23.19 Approved On: _____ TBR #: _____



RECEIVED

19-SP-28

JUN 14 2019

June 14, 2019

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

Rockland County Ancient Order of Hibernians
28 Railroad Avenue
Pearl River, NY 10965

Orangetown Town Board
Town Hall
26 West Orangeburg Road
Orangeburg, NY 10962

Dear Sirs,

The Rockland County Ancient Order of Hibernians (RC AOH) is planning a bagpipes and drums competition on August 3, 2019 at the Rockland County Gaelic Athletic Association (RC GAA) field. We are hoping to have 1,000 people attend our event.

We are respectfully requesting that the Orangetown Highway department set up a trash dumpster behind the RC GAA club and drop off thirty (30) barrier barrels to help and control pedestrian traffic on the RC GAA grounds during the event. We would also like the assistance of the Orangetown Auxiliary Police for the day of this event.

We understand that this request would need to be presented to the Orangetown Town Board for approval in advance. If there are any questions or concerns you may have regarding this request, please do not hesitate to contact me directly at (973) 222-0470.

Thank you for your time and assistance.

Sincerely,

William Young
Vice President – Rockland County Ancient Order of Hibernians
(973) 222-0470 (cell)
wpyoung@optonline.net

JUN 25 2019



TOWN OF ORANGETOWN Town of Orangetown
HIGHWAY DEPARTMENT Department of Parks, Recreation & Building Maintenance
81 Hunt Road, Orangeburg, NY 10962
Office: (845) 359-6503 Fax: (845) 359-6991
recreation@orangetown.com



APPLICATION FOR USE OF TOWN ATHLETIC FACILITIES

Organization Name: ROCKLAND COUNTY AOH Date of Request: 6/21/19

Residency: [] Youth Resident [] Youth Non-Resident
[X] Adult Resident [] Adult Non-Resident

To be considered a "resident organization," 65% of the participating members must be residents of the Town of Orangetown.
An organizations/groups residency is determined by the total population of registered participants for the full previous operating year.
There will be a non-resident fee equal to 10% of the cost of enrollment in the program made payable to the Town within one month following the close of registration.
Orangetown Youth Athletic Groups consisting of fifty (50) or more participants must provide proof of the organizations tax exempt status in the form of a N.Y.S. certificate of not-for-profit status under the N.Y.S. not-for-profit corporation and copies of N.Y.S. and/or Federal tax returns or other required filings, documenting governmental recognition of the group's/organization's non-profit status on an annual basis, within 60 days of the applicable State and Federal filing deadline.
By signing below, the applicant agrees to indemnify the Town of Orange town for any liability that may arise against the Town as a result of the applicants use of the fields.
Insurance required: Bodily Injury - \$1,000,000.00. Aggregate - \$3,000,000.00. Property Damage Liability - \$100,000.00. Insurance Certificate must state: "The Town of Orangetown is an additional insured." It is intended that the Town will be the primary insured under such policy.

Facilities Requested:

Table with 4 columns: Name of Park or Facility, Date(s), Days of the Week, Times. Rows include OMM SOCCER COMPLEX PARKING and SOLL BASEBALL COMPLEX PARKING.

Purpose of facility request (provide detail): PARKING AREA OVERFLOW FOR GAA PIPE & DRUM EVENT

Will admission/fees be charge: YES Purpose of Proceeds: IRISH CULTURAL DONATIONS

Additional service requested: OPD AUXILIARY ; HIGHWAY DEPT EARLIERS

If a permit is granted, the applicant agrees to comply with the Town of Orangetown Code Section 7A, as well as all rules and regulations herewith. Any applicable permitting fees will be due at the time of acceptance.

Applicant Name: WILLIAM YOUNG E-Mail: William.Young@pseq.com

Address: 28 RAILROAD AVENUE, PEARL RIVER, NY 10965

Telephone #: (845) 627-1684 (Mobile), (973) 222-0470 (Home)

Signature of Applicant: [Handwritten Signature]

Office Use Only

Department Approval: _____ Date: _____ Fee Due: _____

- [] Payment [] COI [] Proof of Residency [] Not for Profit Documents

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 07/17/19
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 6/18/19 consists of 2 warrants for a total of \$1,390,905.64.

The first warrant had 28 vouchers for \$1,039,820.01 and had the following items of interest.

1. Capasso and Sons (p1) - \$62,848.50 for recycling.
2. CSEA Employee Benefit Fund (p1) - \$31,307.64 for CSEA dental.
3. De Lage Landen (p2) - \$15,908.40 for golf cart leases.
4. Met Life (p4) - \$13,715.68 for Police dental insurance.
5. NYS Dept. of Civil Service (p5) - \$763,485.14 for Healthcare benefits.

The second warrant had 155 vouchers for \$351,085.63 and had the following items of interest.

6. Crown Castle Fiber (p12) - \$6,470 for connectivity.
7. Goosetown (p17) - \$13,551.39 for Police equipment leases.
8. Maser Consulting (p26) - \$16,840.04 for zoning study.
9. Miracle Recreation Equipment Co. (p27) - \$64,753.05 for Parks playground equipment.
10. NY Power Authority (p28) - \$21,617.07 for streetlight financing.
11. SOCSO (p41) - \$50,178.50 for Pool use.
12. Tappan Zee Constructors (p45) - \$9,556.90 for legal settlement.
13. Tilcon (p46) - \$21,448.67 for Highway materials.
14. Van Bortel Ford (p47) - \$25,723.74 for Parks vehicle (bonded).

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

Jeffrey W. Bencik
845-359-5100 x2204