

*Onyx Management
Brewery / Nightclub*

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Interpretation
<input type="checkbox"/> Special Permit	
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 51748
ASSIGNED
INSPECTOR: _____

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: 100 Corporate Drive - Parking Variance

Street Address: 100 Corporate Drive Blauvelt, NY

Tax Map Designation:
 Section: 65.18 Block: 1 Lot(s): 16
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the westerly side of Route 303, approximately
1,000 feet north of the intersection of Bradley Hill Road, in the
 Town of Orangetown in the hamlet/village of Blauvelt.
Acreage of Parcel 6.924 **Zoning District** L1
School District _____ **Postal District** _____
Ambulance District _____ **Fire District** _____
Water District _____ **Sewer District** _____

Project Description: *(If additional space required, please attach a narrative summary.)*
A parking variance is being sought as a condition of approval of the "nightclub use" for District 96's taproom. Zoning requires 690 parking spaces where by ITE standards only 118-179 spaces are actually required for this use. The property will be improved with 391 parking spaces once the garage level is striped. This application seeks relief of a 299 parking deficiency per zoning.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 5/31/2022 Applicant's Signature: *[Signature]*

APPLICATION REVIEW FORM

Applicant: Onyx Management Group, LLC Phone # 732-850-5689

Address: 900 Route 9 North, Suite 400, Woodbridge, NJ 07095
Street Name & Number (Post Office) City State Zip Code

Property Owner: PG-OE 100 Corporate Drive Phone # 732-850-5689

Address: 900 Route 9 North, Suite 400, Woodbridge NJ 07095
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Franz W. Laki - SESI Consulting Engineers Phone # 973-808-9050

Address: 12A Maple Avenue, Pine Brook, NJ 07058
Street Name & Number (Post Office) City State Zip Code

Attorney: Seth Mandelbaum - McCullough, Goldberg & Staudt Phone # 914-949-6400

Address: 1311 Mamaroneck Ave, Suite 340, White Plains, NY 10605
Street Name & Number (Post Office) City State Zip Code

Contact Person: Nicole Vasquez Phone # 732-850-5689

Address: One Gateway Center Newark, NJ 07102
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|---|---|
| <input checked="" type="checkbox"/> State or County Road
<input type="checkbox"/> Long Path
<input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> State or County Park
<input type="checkbox"/> County Stream
<input type="checkbox"/> County Facility |
|---|---|

List name(s) of facility checked above:
State Route 303

Referral Agencies:

- | | |
|---|---|
| <input type="checkbox"/> RC Highway Department
<input type="checkbox"/> RC Drainage Agency
<input type="checkbox"/> NYS Dept. of Transportation
<input type="checkbox"/> NYS Thruway Authority
<input type="checkbox"/> Adjacent Municipality
<input type="checkbox"/> Other _____ | <input type="checkbox"/> RC Division of Environmental Resources
<input type="checkbox"/> RC Dept. of Health
<input type="checkbox"/> NYS Dept. of Environmental Conservation
<input type="checkbox"/> Palisades Interstate Park Commission |
|---|---|

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If **special permit**, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type:

Project History:

Has this project ever been reviewed before? No _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

Section 65.18 -1-27

Section 65.18 - 1-6

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: June 7, 2022

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway
- Fire Prevention (Performance Standards)

- ✓ Rockland County Drainage
- ✓ Rockland County Health
- ✓ Rockland County Planning
- ✓ Rockland County Highway

DOT Jason. Brenner?
dot.ny.gov?

6/7/2022

Review of Plans: Brewery Nightclub, 100 Corporate Drive, Blauvelt, NY
Section 65.18 Block 1 Lot 16 LI zone

This matter is scheduled for:

Chapter 43, LI District, Section 3.11, Column 6 (620 Parking Spaces required, 371 Parking Spaces proposed)

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: July 20, 2022

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, July 20, 2022**. **Kindly forward your completed review to this office by July 20, 2022.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: June 3, 2022
Applicant: Brewery Nightclub
Address: 100 Corporate Dr, Blauvelt, NY
RE: Application Made at: same

Chapter 43, Table 3.11, LI District, Column 6 (620 Parking spaces required, 371 Parking spaces proposed)
One Variance required.

Permit #
51748

Section: 65.18 Block: 1 Lot: 16

Dear Brewery Nightclub:

Please be advised that the Building Permit Application, which you submitted on
June 22, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find
at the bottom the reason for denial.

**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a
Building Inspector or Similar administrative office is thirty (30) days from the filing of such a
determination with the Town Clerk.**

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to
appear before the board.

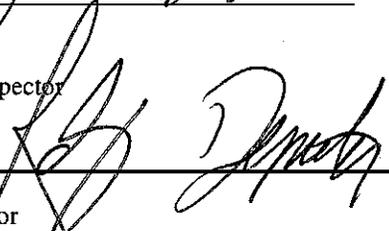
Sincerely,


Richard Oliver
Deputy Building Inspector

6.3.22

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino


6.3.22



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

P51748

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: June 3, 2022

Applicant: Onyx Management Plan-Conditional Use Permit (Parking variance)

Address: 100 Corporate Drive, Blauvelt, NY

Section: 65.18

Block: 1

Lot: X

16

Permit# _____

Plans Submitted: Referred from Jane Slavin memorandum dated May 19, 2022

Proposed parking Chapter 43, Section 3.11, LI District, Column 6 (620 spaces required, 371 proposed)

Site Plan dated 07/14/ 2021 last revised 06/02/2022 Frank Wilhelmaki, P.E.

Interior Brewery Plans dated 4/30/2021 not signed or sealed

Project Name: Onyx Management Plan

June 3, 2022

January 6, 2022

Date of Submittal to Land Use Board: _____

Date of Board Meeting: TBD

RECEIVED

JUN - 3 2022

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

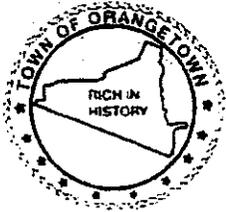
Sincerely,

Debbie Arbolino

Administrative Aide

Date/Initial of OBZPAE Review Completed: _____

[Signature] 6-3-22



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

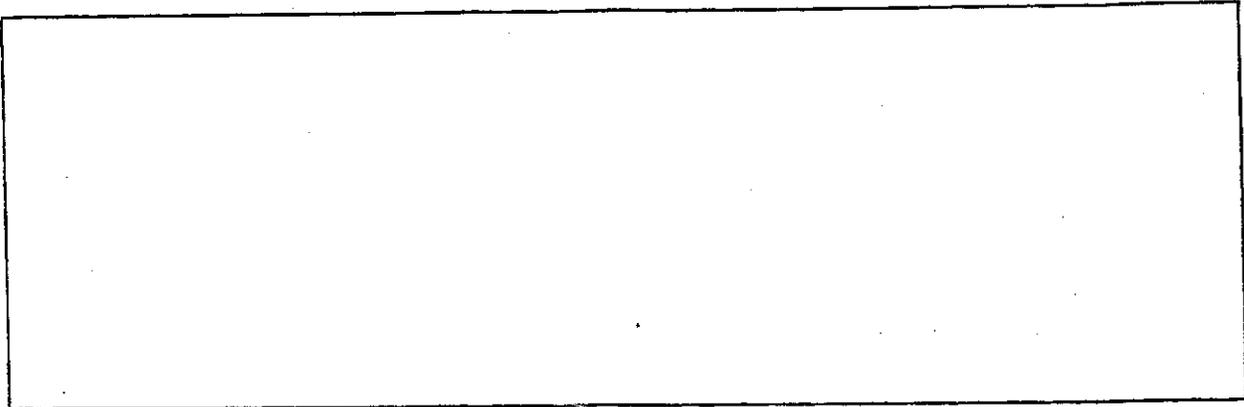
Referral to the Planning Board

Date: March 11, 2022 Section: 65.18 Block: 1 Lot: 16

Applicant: Onyx

Address: 100 Corporate Dr, Blauvelt, NY

RE: Application Made at: same



Comments: Chapter 43, Use Table 3.11, Column 1 LI District, Column 4 Conditional *CUP*
Uses by Planning Board, Paragraph 9, requires planning Board approval.

Dear Onyx:

Please be advised that the Building Permit Application, which you submitted on July 22, 2021, has been referred to the Orangetown Planning Board. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the Planning Board, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,

[Signature]
Richard Oliver
Deputy Building Inspector

[Signature]
Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
8-12-20-CCC

3-11-22



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

Jane Slavin, RA
Director

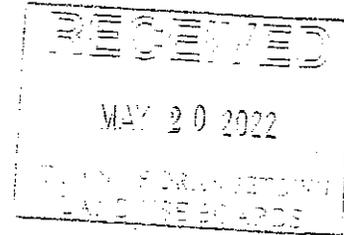
(845) 359-8410

Fax: (845) 359-8526

Date: May 19, 2022

To: Planning Board

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



Subject: **Onyx Management Plan – Conditional Use Permit**
Prepreliminary/ Preliminary/Final Plan
and SEQRA Review
100 Corporate Drive, Blauvelt
65.18/1/6; LI zoning district

PB #22-23

Submission Reviewed:

Drawings as prepared by Project Design/Architecture, dated 4-30-21, drawings as prepared by SESI last revised 1-25-22 and project memorandum as prepared by Onyx Management Group.

- 1) Per Chapter 43, Table 3.11, Column 4, number 9, "nightclub", the applicant is seeking a conditional use permit to operate a brewery and taproom. The Town code defines nightclub as; "A building or portion thereof where food and beverages, whether or not alcoholic, are sold to the public for consumption in the within building and music and/or entertainment is provided and wherein the maximum number of occupants is based on seven to 15 square feet of actual floor area of the assembly space per person."
- 2) Per Chapter 43, Article IV, section 4.1, performance standards review and approval is required for the manufacturing component and the proposed new HVAC units to be located on the roof.
- 3) Per Chapter 43, Table 3.11, Column 1, LI District, Column 6, total parking spaces required is 620 with 371 proposed. Applicant must seek a parking variance from the Zoning Board of Appeal.
- 4) The SEAF, Part 1, Number 2 must be checked YES as approval is required by the Zoning Board of Appeals and a building permit and Certificate of Occupancy must be obtained.

- 5) The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and the construction plans are reviewed and approved by the inspector.

JS – 5-19-2022



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

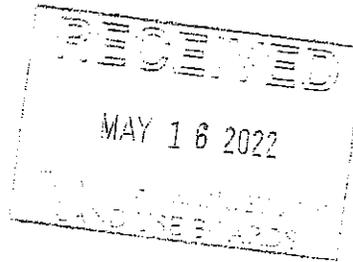
Douglas J. Schuetz
 Acting Commissioner

Helen Kenny Burrows
 Deputy Commissioner

May 16, 2022

Orangetown Planning Board
 21 Greenbush Road
 Orangeburg, NY 10962

Tax Data: 65.18-1-16



Re: **GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M**
 Map Date: 1/25/2022

Date Review Received: 4/12/2022

Item: **ONYX MANAGEMENT PLAN (O-1168ZZZZ)**

Site plan and conditional use permit to convert a 5,647 square-foot section and 16,859 square-foot section of a 65,624 square-foot building into a brewery and nightclub, respectively. The property is located on 6.924 acres in the LI zoning district and Route 303 Overlay District. The conditional use permit is required to allow the nightclub. Reconfiguration of the second story parking garage is proposed. West side of NYS Route 303, approximately 715 north of Bradley Hill Road, and south and east sides of Corporate Drive

Reason for Referral:

NYS Route 303

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***

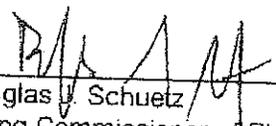
1. Inadequate parking for a site that has access to a State highway can impede the safe and efficient flow of traffic and create unsafe access conditions, multiple movements to and from the roadway, and result in the need for parking within the right-of-way. According to the project narrative, 563 parking spaces will be required for the proposed taproom, which consists of the brewery and nightclub, and 690 parking spaces are required for the whole building, also including the existing office, wholesale sales/warehouse, and potential use for the vacant space. The narrative further states that there will be a total of 391 parking spaces on the site, which includes the proposed layout for the second story parking garage, which was not furnished with the application materials. With the speculative garage parking included, only 69% of the required off-street parking is provided for the proposed use, and 56% of the required parking is provided for the entire development. The proposed use alone accounts for 82% of the required off-street parking. The capacity of the proposed nightclub must be reduced so that fewer spaces are required, or a parking agreement to permit parking on an adjacent site with safe access to the subject property must be provided by the applicant. If the Town considers the minimum parking requirement to be inappropriate for a night club, it must amend the zoning code accordingly rather than approving noncompliant development.

ONYX MANAGEMENT PLAN (O-1168ZZZZ)

- 2 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. Safety aspects are of paramount importance, as this was one of the underlying reasons for the study. We must emphasize that sufficient off-street parking is provided for the proposed uses in order to reduce vehicular movement onto Corporate Drive and NYS Route 303. Furthermore, the Planning Board shall be satisfied that all of the applicable provisions of the Route 303 Overlay Zone have been addressed.
- 3 The Town must also consider the possibility of a different tenant mix in the future, which could result in similar peak hour parking demands, thereby exacerbating the onsite parking deficiency. This analysis must evaluate the feasibility of off-site arrangements within close proximity to the subject building.
- 4 The second-story garage circulation and parking layout plans, mentioned in the fifth paragraph of the project narrative, must be sent to this department for review. This is especially important since the number of outdoor parking spaces provided onsite is significantly less than the minimum requirement. If an opportunity exists to provide electric vehicle charging stations, they must be delineated on the drawing. The application cannot be approved without this information being provided.
- 5 Additionally, the application materials do not completely clarify how much of the second story will be utilized for the parking garage. The composition of uses on the second floor must be indicated.
- 6 Conditional uses are, by definition, subject to a higher standard of review. The Planning Board shall be satisfied that the proposal complies with the general standards for conditional uses outlined in Section 8.1 of the Orangetown Zoning Code.
- 7 A review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 8 A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 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 Villages, Towns, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.
- 10 Areas designated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. The site plan must ensure that snow will not be stored in the landscaped areas, as this will cause damage to the proposed landscaping due to the weight of the snow and salt intrusion. Providing specific locations on the site for the snow piles will reduce the loss of available parking spaces meant to be used by customers and employees. This is especially important because, once again, the existing parking area does not provide enough parking spaces to meet the minimum code requirements for the proposed uses.
- 11 The parking calculations to confirm the minimum number of parking spaces required for the brewery, nightclub, and existing uses must be provided on the site plan to confirm the accuracy of the requirements stated in the Project Narrative.
- 12 All proposed signage shall be indicated on the site plan and shall conform to the Town's sign standards.
- 13 If any additional lighting is proposed, a lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.

ONYX MANAGEMENT PLAN (O-1168Z77Z)

- 14 Question 20 on the Short Environmental Assessment Form (SEAF) is answered incorrectly. The EAF Mapper Application, provided by the New York State Department of Environmental Conservation (<https://gisservices.dec.ny.gov/eafmapper/>), indicates that this question should be answered affirmatively. To ensure accurate SEQRA documentation, the Village must encourage applicants to use this tool to complete the SEAF as it populates the answers to certain questions using New York State database information.
- 15 We request the opportunity to review any variances which may be necessary to implement the proposed site plan.
- 16 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:
- 16.1 The sheet labeled FIG-1 includes a Zone Area Table that indicates a portion of the site and building is in the LIO zoning district. According to the project narrative, the portion of the property that was within the LIO district has been rezoned to LI. The official zoning map supports this by showing that the entire parcel is currently within the LI zoning district. The table must be corrected so that all application materials are consistent.
- 16.2 As indicated above, the site has been rezoned so that it is entirely within the LI zoning district. The zoning map on FIG-1 must be corrected to reflect the current zoning of the property and immediate surrounding area.
- 16.3 The use group must be specified on the Bulk Requirements Table.
- 16.4 Map notes must be provided that include district details and site-specific information such as zoning designation, owner information, and existing and proposed use.
- 16.5 Proposed improvements to this property present an opportunity to advance the goals of the New York State Climate Leadership and Community Protection Act (CLCPA), through the inclusion of publicly available electric vehicle (EV) charging stations. The CLCPA or Climate Act, which was signed into law in 2019, set a goal of reducing greenhouse gas emissions by 85% from 1990 levels by 2050. One of the key strategies towards meeting this goal is the electrification of our transportation system through the expanded installation of EV charging infrastructure. The site's placement along a major commercial corridor, combined with retail and nightclub uses makes it an ideal location for the siting of EV charging station. With U.S. automakers predicting that approximately one-half of new vehicle sales will be electric by 2030, the availability of charging stations will likely be a positive attraction for the site, its tenants, and customers. This department urges the Town and the applicant to take advantage of this opportunity and include this important infrastructure in the proposed site improvements.


 Douglas J. Schuetz
 Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
 New York State Department of Transportation
 Rockland County Department of Health
 SESI Consulting Engineers
 Cycle Projects
 Nicole Vasquez

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

ONYX MANAGEMENT PLAN (O-1168ZZZZ)

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

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

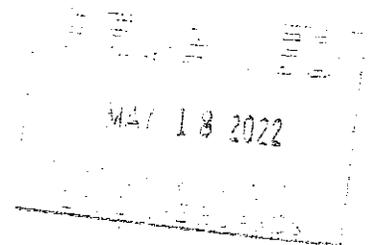
George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

April 28, 2022

Ms. Cheryl Coopersmith
Town of Orangetown Planning Board
20 South Greenbush Road
Orangeburg, NY 10962

Re: Onyx Management Plan – Conditional Use Permit
100 Corporate Drive, Blauvelt
Tax Lot 89/65.18-1-16 (formerly 45-101-841.10/2/4)



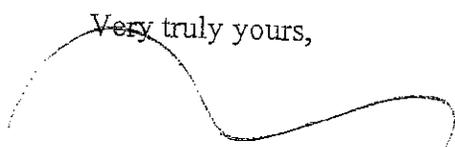
Dear Ms. Coopersmith:

Our office has received and reviewed a Building Use Plan that was last revised on January 25, 2022, which SESI Consulting Engineers prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the Planning Board serving as lead agency for this review.
2. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

cc: M. Saber M. Dolphin
Jake Palant – Rockland County Department of Planning

File: TOO 65.18-1-16 – Bradley Corporate Park
Reader

Cheryl Coopersmith

ONYX

APR 27 2022

From: Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>
Sent: Tuesday, April 26, 2022 2:56 PM
To: Cheryl Coopersmith
Subject: SEQR 22-063 Onyx Management
Attachments: 2022 04 26 NYSDOT LAD SEQR 22-063 Onyx Managment.pdf

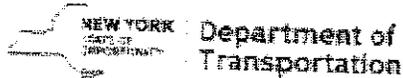
Dear Ms. Coopersmith

The NYSDOT has revived and reviewed proposal of the change of use for a brewery and nightclub with kitchen. Based on our review NYSDOT will need the following documents.

1. With the change of use and congestion of Route 303 the NYSDOT will require a traffic impact study to be prepared. In particular the NYSDOT is concerned with the impact at Route 303/Bradley Hill Road.
2. A NYSDOT Highway Work Permit may not be required. However depending on the impact to the signal the NYSDOT may ask for upgrades.

Jason Brenner

Assistant Engineer
New York State Department of Transportation, Hudson Valley
Traffic & Safety Group
4 Burnett Boulevard, Poughkeepsie, NY 12603
(845) 437-5144 | Jason.Brenner@dot.ny.gov | www.dot.ny.gov



Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, May 25, 2022

Time: 7:30 P.M.

Location of Meeting: Town of Orangetown Greenbush Auditorium,
20 South Greenbush Road, Orangeburg, New York

Project Name: Onyx Management Plan – Conditional Use Permit

Location of Parcel: The site is located at ~~100 Corporate~~ Drive, Blauvelt
Town of Orangetown, Rockland County, New York, and as shown on the
Orangetown Tax Map as Section 65.18, Block 1, Lot 16, LI zone.

**Response to request that the Town of Orangetown Planning Board
BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of RC Health Dept (involved
agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

CONSENTS that the Town of Orangetown Planning Board serve as Lead
Agency for coordinated environmental review of the proposed action, and
requests that the undersigned continue to be notified of SEQRA
determinations, Proceedings and hearings in this matter.

DOES NOT CONSENT to the Town of Orangetown Planning Board's
serving as Lead Agency for coordinated environmental review of the Lead
Agency. To contest the requested Lead Agency, the undersigned
proposed action and wishes that _____ serve as
intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

TAKES NO POSITION on Lead Agency designation in this matter

Dated: 5/25/22

RC Health Dept
Agency Name

By: [Signature]

Signature

Liz Mello
Printed Name of Signer

Please return within 30 days by
Fax: (845) 359-8526 E-mail: ccoopersmith@aol.com

RECEIVED

MAY 5 2022

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, May 25, 2022

Time: 7:30 P.M.

Location of Meeting: Town of Orangetown Greenbush Auditorium,
20 South Greenbush Road, Orangeburg, New York

Project Name: Onyx Management Plan – Conditional Use Permit

Location of Parcel: The site is located at 100 Corporate Drive, Blauvelt
Town of Orangetown, Rockland County, New York, and as shown on the
Orangetown Tax Map as Section 65.18, Block 1, Lot 16, LI zone.

**Response to request that the Town of Orangetown Planning Board
BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of ZBA Orangetown (Involved
agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):
 CONSENTS that the Town of Orangetown Planning Board serve as Lead
Agency for coordinated environmental review of the proposed action, and
requests that the undersigned continue to be notified of SEQR
determinations, Proceedings and hearings in this matter.

DOES NOT CONSENT to the Town of Orangetown Planning Board's
serving as Lead Agency for coordinated environmental review of the Lead
Agency. To contest the requested Lead Agency, the undersigned
proposed action and wishes that _____ serve as
intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

TAKES NO POSITION on Lead Agency designation in this matter

Dated: 4/29/2022

Orangetown ZBA
Agency Name

By: [Signature]
Signature

Don Sullivan, Chairman
Printed Name of Signer

Please return within 30 days by
Fax: (845) 359-8526 E-mail: ccoopersmith@aol.com

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, May 25, 2022

Time: 7:30 P.M.

Location of Meeting: Town of Orangetown Greenbush Auditorium,
20 South Greenbush Road, Orangeburg, New York

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Orangetown Tax Map as Section 65.18, Block 1, Lot 16, LI zone.

**Response to request that the Town of Orangetown Planning Board
BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of Rockland County Hwy Dept (involved
agency), I acknowledge receipt of the Lead Agency Notice in this matter.
The above named involved agency hereby (please check one):

- CONSENTS** that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.
- DOES NOT CONSENT** to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that _____ serve as _____ intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.
- TAKES NO POSITION** on Lead Agency designation in this matter

Dated: 04.28.22

Rockland County Hwy Dept
Agency Name
By: [Signature]
Signature
Dyan Rajasingham
Printed Name of Signer

Please return within 30 days by
Fax: (845) 359-8526 E-mail: ccoopersmith@aol.com

477 23 2021

Town of Orangetown
20 South Greenbush Road
Orangeburg, New York 10962

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, May 25, 2022

Project Name: Onyx Management Plan – Conditional Use Permit

Location of Parcel: The site is located at 100 Corporate Drive, Blauvelt Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 16, LI zone.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Planning Board Office.

If your agency does not have any comments at this time, please respond to this office by sending back this sheet.

- U.S. Postal: 20 South Greenbush Road, Orangeburg, New York 10962
- Email to Planning Board at ccoopersmith@orangetown.com, or
- Fax to the Town of Orangetown Planning Board @845 359-8526

- Comments Attached (or to be provided prior to Meeting date noted above)
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

Dated: 4/29/22

RC Health Dept
Agency Name
By: Liz Mello
Please Print Name

MAY 6 2022

Town of Orangetown
20 South Greenbush Road
Orangeburg, New York 10962

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, May 25, 2022

Project Name: Onyx Management Plan – Conditional Use Permit

Location of Parcel: The site is located at 100 Corporate Drive, Blauvelt Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 16, LI zone.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Planning Board Office.

If your agency does not have any comments at this time, please respond to this office by sending back this sheet.

- U.S. Postal: 20 South Greenbush Road, Orangeburg, New York 10962
 - Email to Planning Board at ccoopersmith@orangetown.com, or
 - Fax to the Town of Orangetown Planning Board @845 353-8526
- () Comments Attached (or to be provided prior to Meeting date noted above)
- () No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

Dated: April 20, 2022

Zoning Board of Appeals
Agency Name
By: Dan Sullivan, Chairman
Please Print Name

Town of Orangetown
20 South Greenbush Road
Orangeburg, New York 10962

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, May 25, 2022

Project Name: Onyx Management Plan – Conditional Use Permit

Location of Parcel: The site is located at 100 Corporate Drive, Blauvelt Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 16, LI zone.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Planning Board Office.

If your agency does not have any comments at this time, please respond to this office by sending back this sheet.

- U.S. Postal: 20 South Greenbush Road, Orangeburg, New York 10962
- Email to Planning Board at scoopersmith@orangetown.com, or
- Fax to the Town of Orangetown Planning Board @845 359-8526

- Comments Attached (or to be provided prior to Meeting date noted above)
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

Dated: 04, 28, 22

Rockland County Hwy Dept
Agency Name
By: Dyan Rajasingham
Please Print Name

Katlyn Bettmann

From: Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>
Sent: Tuesday, May 24, 2022 2:56 PM
To: Katlyn Bettmann
Subject: RE: ONYX Management PB#22-23 Cond use traffic study for PB meeting of 5-25-2022 SEQR 22-063

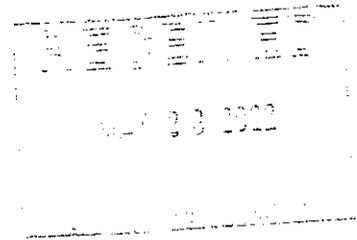
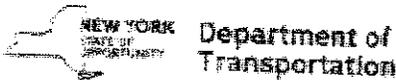
Ms. Bettmann,

The NYSDOT has reviewed the traffic study for the proposed ONYX Management and has the following comments.

1. In previous discussions with the Town, the NYSDOT recommended a corridor study be taken to determine the levels of delay added to Route 303 with all the new developments. It was also discussed that new projects would help fund this study. Will this project be part of this funding?
2. Near the intersection of Route 303 and Bradley Hill have a link speed of 30mph for Route 303. The posted speed is 40mph and will need to be changed..
3. With the illegal movements at the intersection of Route 303/Corporate Drive additional signage will be required.

Jason Brenner

Assistant Engineer
New York State Department of Transportation, Hudson Valley
Traffic & Safety Group
4 Burnett Boulevard, Poughkeepsie, NY 12603
845) 437-5144 | Jason.Brenner@dot.ny.gov | www.dot.ny.gov



From: Katlyn Bettmann <kbettmann@orangetown.com>
Sent: Wednesday, May 11, 2022 1:22 PM
To: Michael Yannazzone <myannazzone@orangetown.com>; Allison Kardon <akardon@orangetown.com>; bpeters@orangetown.com; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; palantj@co.rockland.ny.us
Subject: ONYX Management PB#22-23 Cond use traffic study for PB meeting of 5-25-2022

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good afternoon,
Please see the attached Traffic study, for Onyx management. Which is on the Planning Board Agenda for May 25, 2022.
Best,
Katlyn Bettmann
Town of Orangetown
Landuse Boards
845.359.8410 ext. 4316
Fax: 845.359.8526
KBettmann@orangetown.com