

Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 135 Washington St, Tappan NY 10983 Section/Block/Lot: 77.11-3-4

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	CHARCOAL GREY	ASPHALT SHINGLE	GAF
Siding:	LIGHT GREY	VINYL - WOOD IMPRESSION	JAMES HARDI (LAP-PLANK)
Decorative Siding:	GREY/ EARTH TONE	STONE VENEER	
Soffits & Fascia:	WHITE	VINYL/AZEK	JAMES HARDI (OR SIMILAR)
Gutters & Leaders:	WHITE	ALUMINUM	GAF OR EQUAL
Windows:	WHITE	VINYL/ COMPOSITE	ANDERSEN
Trim:	WHITE	VINYL	JAMES HARDI (OR EQUAL)
Shutters:	N/A		
Front Door:	RED	ALUM/GLASS	
Back Door:	WHITE	HOLLOW METAL	N/A
Garage Door(s):	RED	METAL/GLASS	DOOR ENGINEERING
Other Door(s):	(SIDE) WHITE	ALUM/GLASS	
Lighting:	BLACK	METAL	VISIONAIRE (BUILDING LIGHTING)
Lighting:	N/A		
Stone or Rock being used on Structure:	GREY/EARTH TONE	STONE VENEER	
Stone or Rock being used on walkway(s):	STAMPED CONCRETE @ SIDEWALK		N/A
Other:			

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: May 13, 2022

2022 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

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

Project Name: Tappan Fire District

Street Address: 135 Washington Street, Tappan, NY 10983

Tax Map Designation:

Section: 77.11 Block: 3 Lot(s): 4
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the south side of Washington Street, approximately
150 feet west of the intersection of Washington Street/Washington Lane, in the
 Town of ORANGETOWN in the hamlet/village of Tappan

facility

Acreage of Parcel <u>0.5</u>	Zoning District <u>CS</u>
School District <u>South Orangetown Central School District No. 1</u>	Postal District <u>Tappan</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Tappan</u>
Water District <u>Tappan</u>	Sewer District <u>Orangetown Sewer District</u>

Project Description: *(If additional space required, please attach a narrative summary.)*

The Applicant is seeking HABR approval to replace the existing one-story building with a new firehouse facility.

the firehouse, and curbing. This action requires variances. See the attached narrative for more details.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 6/2/22 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Tappan Fire District - Thomas Quinn Phone # 845-821-5358

Address: P.O. Box 525 Tappan, NY 10983
Street Name & Number (Post Office) City State Zip Code

Property Owner: Volunteer Fire Association of Tappan, Inc. -
Bruce Leonard, President Phone # 845-590-4684

Address: P.O. Box 24, Tappan, NY 10983
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Sendlewski Architects, PC. Phone # 631-727-5352

Address: 215 Roanoke Avenue, Riverhead, NY 11901
Street Name & Number (Post Office) City State Zip Code

Attorney: Kornfeld, Rew, Newman & Simeone
- Jerome Jefferson Phone # (845) 357-2660

Address: 139 Lafayette Ave, Suffern, NY 10901
Street Name & Number (Post Office) City State Zip Code

Contact Person: Jeff Sendlewski
Sendlewski Architects, PC Phone # 845-275-8859

Address: 215 Roanoke Ave Riverhead NY 11901
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 checked="" type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input checked="" type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

County Route 8 (Washington Street), County Route 15 (Main Street), Sparkill Creek

Referral Agencies:

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

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If subdivision: NA

- 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 1,297 sq. ft.
- 2) Total square footage 5,256 sq. ft.
- 3) Number of dwelling units 0

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

NA

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area Yes - 320 sq. ft. located in Sparkill Creek

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

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

No

HABR

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.

The applicant is seeking HABR approval to replace the existing one-story building with a new firehouse facility.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project. Tax Lot 77.11-3-3



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

*E Mailed
J Atzl
3/16/22*

**Jane Slavin, RA
Director**

(845) 359-8410

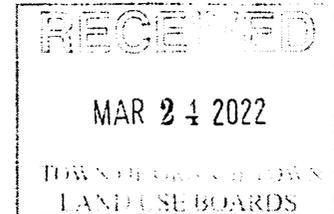
Fax: (845) 359-8526

Date: March 16, 2022

To: Planning Board

From: Rick Oliver
Deputy Building Inspector

Subject: **Tappan Fire District**
Prepreliminary/Preliminary/Final
Site Plan and SEQRA Review
135 Washington St, Tappan, NY
77.11-3-4; CS Zoning District



Submission reviewed: Site Plan Approval Drawings dated January 12, 2022 by Atzl, Nasher, & Zigler PC

- 1.) Chapter 43, Zoning Board approval required as per Bulk Table 3.12
Column 1: CS District, Column 2: Group GG, Column 3: Fire Station, Column 8:
Front Yd 100' minimum w/ 45' proposed, Column 9: Side Yd 100' minimum w/
12' proposed, Column 10: Total Side Yd 200' minimum w/ 79' proposed, Column
11: Rear Yd 100' minimum w/ 5' proposed.
- 2.) Chapter 2, Section 2-4(A) landscaping and lighting requires ACABOR approval.
- 3.) Chapter 12, Section 12-4(A) façade requires Historic Board approval.
- 4.) Chapter 21A, Section 21A-4(A) requires Planning Board approval.
- 5.) Most of site and partial building located in FEMA DFIRM (Federal Emergency
Management Agency Digital Flood Insurance Rate Map) 500-year flood plain.
Partial site located in 100-year flood plain. Requires DEC approval
- 6.) Provide elevations at lot corners
- 7.) Partial building in drainage easement. Obtain approval from persons/entity that
use easement
- 8.) Provide directions arrows depicting drainage flow over property.
- 9.) Short EAF requires approval by DEME and third-party Engineer

10.) Parking should be calculated at 1 space per 200 sf of gross floor area and calculations should be listed on site plan.

11.) Site plan indicates all roof drains shall be piped to basin. Indicate roof drain discharge locations on site plan.

12.)

RAO
3.17.22



OFFICE OF BUILDING, ZONING, PLANNING,
 ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
 20 Greenbush Road
 Orangeburg, N.Y. 10962

4785

Jane Slavin, R.A.
 Director

(845)359-8410

Fax: (845) 359-8526

Referral to the Planning Board

Date: February 17, 2022 Section: 77.11 Block: 3 Lot: 4

Applicant: Volunteer Fire Association

Address: 135 Washington St, Tappan, NY

RE: Application Made at: same

§ 21A-4

Site development plan approval required.
 [Amended 9-4-2018 by L.L. No. 11-2018]

A.

No building permit or certificate of occupancy shall be issued, other than for a single- or two-family residence and structures accessory thereto, except for a building or use that is in conformity with a site development plan approved by the Planning Board.

B.

Approval of a site plan by the Planning Board is required for the development or redevelopment of any property or structure for a new use, the expansion or relocation of any existing use, or a change of use. A change of use of a building, structure or lot is interpreted for purposes of this code as:

(1)

A change that results in a difference in the numerical listing or the use column (Uses Permitted by Right, Uses by Special Permit, Conditional Uses, General Accessory Uses) for all uses as set forth in Chapter 43, § 3.11, Table of General Use Regulations.

(2)

A change in the off-street parking requirements for a use as specified in Chapter 43, § 3.11, Table of General Use Regulations.

Comments: New Fire House

Will also require zoning Board Approval and Historic Board approval

Dear Volunteer Fire Assoc :

Please be advised that the Building Permit Application, which you submitted on January 14, 2022, 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] 2-17-22

Richard Oliver
 Deputy Building Inspector

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

2/18/22

Date
 Liz Decort
 Cheryl Coopersmith

BLDC-604-22

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

APPLICATION FOR BUILDING / DEMOLITION PERMIT

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: CS GML OFFICIAL USE ONLY ACREAGE: 11.45
 Inspector: M.M. Date App Received: 2-14-22 Received By: J.K. K.
 Permit No. BLDC-604-22 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: 22,350.⁰⁰ Ck# 1024 Paid By Tappan Fire District
 GIS Fee: _____ Ck# _____ Paid By _____
 Stream Maintenance Fee Ck# _____ Paid By _____
 Additional Fee: _____ Ck# _____ Date Paid _____ Pai
 1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Pai
 2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Pai

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\$66,411
plus tip

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APPLICANT COMPLETES:

Note: See inside for instructions for completing this app
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must

Property Location: 135 Washington Street, TAPPAN, NY 10957
 Section: 77.11 Block: 3 Lot: 4
 Property Owner: Volunteer Fire Association of Tappan, Inc.
 Mailing Address: 140 Main St Tappan Fire PO Box 24, TAPPAN, NY 10957
 Email: blc@tappanfire.com Phone #: 845-540-4684
 Lessee (Business Name): Tappan Fire District
 Mailing Address: PO Box 525, 300 Western Hwy, TAPPAN, NY 10957
 Email: tappan@tappanfire.com Phone #: 845-521-5359
 Type of Business Use: Fire Dept - Emergency Service
 Contact Person: Thomas J. Quinn Relation to Project: Commissioner
 Email: tquinn@tappanfire.com Phone #: 845-521-5359
 Architect/Engineer: Singlelock Architects PC NYS Lic # 017163
 Address: 215 Roanoke Ave, Riverhead, NY 11901 Phone #: 631-727-5352
 Builder/General Contractor: TBD RC Lic # _____
 Address: _____ Phone#: _____
 Plumber: TBD RC Lic # _____
 Address: _____ Phone#: _____
 Electrician: TBD RC Lic # _____
 Address: _____ Phone#: _____
 Heat/Cooling: TBD RC Lic#: _____
 Address: _____ Phone#: _____

Existing use of structure or land: One-Story Masonry Buildings
 Proposed Project Description: Construction of new firehouse facility incl. administrative, 2nd (3) three separate bays w/ associated auxiliary areas / fire department space.

Proposed Square Footage: 9,400 Estimated Construction Value (\$): 4,912,000.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

HISTORIC



SENDELEWSKI ARCHITECTS, PC
ARCHITECTS – PLANNERS

June 01, 2022

Tappan Fire District

(Washington Street– Proposed new firehouse facility)

Narrative Summary

The project site is identified on the Town of Orangetown Tax Map as Section 77.11, Block 3, Lot 4. The premises are in a CS Community Shopping District. It is located at 135 Washington Street in Tappan, NY 10983.

The existing site has a lot area of 20,150 square feet (0.5 acres). There is currently a one-story masonry building (1,297 sq. ft.). Access to the site is from Washington Street.

The Applicant is seeking HABR approval to replace the existing one-story building with a new 5,256 square foot firehouse, including key features as follows:

- Hardi-Plank lap siding in a neutral light gray color, with white trim around windows & doors.
- Antique style bi-fold overhead doors at the Apparatus Bay (fire engine red finish), with matching finish at the front building entry door.
- White fascia trim around all roof perimeter, including antique style corbel accents to match the overhead door finish (red).
- Charcoal/slate color asphalt shingle roofing.
- Rustic pattern stone veneer at bottom portion of all elevations (60/40 dark mixture). This stone has been selected to closely resemble stone on the nearby historic 76' House restaurant.
- Antique lantern style ornamental light fixtures at overhead door & building entry piers (soft white illumination)

Regards,

Jeff M. Sendlewski, RA
Martin F. Sendlewski, AIA

Tappan Fire District

**Property Owners within 200 FT. Radius of
Tax Lot 77.11-3-4**

(Information provided by the Town of Orangetown)

<u>Tax Lot #</u>	<u>Address</u>
77.11-1-50	Paul & Lenora Mesibov 168 Washington St ✓ Tappan, NY 10983
77.11-1-56.1	Tappan Ventures LLC ✓ 154 Washington St Tappan, NY 10983
77.11-1-56.2	Tappan Ventures LLC ✓ 150 Washington St Tappan, NY 10983
77.11-1-57	Stephen Mc Ghee ✓ 14 Conklin Ave Tappan, NY 10983
77.11-1-77	Volunteer Fire Assoc of Tappan ✓ 123 Washington St Tappan, NY 10983
77.11-1-78	Anthony D Baldino ✓ 126 Washington St Tappan, NY 10983
77.11-1-79	Kirchner Family Enterprises LP ✓ Attn: Marie L Kirchner 1 Kings Highway Tappan, NY 10983
77.11-3-3	Volunteer Fire Assoc of Tappan ✓ 123 Washington St Tappan, NY 10983

- 77.11-3-5 Yellam LLC ✓
155 Washington St
Tappan, NY 10983
- 77.11-3-6 Tappan Realty LLC ✓
165 Washington St
Tappan, NY 10983
- 77.11-3-56 John O Olson ✓
9 Washington Ln
Tappan, NY 10983
- 77.11-3-57 Michael Darretta ✓
11 Washington La
Tappan, NY 10983
- 77.11-3-58 Brian Clarke ✓
12 Washington Ln
Tappan, NY 10983
- 77.11-3-59 Lihua Ding ✓
Samuel S Hung
22 Washington Ln
Tappan, NY 10983
- 77.11-3-61 Thomas & Dorothy Kilroy ✓
34 Oak Tree Rd
Tappan, NY 10983
- 77.11-3-62 Town of Orangetown ✓
26 Orangeburg Rd
Orangeburg, NY 10962
- 77.11-3-63.1 Giuseppe Letizia ✓
109 Main St
Tappan, NY 10983
- 77.11-3-63.2 Main Tappan Properties LLC ✓
107 Main St
Tappan, NY 10983
- 77.11-3-64 New World Investments LI ✓
101 Main St
Tappan, NY 10983

77.11-3-65

Tappan Library
93 Main St
Tappan, NY 10983





1. PROPOSED SITE (LOOKING S/E)



2. EXISTING RESTAURANT (NORTH OF SITE).



3. PROPOSED SITE (LOOKING S/W, INCLUDING ADJACENT OFFICE BUILDING)



4. VIEW S/W OF EXISTING TAPPAN FIRE HOUSE)



5. VIEW NORTH ON KINGS HIGHWAY, SHOWING 76 RESTAURANT.



60. INTERSECTION OF WASHINGTON ST. & KING'S HIGHWAY.



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

January 11, 2022

Ramya Ramanathan
Planning Analyst
Atzl, Nasher & Zigler, P.C.
232 North Main St.
New City, NY 10956

Re: DEC
Tappan Firehouse
135 Washington St, Tappan
21PR08679

Dear Ramya Ramanathan:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note the Tappan Fire District is Not Eligible to be listed on the State and National Registers of Historic Places (S/NRHP) and is located adjacent to the S/NRHP-listed Tappan Historic District. We have reviewed the project description, existing condition photographs, site plans and design documents dated December 15 & 22, 2021. Based on that review, it is the OPRHP's opinion that the proposed demolition of the existing fire house and replacement with a new fire house in the same location, as described, will have No Adverse Impact on historic and archaeological resources.

If you have any questions, please feel free to reach out via email.

Sincerely,

Sara McIvor
Historic Preservation Technical Specialist
E-mail: sara.mcivor@parks.ny.gov

cc: J. Berger - ANZNY

Ramya Ramanathan

From: Kilmer, Michael D (DEC) <Michael.Kilmer@dec.ny.gov>
Sent: Tuesday, December 21, 2021 10:58 AM
To: Ramya Ramanathan
Subject: RE: 4875 Tappan Fire District (135 Washington Street, Tappan, NY)

Ramya,

The Danzig Groundwater site (344082) is currently in the site characterization phase. This includes establishing a monitoring well network and sampling structures within the study area for soil vapor intrusion (SVI) based on the nature of the potential contaminants coming into New York State. Thus far, the SVI results have not shown any need for mitigation systems in the structures within the site borders. The property you reference is outside the study area and is not anticipated to have any SVI issues from the contamination that the site is based on. More information on the groundwater results will be available in 2022.

Michael Kilmer

Environmental Engineer, Division of Environmental Remediation, Region 3

New York State Department of Environmental Conservation
21 S Putt Corners Rd, New Paltz, NY 12561
P: (845) 633-5463 | michael.kilmer@dec.ny.gov

www.dec.ny.gov |  |  | 



From: Ramya Ramanathan <rramanathan@anzny.com>
Sent: Monday, December 20, 2021 3:08 PM
To: Kilmer, Michael D (DEC) <Michael.Kilmer@dec.ny.gov>; dec.sm.derweb <derweb@dec.ny.gov>
Cc: Jackie Berger <jberger@anzny.com>; John Atzl <jatzl@anzny.com>
Subject: 4875 Tappan Fire District (135 Washington Street, Tappan, NY)

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

Hi Michael,

Good afternoon. We looked at the Danzig Groundwater Contamination Study and are contacting you as noted in this document. We are preparing a Planning Board application for the above referenced project. The EAF Mapper shows the Danzig Groundwater Plume (DEC Site ID 344082) in proximity to our client's project site at 135 Washington Street, Tappan, NY.

We would like to request a Letter from your Dept. stating that the Danzig Groundwater Plume is not going to affect the Tappan Fire District. To aid your review, we are attaching the site plan, a narrative and a short EAF. If any other information is required, kindly let us know. Thank you so much and we look forward to hearing from you soon.

Regards,
Ramya



Ramya Ramanathan, AICP
Planning Analyst

ATZL, NASHER & ZIGLER, P.C.
ENGINEERS-SURVEYORS-PLANNERS

a: 232 North Main St. New City, NY 10956

p: (845) 634 4694 **f:** (845) 634 5543

w: www.anzny.com **e:** ramanathan@anzny.com





Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Danzig Groundwater

Site Code: 344082

Program: State Superfund Program

Classification: P *

EPA ID Number:

Location

DEC Region: 3

Address: Oak Tree Road

City: Tappan Zip: 10983

County: Rockland

Latitude: 41.017156509

Longitude: -73.942642883

Site Type:

Estimated Size: 37 Acres

Site Owner(s) and Operator(s)

Site Description

Site Location: The site is located on the border of New York and New Jersey in the hamlet of Tappan, Rockland County. The initial borders of the site consist of Oak Tree Rd to the north, the state line to the south, and the the Sparkill Creek to the east and west. **Site Features:** The site is approximately 40 acres consists of 41 parcels. NY-303 runs through the center of the site consisting of commercial businesses that contain private wells that are in use. The west side of the site is residential with no confirmed private wells as of the most recent survey conducted by the New York State Department of Health and the Rockland County Department of Health. The east side of the site is mostly wooded but contains some residences with no confirmed private wells based on the same aforementioned survey. **Past Use of the Site:** The source of potential contamination on-site is attributed to the Danzig Floor Machine Corporation, in Northvale, New Jersey. This operation used/stored chlorinated solvents. **Site Geology and Hydrogeology:** Both the geology and hydrology of the site are unknown until the initial

investigation is undertaken, but hydrogeological modeling of the New Jersey side indicate that both shallow and deep groundwater are to the northeast.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

1,1-dichloroethane
chloroform
trichloroethene (TCE)
1,1-dichloroethene
tetrachloroethene (PCE)
1,1,1-Trichloroethane(TCA)
cis-1,2-dichloroethene
1,1,2-TCA
1,2-dichloroethane

Site Environmental Assessment

Surface water samples of the Sparkill Creek were analyzed for volatile organic compounds (VOCs), and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Groundwater is planned to be sampled for (VOCs), and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Groundwater - The close proximity of the groundwater wells on the New Jersey side indicate total volatile organic compound (VOC) levels of 14,123 parts per billion (ppb) in the shallow (35') groundwater and 34,269 ppb in the deep (65') groundwater as of the 2018 sampling event by Kleinfelder. Past records of the Rockland County Health Department indicate that the Sparkill Creek had been sampled in the past (~10 years ago) with detections of VOCs, but the data is not known at this time. Surface Water - Five surface water samples were taken of the Sparkill Creek with one upstream, one downstream, and three in the middle of a section that runs through the study area. VOCs, PFAS, and 1,4-dioxane were detected in all samples. CVOCs were detected in all samples ranging from parent to breakdown products suggesting the natural degradation of existing 1,1,1-trichloroethylene (1,1,1-TCA) and tetrachloroethylene (PCE) in the Sparkill Creek surface water. The Sparkill Creek is classified as a class C surface water and PCE was detected in all samples from 4.2-4.5 parts per billion (ppb) vs a guidance value of 1 ppb. Perfluorooctanesulfonic acid (PFOS) was detected in multiple samples marginally exceeding the 10 parts per trillion (ppt) screening levels from 11-13 ppt. There does not appear to be a correlation between the hydraulically upgradient samples and downgradient samples that would suggest an on-site source of contamination contributing to the Sparkill Creek. Soil Vapor - Ten residences and Thirteen businesses were sampled across the study area so far. CVOCs were detected in both the sub-slab and indoor air samples of various structures, but did not indicate that mitigation was necessary to prevent soil vapor intrusion. Some structures had elevated CVOC levels in the indoor air that were still below the action level, but attributed to products stored indoors that contain CVOCs when compared to their sub-slab results. Additional structures are planned to be sampled throughout the study area during the 2021-2022 heating season.

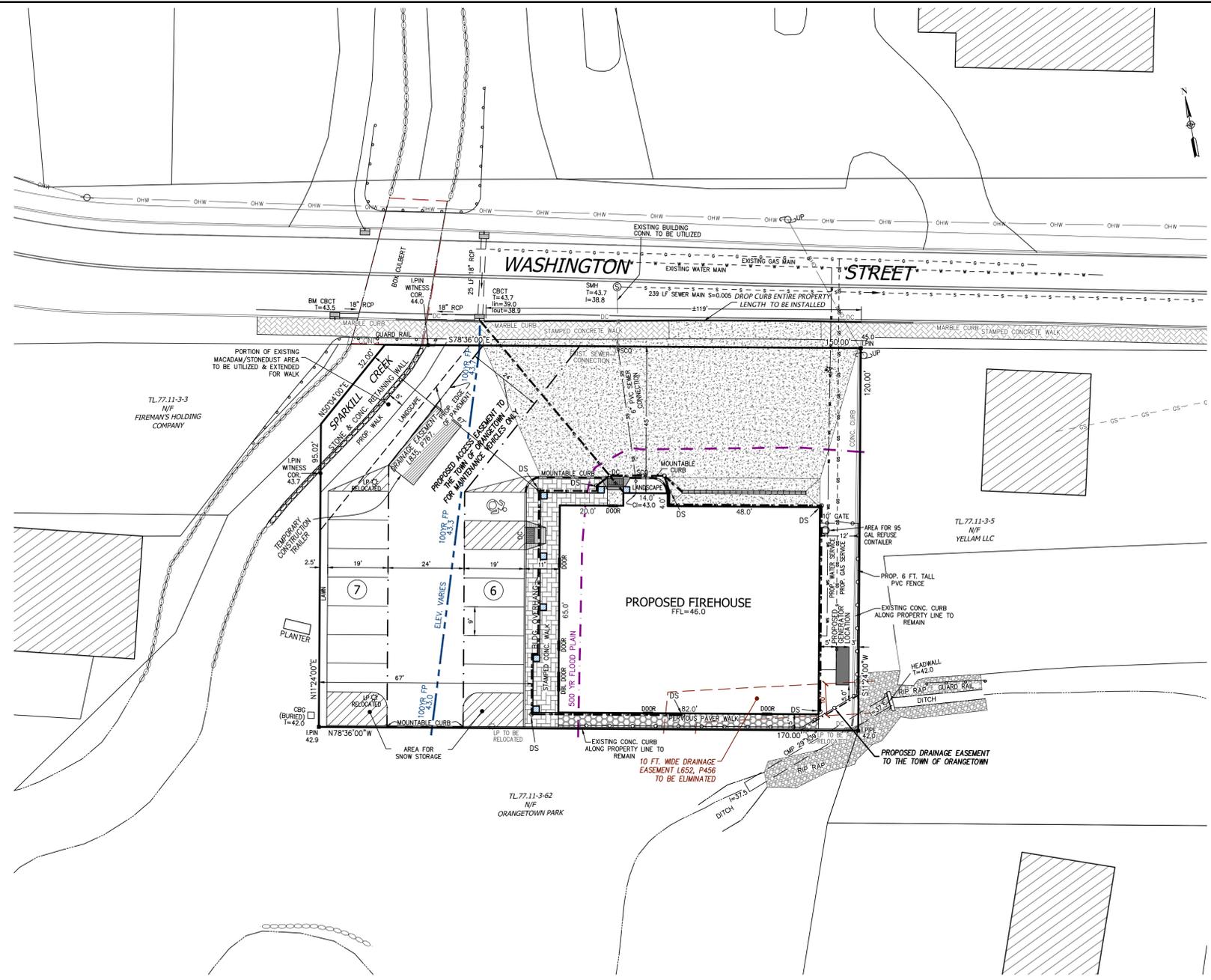
Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

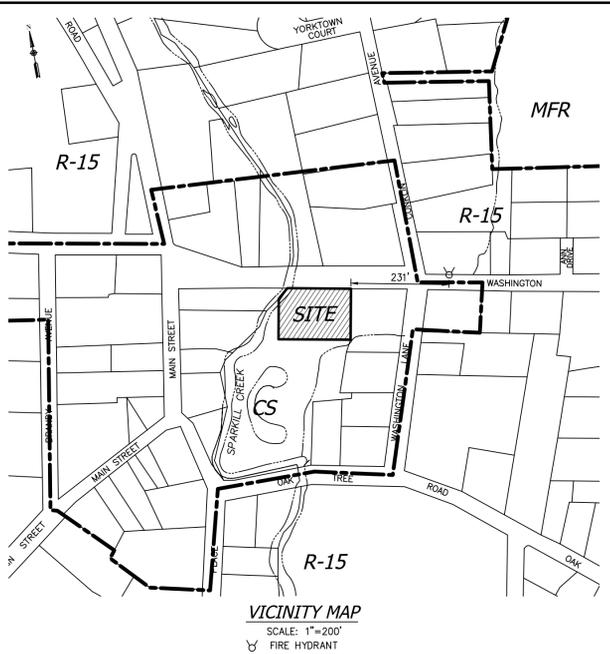
* **Class P Sites:** "DEC offers this information with the caution that it should not be used to form conclusions about site contamination beyond what is implied by the classification of this site, namely, that there is a potential for concern about site contamination. Information regarding a Class P site (potential Registry site) is by definition preliminary in nature and unverified because the DEC's investigation of the site is not yet complete. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: [E-mail Us](#)

Refine This Search



- NOTES:**
1. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 2. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
 3. LOT DRAINAGE ON THIS PLAN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 4. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 5. NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
 6. DATUM: NAVD 1988-BENCHMARK CATCHBASIN WASHINGTON STREET ELEV.=43.5
 7. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
 8. DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A HAY BALE FILTER (SEE DETAIL).
 9. ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 10. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING). SAID PINS SHOWN THUS:
 11. THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
 12. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
 13. TEMPORARY SEDIMENT ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR THE CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
 14. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFURNISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCH WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
 15. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 16. AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 17. PERMANENT VEGETATION COVER SPECIFICATIONS:
LAWN AREA - PER 1,000 S.F.
15 LBS. 10-6-4 50% SLOW RELEASE FERTILIZER
70 LBS. GRANULATE LIMESTONE
4 LBS. SEED MIXTURE
40% KENTUCKY BLUE
40% RED FESCUE
20% PERENNIAL RYEGRASS
 18. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 LAM OF THE GENERAL MUNICIPAL LAW.
 19. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
 20. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE DEPT. SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 21. TREE PROTECTION:
A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS, WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:
A) NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
B) THERE WILL BE NO EXCAVATION OR STOCKPIPING OF EARTH UNDERNEATH THE TREES.
C) TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.
D) TREES TO BE SAVED WILL BE FENCED AT THE OUTER DRIP LINE.
E) NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.
F) IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS, OR THROUGH THE USE OF RETAINING WALLS.
G) IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS.
 22. ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE TWO REGULATIONS.
 23. A DRAINAGE PERMIT IS REQUIRED FROM THE ROCKLAND COUNTY DRAINAGE AGENCY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 24. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A FLOOD ELEVATION CERTIFICATE IS TO BE SUBMITTED TO THE TOWN OF ORANGETOWN BUILDING DEPT.



LOT AREA CALCULATION:

GROSS AREA	- 50% OF AREA WITHIN 100 FLOODPLAIN = NET AREA
20,150 SQ.FT.	- (4,888±2) SQ.FT. = 2,444 SQ.FT. = 17,706 SQ.FT.

BULK REQUIREMENTS

ZONE CS, GROUP GG	REQUIRED / PERMITTED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	NONE	0.08	0.43
MINIMUM LOT AREA (SQ.FT.)	NONE	17,706 SQ.FT. (NET)	17,706 SQ.FT. (NET)
MINIMUM LOT WIDTH	NONE	170 FT.	170 FT.
MINIMUM STREET FRONTAGE	50 FT.	150 FT.	150 FT.
FRONT YARD	100 FT.	50.8 FT.	45 FT. *
SIDE YARD	100 FT.	28.3 FT.	12 FT. *
REAR YARD	200 FT.	121.8 FT.	79 FT. *
MAXIMUM BUILDING HEIGHT	NONE	15 FT.	32 FT.

*-DENOTES VARIANCE REQUIRED

PARKING REQUIREMENTS:

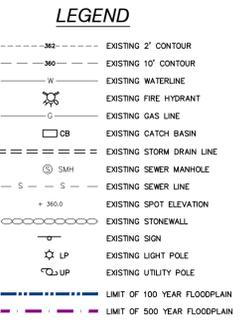
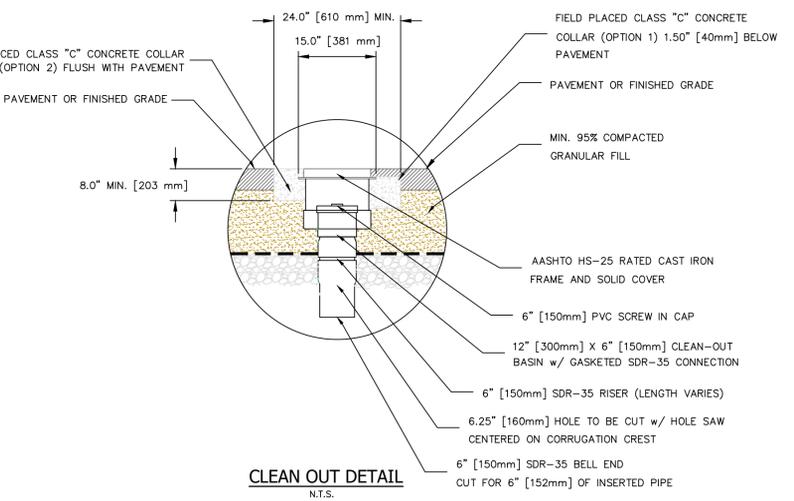
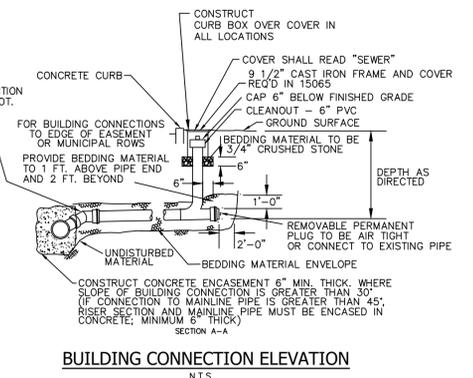
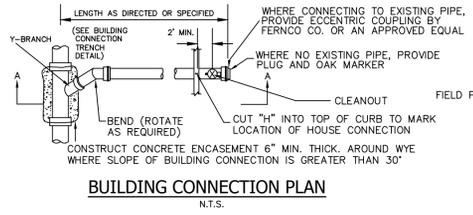
1 SPACE PER 200 SQ.FT. OF GROSS FLOOR AREA
7,477 SQ.FT. ÷ 1 SPACE/200 SQ.FT. = 37.4 OR 38 SPACES REQUIRED
13 SPACES PROVIDED*

EXISTING COVERAGE TABLE:

EXISTING BUILDING:	1,297 SQ. FT.
EXISTING WALL:	76 SQ. FT.
CONCRETE:	283 SQ. FT.
GRAVEL:	4,090 SQ. FT.
MACADAM PAVEMENT:	12,630 SQ. FT.
TOTAL COVERAGE:	18,378 SQ. FT. OR 0.422 ACS.

PROPOSED COVERAGE TABLE:

PROPOSED BUILDING:	5,256 SQ. FT.
EXISTING WALL:	76 SQ. FT.
CONC. WALK, RAMP, PILLAR:	1,039 SQ. FT.
TRUCK APRON:	2,299 SQ. FT.
MACADAM PAVEMENT:	9,640 SQ. FT.
TOTAL COVERAGE:	18,310 SQ. FT. OR 0.420 ACS.



OWNER & APPLICANT:
TAPPAN FIRE DISTRICT
P.O. BOX 525
TAPPAN, NY 10983

TAX MAP REFERENCE:
TOWN OF ORANGETOWN
SECTION 77.11, BLOCK 3, LOTS 4

SITE ADDRESS:
135 WASHINGTON STREET
TAPPAN, NY 10983

AREA:
20,150 SQ.FT. OR 0.4626 ACS (GROSS)

- DISTRICTS:**
- SCHOOL DISTRICT - SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT NO. 1
 - FIRE DISTRICT - TAPPAN
 - WATER DISTRICT - TAPPAN
 - SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
 - LIGHTING DISTRICT - TOWN OF ORANGETOWN

DRAWING LIST:

DRAWING No.	TITLE
DRAWING 1	- SITE PLAN
DRAWING 2	- EXISTING CONDITION
DRAWING 3	- GRADING PLAN
DRAWING 4	- EROSION & SEDIMENT CONTROL PLAN
DRAWING 5	- LANDSCAPE & LIGHTING PLAN

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CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NY'S EDUCATION LAW SECTION 7209-2)

RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

JOHN R. ATZL, P.E.
N.Y.S. P.E. LIC. NO. 80228

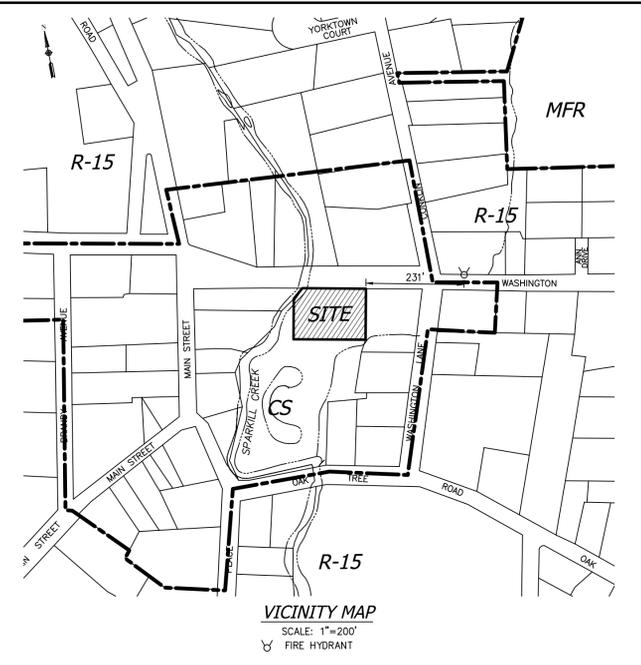
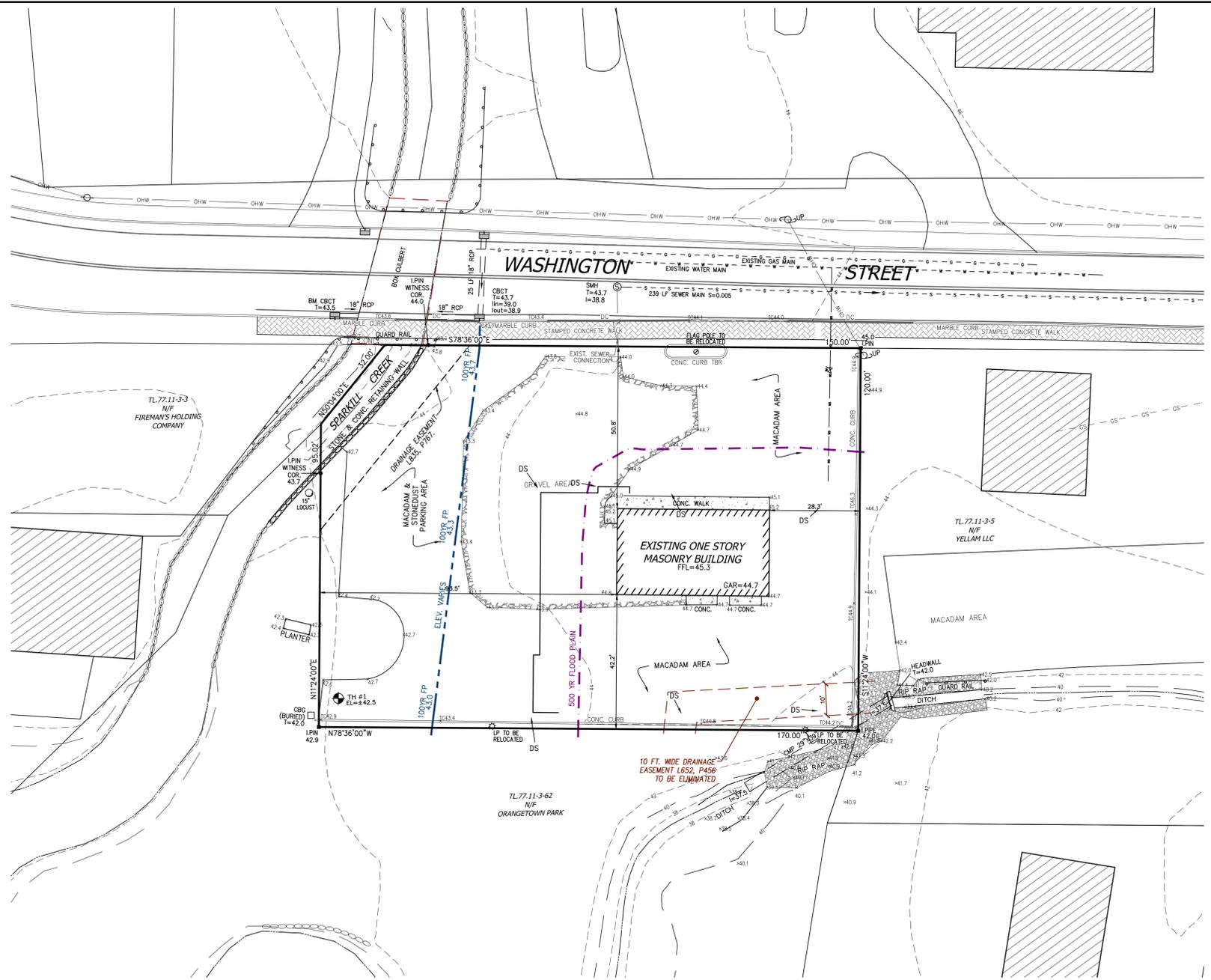
2	3-28-22	PER OBZPAE COMMENTS 3-16-22
1	2-28-22	PER ARCHITECT
REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

**TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK**

TITLE: SITE PLAN

DRAWN BY: LF	CHECKED BY: JRA
DATE: JANUARY 12, 2022	SCALE: 1 IN. = 20 FT.
PROJECT NO: 4785	DRAWING NO: 1



VICINITY MAP
SCALE: 1"=200'
FIRE HYDRANT

BULK REQUIREMENTS

ZONE CS, GROUP GG	REQUIRED / PERMITTED	EXISTING
MAXIMUM FLOOR AREA RATIO	NONE	0.16
MINIMUM LOT AREA (SQ.FT.)	NONE	17,706 SQ.FT. (NET)
MINIMUM LOT WIDTH	NONE	170 FT.
MINIMUM STREET FRONTAGE	50 FT.	150 FT.
FRONT YARD	100 FT.	50.8 FT.
SIDE YARD	100 FT.	28.3 FT.
TOTAL SIDE YARD	200 FT.	121.8 FT.
REAR YARD	100 FT.	42.1 FT.
MAXIMUM BUILDING HEIGHT	NONE	15 FT.

EXISTING COVERAGE TABLE:

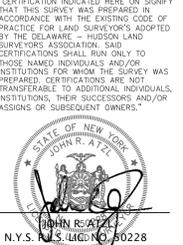
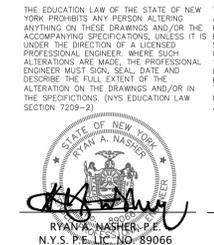
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EXISTING WALL:	76 SQ. FT.
CONCRETE:	283 SQ. FT.
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PROPOSED COVERAGE TABLE:

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TRUCK APRON:	2,299 SQ. FT.
MACADAM PAVEMENT:	9,640 SQ. FT.
TOTAL COVERAGE:	18,310 SQ. FT. OR 0.420 ACS.

LEGEND

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- G --- EXISTING GAS LINE
- S --- EXISTING SEWER LINE
- S --- EXISTING STONEWALL
- S --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE
- --- LIMIT OF 100 YEAR FLOODPLAIN
- --- LIMIT OF 500 YEAR FLOODPLAIN



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"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE SEQUAMOND HIGHER LAND SURVEYORS ASSOCIATION, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

REVISION	DATE	DESCRIPTION
2	3-28-22	PER OBZPAE COMMENTS 3-16-22
1	2-28-22	PER ARCHITECT

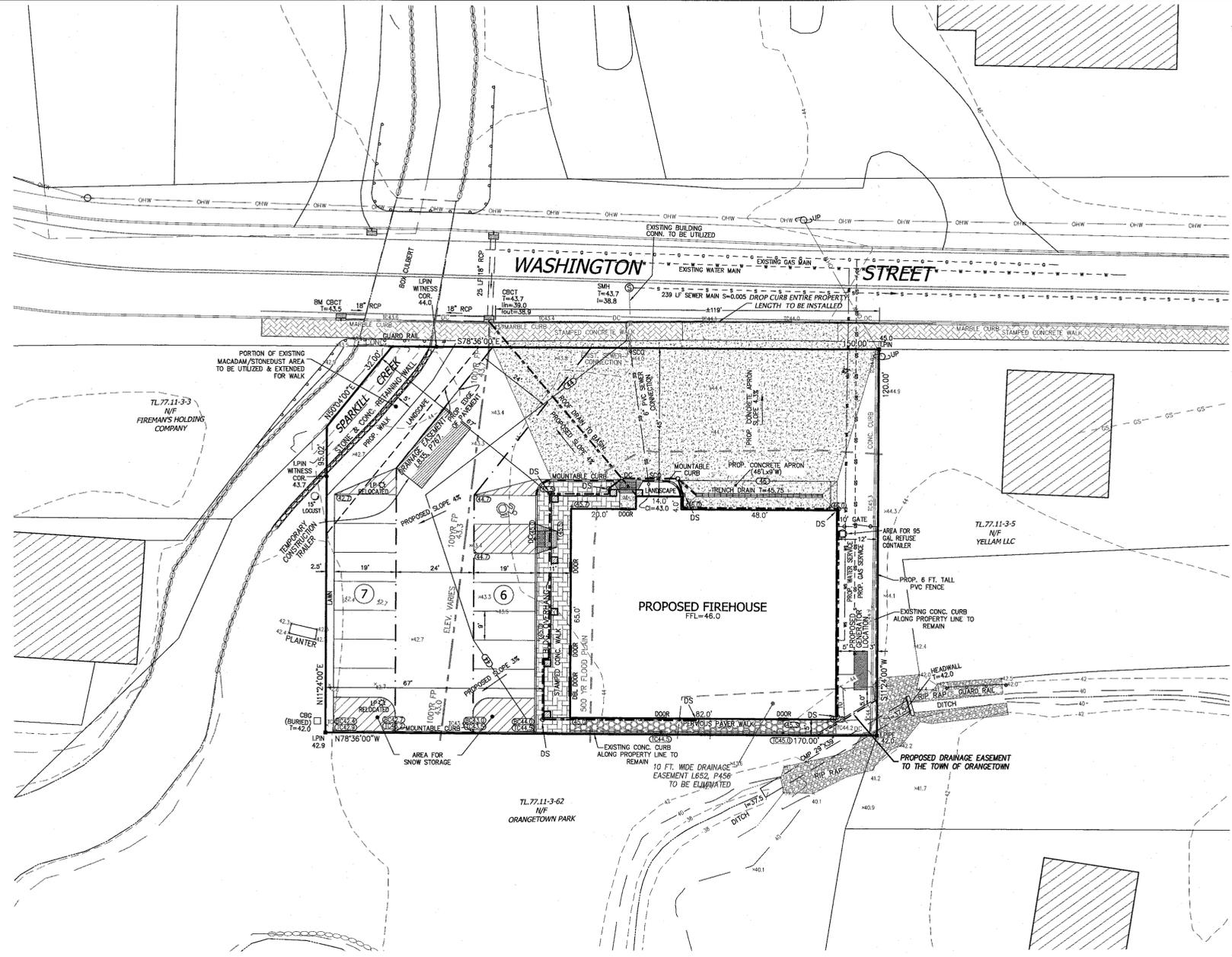
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PROJECT: **TAPPAN FIRE DISTRICT**

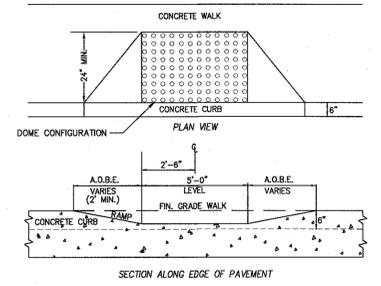
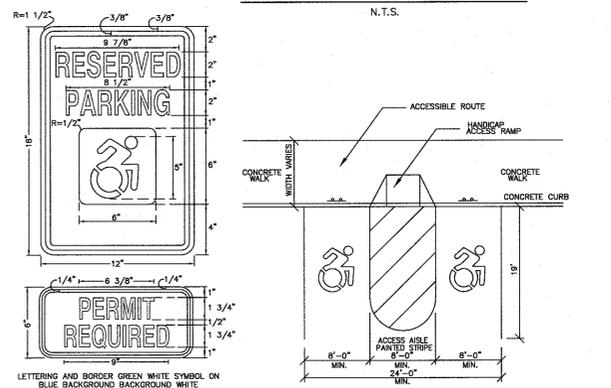
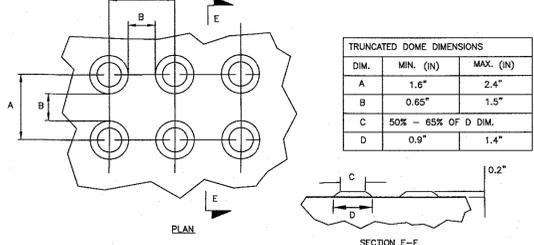
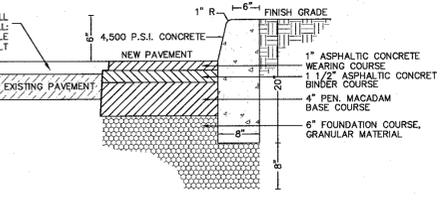
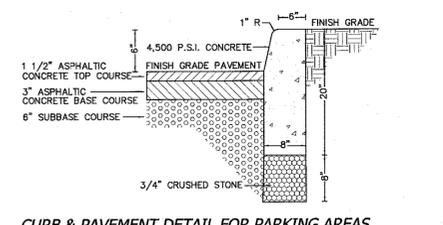
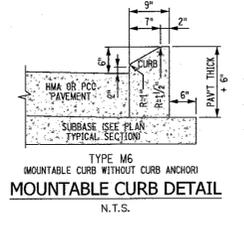
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE: **EXISTING CONDITION**

DRAWN BY: LF	CHECKED BY: JRA
DATE: JANUARY 12, 2022	SCALE: 1 IN. = 20 FT.
PROJECT NO: 4785	DRAWING NO: 2



- DETECTABLE WARNING NOTES:**
- DETECTABLE WARNING SURFACES (DWS) SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS ON PEDESTRIAN ACCESS ROUTES:
 - CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.
 - PEDESTRIAN REFUGE ISLANDS (WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6')
 - PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.
 - DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OF UNCONTROLLED DRIVEWAYS.
 - WITH THE EXCEPTION OF THE DETECTABLE WARNING SURFACE TRUNCATED DOME DETAILS ON SHEETS 2 OF 12, DETECTABLE WARNING DOMES ARE NOT DEPICTED TO SCALE ON THESE SHEETS.
 - DETECTABLE WARNING SURFACES SHALL EXTEND 24" MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL ACROSS THE FULL WIDTH OF CURB RAMP OR FLUSH SURFACE, EXCLUDING ANY FLARED SIDES.
 - SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION, IF REQUIRED, THE BORDER SHALL NOT EXCEED 2", WHERE THE BACK OF THE CURB EDGE IS TOoled TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL BE MEASURED FROM THE INSIDE EDGER OF THE CURB RADIUS. BORDERS CANNOT BE INCLUDED AS PART OF THE 24" MINIMUM DIMENSION DESCRIBED IN NOTE 33.
 - WHERE CURB IS NOT USED, THE EDGE OF PAVEMENT SHALL BE SUBSTITUTED FOR BACK OF CURB FOR PLACEMENT OF DETECTABLE WARNINGS.
 - ON SLOPES OF 5% OR GREATER, THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK ON THE RAMP RUN. WHERE DOMES ARE ARRAYED RADICALLY, THEY MAY DIFFER IN DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON SHEET 2 OF 12. DOME ALIGNMENT THAT IS PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK IS NOT REQUIRED ON SLOPES OF LESS THAN 5%.
 - THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.



COARSE AGGREGATE / STONE SIZE AND SPECIFICATION

- #1A Crushed Gravel (NYS DOT 703.02):**
Fine stone, primarily 1/8" to 5/16" in size. Often used in asphalt mixes. Also works well for a gravel walkway or very fine driveway topping
- #1ST's Crushed Gravel:**
5/16" to 1/2"
- #1 Crushed Gravel (NYS DOT 703.02):**
Clean, crushed stone, 5/16" to 9/16" in size. Great for driveway topping and drainage applications
- #2 Crushed (NYS DOT 703.02):**
9/16" to 1 1/8" size stone. Used for driveway, septic systems and drainage
- #3 Crushed:**
Washed gravel, primarily 1 1/8" to 2" in size
- Item #3A (NYS DOT 304.14):**
Bankrun gravel screened over a 2" screen. Used as a subbase for roads and driveway. Will not compact as well as crusher run
- AASHTO #57:**
#1A & #1ST mix
- AASHTO #57:**
#1 & #2 mix

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"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION, 540 PROFESSIONAL ENGINEERS, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)"



LEGEND

---	EXISTING 2' CONTOUR	---	PROPOSED 2' CONTOUR
---	EXISTING 10' CONTOUR	---	PROPOSED 10' CONTOUR
---	EXISTING WATERLINE	---	PROPOSED WATER SERVICE
---	EXISTING FIRE HYDRANT	---	PROPOSED WATER VALVE
---	EXISTING GAS LINE	---	PROPOSED FIRE HYDRANT
---	EXISTING CATCH BASIN	---	PROPOSED GAS SERVICE
---	EXISTING STORM DRAIN LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING SEWER MANHOLE	---	PROPOSED CATCH BASIN
---	EXISTING SEWER LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING SPOT ELEVATION	---	PROPOSED SEWER CLEANOUT
---	EXISTING STONEWALL	---	PROPOSED SEWER HOUSE CONNECTION
---	EXISTING SIGN	---	PROPOSED SPOT ELEVATION
---	EXISTING LIGHT POLE	---	PROPOSED SILT FENCE
---	EXISTING UTILITY POLE	---	LIMIT OF 100 YEAR FLOODPLAIN
---		---	LIMIT OF 500 YEAR FLOODPLAIN
---		---	PROPOSED ROOF DOWNSPOUT
---		---	PROPOSED ROOF DOWNSPOUT
---		---	PROPOSED ROOF DRAIN

2	3-28-22	PER OBZPAE COMMENTS 3-16-22
1	2-28-22	PER ARCHITECT

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS

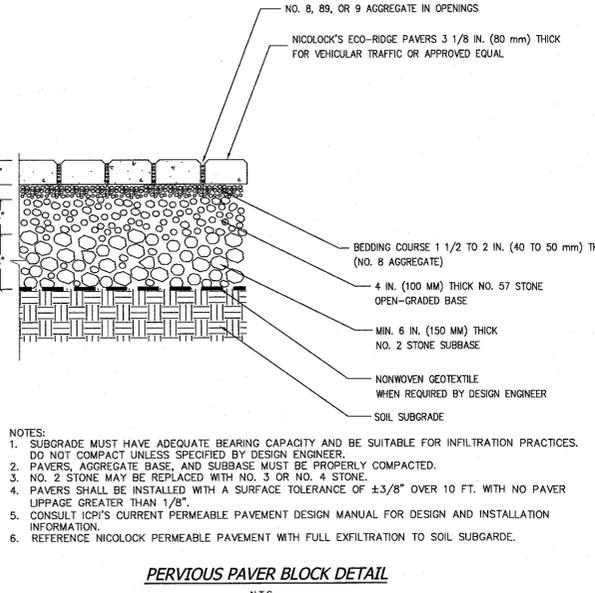
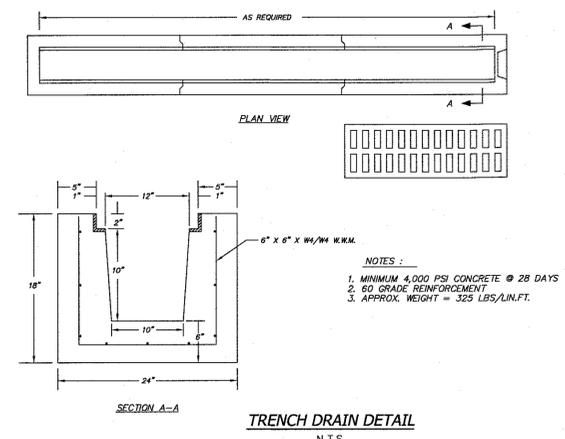
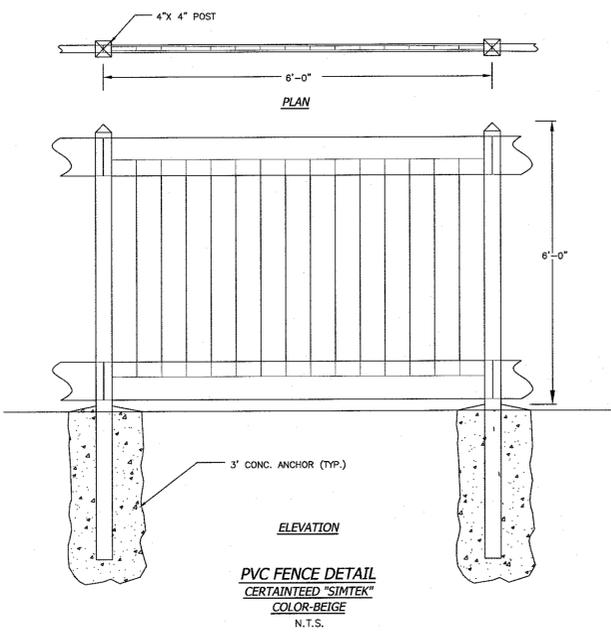
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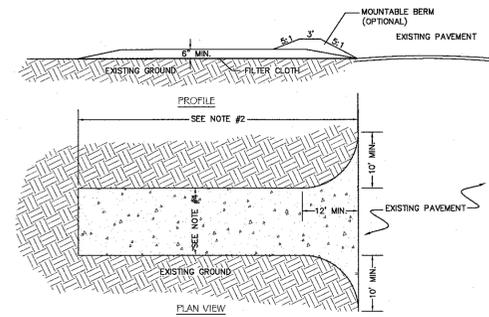
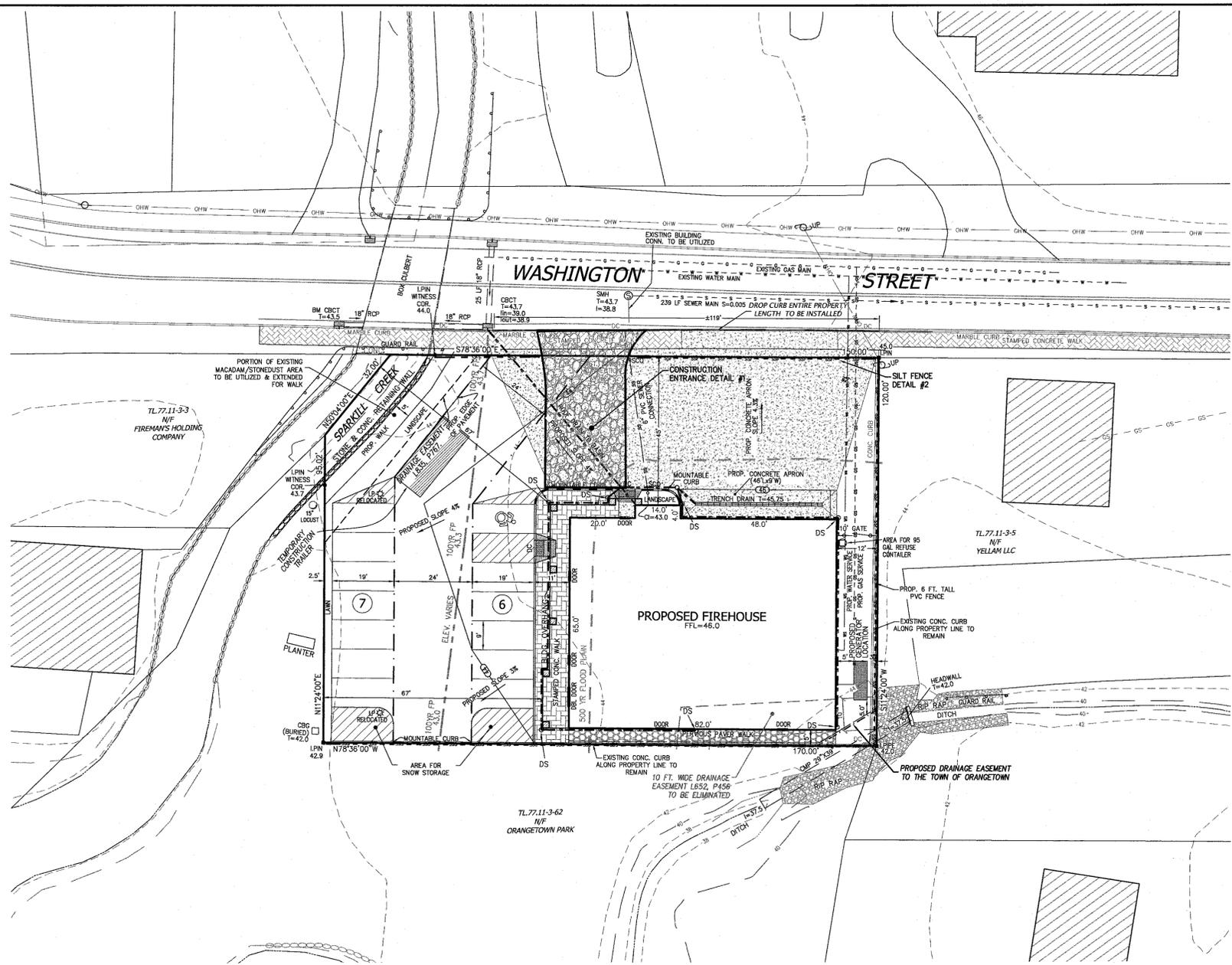
TAPPAN FIRE DISTRICT

**TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK**

GRADING PLAN

DRAWN BY:	LF	CHECKED BY:	JRA
DATE:	JANUARY 12, 2022	SCALE:	1 IN. = 20 FT.
PROJECT NO.:	4785	DRAWING NO.:	3





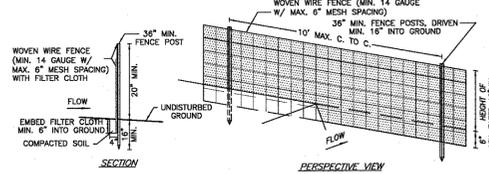
SPECIFICATIONS FOR CONSTRUCTION ENTRANCE

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 8 IN.
4. WIDTH - 12 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR. 24 FT. IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE DETAIL #1
N.T.S.

CONSTRUCTION NOTES FOR REINFORCED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRA1 100K, STABILINKA 1140N, OR APPROVED EQUIVALENT.
4. PRE-FABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



REINFORCED SILT FENCE DETAIL #2
N.T.S.

LEGEND

--- 2' ---	EXISTING 2' CONTOUR	--- 2' ---	PROPOSED 2' CONTOUR
--- 10' ---	EXISTING 10' CONTOUR	--- 10' ---	PROPOSED 10' CONTOUR
---	EXISTING WATERLINE	---	PROPOSED WATER SERVICE
---	EXISTING FIRE HYDRANT	---	PROPOSED WATER VALVE
---	EXISTING GAS LINE	---	PROPOSED FIRE HYDRANT
---	EXISTING CATCH BASIN	---	PROPOSED GAS SERVICE
---	EXISTING STORM DRAIN LINE	---	PROPOSED GAS VALVE
---	EXISTING SEWER MANHOLE	---	PROPOSED CATCH BASIN
---	EXISTING SEWER LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING SPOT ELEVATION	---	PROPOSED SEWER CLEANOUT
---	EXISTING STONEWALL	---	PROPOSED SEWER HOUSE CONNECTION
---	EXISTING LIGHT	---	PROPOSED SPOT ELEVATION
---	EXISTING LIGHT POLE	---	PROPOSED SILT FENCE
---	EXISTING UTILITY POLE	---	LIMIT OF 100 YEAR FLOODPLAIN
---		---	LIMIT OF 500 YEAR FLOODPLAIN
---		---	PROPOSED ROOF DOWNSPOUT
---		---	PROPOSED ROOF DRAIN

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

"ONLY COPIES FROM THE ORIGINAL TRACKING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

RYAN A. NASHER, P.E.
N.Y.S. P.L.S. LICENSE NO. 89066

DAVID A. ZIGLER, P.E.
N.Y.S. P.L.S. LICENSE NO. 80228

2	3-28-22	PER OBZPAE COMMENTS 3-16-22
1	2-28-22	PER ARCHITECT
REVISION	DATE	DESCRIPTION

AN&Z ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS

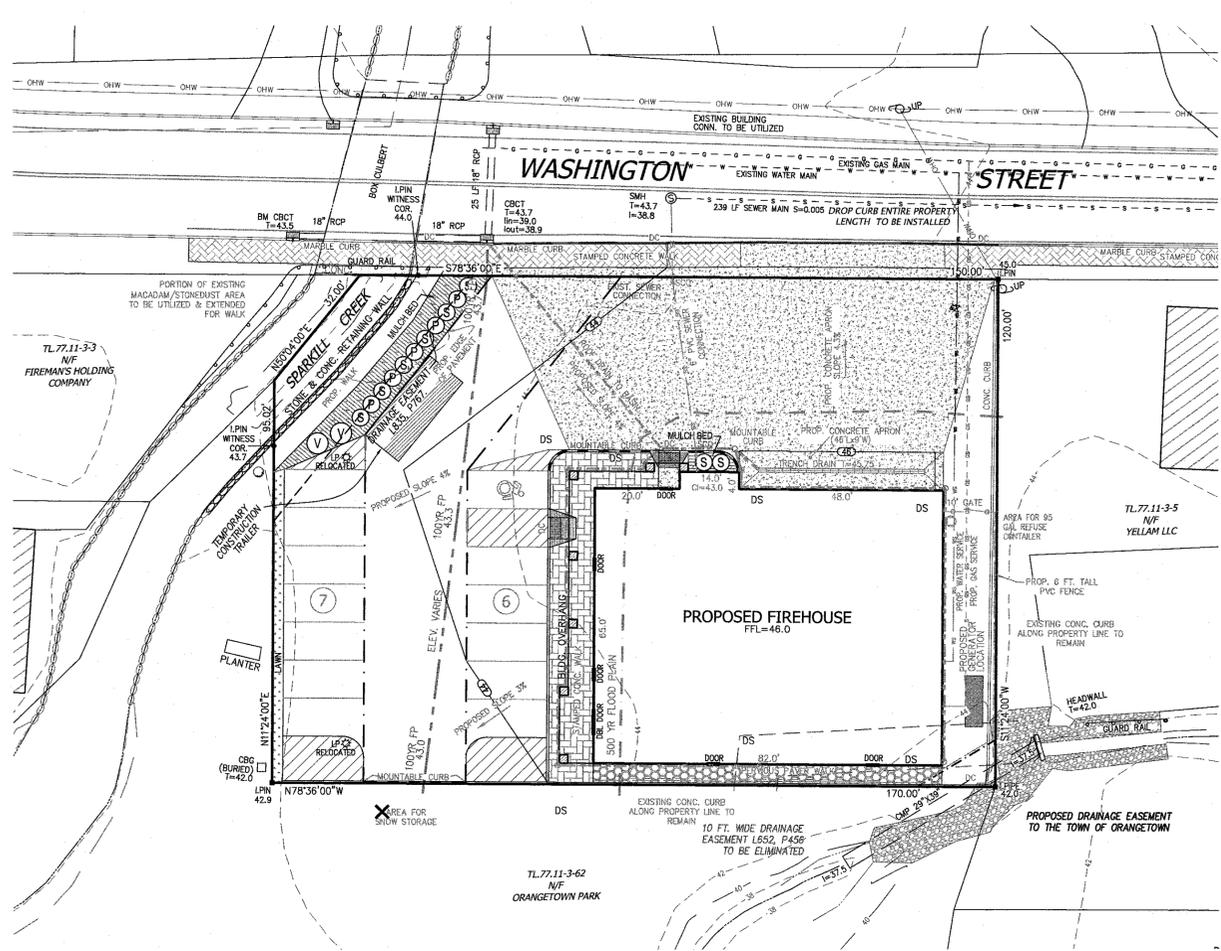
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PROJECT: **TAPPAN FIRE DISTRICT**

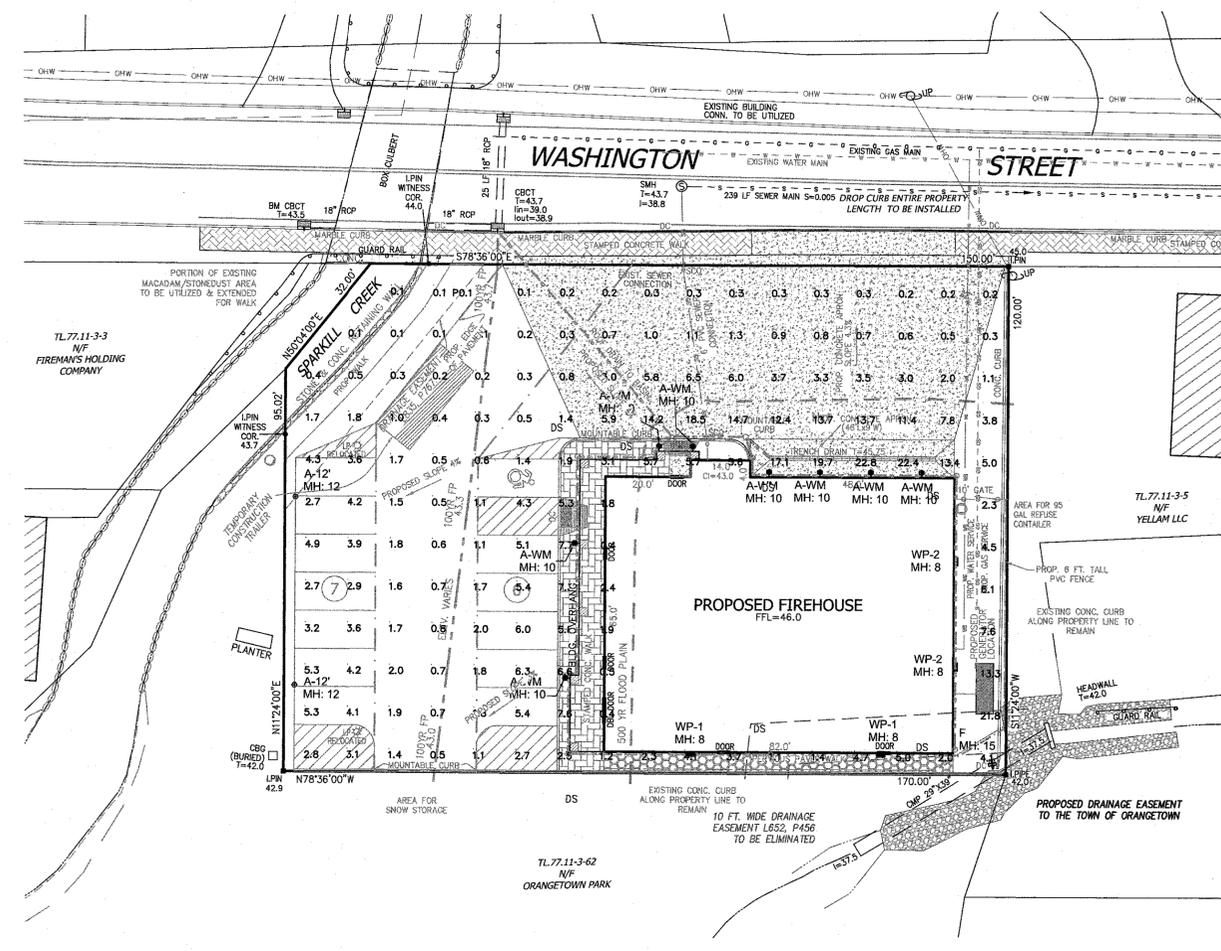
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE: **EROSION SEDIMENT & CONTROL PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: JANUARY 12, 2022	SCALE: 1 IN. = 20 FT.
PROJECT NO:	DRAWING NO:
4785	4



LANDSCAPING PLAN
SCALE: 1" = 20'



LIGHTING PLAN
SCALE: 1" = 20'

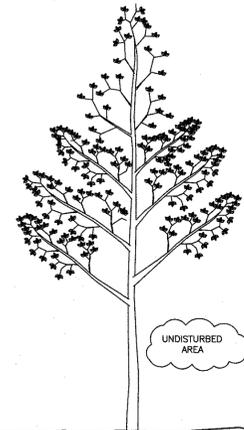
Symbol	Qty	Label	Arrangement	LLF	Description
○	2	A-12	SINGLE	0.950	VISIONAIRE SRL-1 T4 4RLC 5 3K VOLT SINGLE @ 12' MTG. HT (N)
○	8	A-WM	SINGLE	0.950	VISIONAIRE SRL-1 T4 4RLC 5 3K VOLT WM @ 10' MTG. HT V115-WM ARM
○	2	WP-2	SINGLE	0.950	VISIONAIRE PGRS-1 T3 16LC 7 3K VOLT WM @ 8' MTG. HT.
○	2	WP-1	SINGLE	0.950	VISIONAIRE PGRS-1 T2 16LC 3 3K VOLT WM @ 8' MTG. HT.
○	1	F	SINGLE	0.950	VISIONAIRE BSX-3-2-FM-32LC-3-3K-VOLT SINGLE @ 15' MTG. HT.

PLANTING NOTES

- All plants shall be nursery grown and plants and workmanship shall conform to the American Association of Nurserymen Standards and shall be subject to the approval of the Landscape Architect before and after planting.
- All planting shall be placed under the direction of the Landscape Architect. Give 48 hours notice before planting.
- Guarantee all plants and workmanship for a period of two planting seasons (One full year).
- Place 4" of topsoil on all lawn areas and 12" top soil in all planting beds.
- Plant pits shall be 36" wider for trees (minimum of two times root ball diameter) and 24" wider for shrubs and 6" deeper than the root ball. Set plants at same level as originally grown on base of undisturbed soil. Remove all existing soil from plant pit and backfill with a mixture of one part peat humus, one part dehydrated cow manure, and four parts topsoil. Fertilize all plants with 2 to 3 oz. per foot of shrub height and 2 to 3 lbs. per inch of tree trunk of 5-10-5 fertilizer. For evergreen planting, add 1 lb. per 100 square feet of plant bed each of ammonium sulfate and superphosphate.
- Stake all trees with two cedar stakes; cover twisted 10 gage galvanized wire with rubber hose and fasten around tree at 5 foot height minimum. Wrap trunk with kraft paper to first branch. Remove wires and stakes after the one year.
- Mulch all plants and planted areas with a 4" depth of shredded pine, oak bark.
- Fertilize areas before seeding or sodding with 15 lbs. per 1000 square feet of 10-20-10 fertilizer or approved equivalent. Repeat after 6 weeks.
- Lawn areas shall be seeded at 5 lbs. per 1000 square feet with the following seed mix: 40% Jamestown Chewings Fescue, 40% Baron Kentucky Bluegrass, and 20% Yorktown Perennial Ryegrass. Mulch newly seeded lawn at 90 lbs. per 1000 square feet with hay or straw mulch.
- The contractor is responsible to plant the total quantities of all plants shown on the planting plan. The quantities of planting shown graphically on the plan shall govern.
- Existing trees shown on this plan are to remain undisturbed. All existing trees shown to remain are to be protected with a 4 foot high snow fence placed at the drip line of the branches or at 6 feet minimum from the tree trunk.

PLANT LIST

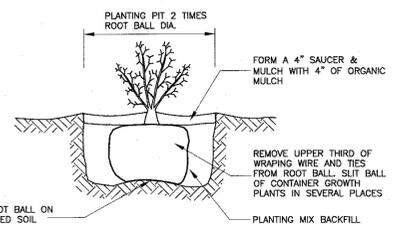
No. & PLANT NAME SYMBOL	QUANTITY	SIZE & REMARKS
1. P Prunus Laurocerasus 'Otto Luyken' Cherry Laurel	5	18"-24" Spread B&B Plant 4' o.c.
2. S Spirea x barbata Anthony Waterer Spirea	8	18"-24" ht. #3 cont. Plant 4' o.c.
3. V Viburnum Dentatum Fragrant Viburnum	2	3-4 ht. B&B Plant 6' o.c.



A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:

- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
- THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
- TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.
- TREES TO BE SAVED ARE TO BE PROTECTED WITH A 4 FOOT HIGH ORANGE SNOW FENCE PLACED AT THE DRIP LINE OR AT 80% CRITICAL ROOT MASS WHICHEVER IS GREATER.
- NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.
- IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS OR THROUGH THE USE OF RETAINING WALLS PLACED AT THE DRIP LINE OR AT 80% CRITICAL ROOT MASS WHICHEVER IS GREATER.
- IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS AT THE DRIP LINE OR AT 80% CRITICAL ROOT MASS WHICHEVER IS GREATER.

TREE PROTECTION DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

LEGEND

---	EXISTING 2' CONTOUR	---	PROPOSED 2' CONTOUR
---	EXISTING 10' CONTOUR	---	PROPOSED 10' CONTOUR
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---	TREE TO BE REMOVED	---	LIMIT OF 500 YEAR FLOODPLAIN
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TAPPAN FIRE DISTRICT

**TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK**

LANDSCAPE & LIGHTING PLAN

DRAWN BY: LF	CHECKED BY: JRA
DATE: JANUARY 12, 2022	SCALE: 1 IN. = 20 FT.
PROJECT NO: 4785	DRAWING NO: 5