

June 1, 2020 Board Items:

PB#20-20: SMK Greene Subdivision Plan

Prepreliminary/Preliminary Subdivision Plan and SEQRA Review
318 Western Highway, Tappan
74.18-2-34, R-15 zoning district

PB#20-21: SQ Properties Site Plan

Prepreliminary/Preliminary Site Plan and SEQRA Review
8 Olympic Drive, Orangeburg
73.15/1/16; LIO zoning district

PB#20-22: 119 Tweed Boulevard Site Plan

Critical Environmental Area
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
119 Tweed Boulevard, Upper Grandview
71.17/1/19; R-22 zoning district

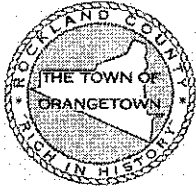
PB#20-23: Henry Kaufman Campgrounds Masterplan

Final Masterplan Review
667 Blauvelt Road, Pearl River
69.14/1/28 & 69.10/2/21; R-80 zoning district

PB#20-24: Henry Kaufman Campgrounds Site Plan – Bronx House

Final Site Plan Review – Bronx House
667 Blauvelt Road, Pearl River
69.14/1/28 & 69.10/2/21; R-80 zoning district

Dated: May 27, 2020



**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 29, 2020

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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



Subject: **119 Tweed Boulevard Site Plan** **PB#20-22**
Critical Environmental Area
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
119 Tweed Boulevard, Upper Grandview
71.17/1/19; R-22 zoning district

Submission Reviewed:

Site plans as prepared by Atzl, Nassher, Zigler, PC Dated 1/22/2020.

The applicant is proposing to replace an existing retaining wall that is in disrepair.

- 1) The proposed gabion wall ranges in height from 2'-0" to 11'-0" above the adjacent grade. A 2'-4" guiderail is proposed to stop a vehicle from driving off the driveway. A barrier must be provided to prevent a person from falling.
- 2) The RR tie wall to the east is indicated as "in disrepair". How will this wall be addressed?
- 3) 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 and the Final Site Plan is stamped by the Chief Clerk to the Board.
- 4) The SEAF seems to be in order.

JS
5/29/2020



**Department of Environmental Management and Engineering
Town of Orangetown**

127 Route 303 Orangeburg New York 10962
Tel: (845) 359-6502 • Fax: (845) 359-6951

April 21, 2020

Planning Board
Town of Orangetown
1 Greenbush Road
Orangeburg, New York 10962
Attn: Cheryl Coppersmith, Chief Clerk

Re: 119 Tweed Boulevard Site Plan

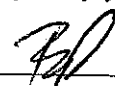
PB# 20-21

Gentlemen:

This Department has the following comments/ recommendations.

1. The total amount of new impervious area that will be created by this work shall be listed on the plans. If the new impervious are is greater than 400 square feet, drainage calculations and improvements shall be design to handle the additional stormwater runoff. As a reminder, the proposed d50 = 9" rip rap slope stabilization counts as impervious area. The applicant's engineer may wish to select another slope stabilization method that does not increase impervious area coverage.
2. If drainage improvements are required, drainage calculations that analyze up to the 100 yr. storm shall be provided by a NYS Licensed Professional Engineer. All drainage improvements shall achieve a zero- net increase in runoff.
3. A level spreader, or other energy dissipating device, shall be design and proposed for the exhaust of the 6 inch pvc drain from the gabion block retaining wall.
4. Although there is an Erosion and Sediment Control Plan, there does not appear to be any SESC feature on the plan view, just details on the drawing. SESC features shall be shown in their proposed locations. Also, a "blow up" of the project work area, showing the SESC would be very helpful.

Very truly yours,



cc: Sewer File

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

March 30, 2020

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 71.17-1-19

RECEIVED

APR 3 2020

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 1/22/2020

Date Review Received: 3/10/2020

Item: 119 TWEED BOULEVARD (O-2400)

Site plan for the replacement of a retaining wall in the rear yard of an existing single-family dwelling located on 0.89 acres in the R-22 zoning district and critical environmental area.
East side of Tweed Boulevard, west side of US Route 9W, opposite Nike Lane

Reason for Referral:

Tweed Boulevard (CR 5), US Route 9W, Village of Grand View-On-Hudson, Clausland Mountain Park
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

**Recommend the following modifications*

- 1 A review shall be completed by the New York State Department of Transportation and any required permits obtained. The New York State Department of Transportation shall be satisfied that no run-off shall impact the state highway.
- 2 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control. The Erosion and Sediment Control Plan provided does not indicate any erosion control devices downhill of the proposed wall. The plan must be amended to include such devices.
- 3 The site plan indicates that the retaining walls to the rear of the structure are also in disrepair. The applicant must explain why these walls are not being repaired or replaced.
- 4 The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The board may have already addressed this point or may disregard it without any formal vote under the GML process.

119 TWEED BOULEVARD (O-2400)

4.1 Retaining walls that are over four (4) feet in vertical height shall be designed by a licensed New York State Professional Engineer and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the licensed NYS Professional Engineer.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
New York State Department of Transportation
Rockland County Department of Highways
Rockland County Division of Environmental Resources

Atzl, Nasher & Zigler P.C.
Town of Orangetown
Village of Grand View-On-Hudson

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

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

ROCKLAND COUNTY SEWER DISTRICT NO. 1

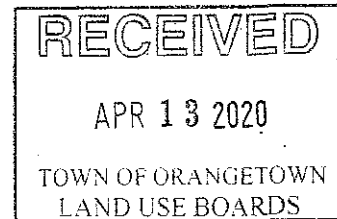
4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Assistant Director/Acting Executive Director

April 6, 2020

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



Re: 119 Tweed Boulevard Site Plan
Tax Lot 89/71.17-1-19 (formerly 65-117-1007.22/2)

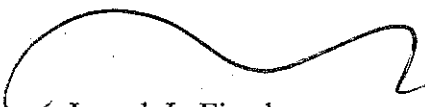
Dear Ms. Coopersmith:

Our office has received and reviewed a site development plan that was last revised on January 22, 2020, which Atzl, Nasher & Zigler 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
Helen Kenny-Burrows – Rockland County Department of Planning
Dyan Rajasingham – Rockland County Highway Department

File: TOO 71.17-1-19 – 119 Tweed Boulevard
Reader

Town of Orangetown Planning Board

Planning Board Meeting: Wednesday, April 22, 2020

Location: Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York 10962

Project Name: 119 Tweed Boulevard Site Plan – Critical Environmental Area (Replacement of Retaining Wall)

Location of Parcel: The site is located at 119 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 19 in the R-22 zoning district

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: 03.16.20

Rockland County Hwy Dept.

Agency Name

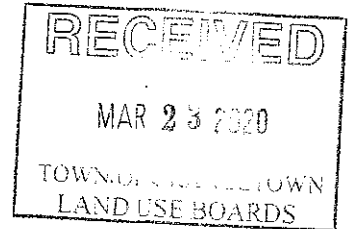
By: [Signature]

Signature

Dyan Rajasingham

Printed Name of Signer

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



Town of Orangetown Planning Board

Planning Board Meeting: Wednesday, April 22, 2020

Location: Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York 10962

Project Name: 119 Tweed Boulevard Site Plan – Critical Environmental Area (Replacement of Retaining Wall)

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On behalf of Rockland County Planning 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: 3/20/2020

Rockland County Planning Dept.
 Agency Name
 By: [Signature]
 Signature
Michael Kezrw
 Printed Name of Signer

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

**Town of Orangetown Planning Board Meeting of
Wednesday, April 22, 2020**

Project Name: 119 Tweed Boulevard Site Plan – Critical Environmental Area (Replacement of Retaining Wall)

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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.

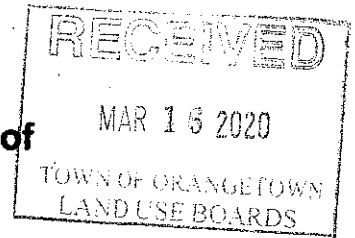
Dated: 03.16.20

Rockland County Hwy Dept.

Agency Name

By: 

Please Print Name



**Town of Orangetown Planning Board Meeting of
Wednesday, April 22, 2020**

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() 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: 3/13/2020

Rockland County Division of
Environmental Resources
50 Sanatorium Road
Building A- 6th Floor
Pomona, NY 10970

**Town of Orangetown Planning Board Meeting of
Wednesday, April 22, 2020**

Project Name: 119 Tweed Boulevard Site Plan – Critical Environmental Area (Replacement of Retaining Wall)

Location of Parcel: The site is located at 119 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 19 in the R-22 zoning district

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- **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: 4-20-20

SUEZ

Agency Name

By: Bill Prehoda

Please Print Name