



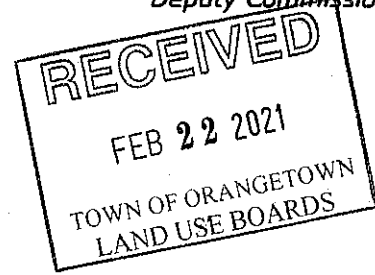
Rockland County

Ed Day, Rockland County Executive

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

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner



February 23, 2021

Orangetown Zoning Board of Appeals
 21 Greenbush Road
 Orangeburg, NY 10962

Tax Data: 77.15-3-18

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 1/5/2020

Date Review Received: 1/28/2021

Item: *THE CARPENTRY SHOP (O-2205B)*

Performance standards for a custom architectural wood work and mill work located on 1 acre in the LIO zoning district. The facility will also be used as an office and showroom.
 Northwest corner of Oak Tree Road and Rockland Park Avenue

Reason for Referral:

Sparkill Creek

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 If required by State Law, the applicant must register with the local fire inspector using Form 209U for the proposed chemical bulk storage materials.
- 2 If required under SARA - Title 3, the applicant must register with the Rockland County Fire Training Center.
- 3 A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and any required permits obtained.



 Douglas J. Schuetz
 Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
 Rockland County Department of Health
 Rockland County Drainage Agency

Natalie Dion

THE CARPENTRY SHOP (O-2205B)

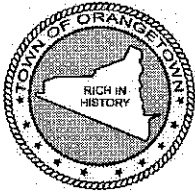
**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

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.



Bureau of Fire Prevention

TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGEBURG, N.Y. 10962

David Majewski
Chief Fire Inspector

(845) 365-0204

Fax: (845) 365-0241

Date: February 26, 2021

To: Debbie Arbolino, Clerk
Zoning Board

From: David Majewski
Chief Fire Inspector

Subject: **The Carpentry Shop**
Performance Standards
238 Oak Tree Road
Tappan, NY
77.15-3-18; LIO zoning district

Performance Standard Review:

Submission Reviewed:

Floor Plan prepared by Natalie Dion dated 01/06/2020
2021 Land Use Board Application

- An automatic sprinkler system shall be provided in an F-1 occupancy with a fire area containing woodworking operations in excess of 2500 sq' that generates finely divided combustible waste. IFC 903.2.4.1
- Will there be spray finishing as part of the finishing process? If so a spray booth may be required.
- Will there be an application of finish in excess of 1 gallon at a time? If so IFC section 2401 (flammable Finishes) will apply.
- All flammable liquids must be kept in an approved cabinet

Construction plans should include the following information:

- A key lock box if required
- Installation or Maintaining an existing fire alarm system
- Emergency Lighting where required



Department of Environmental Management and Engineering
Town of Orangetown

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

February 23rd 2021

Deborah Arbolino
Zoning Board of Appeals
20 Greenbush Road
Orangeburg, NY 10962

Re: The Carpentry Shop - 238 Oak Tree Road, Tappan, NY 10983
Section 77.15, Block 3, Lot 18
Performance Standards Review

Dear Ms. Arbolino:

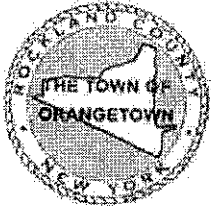
Please see attached memorandums detailing the specific areas of concern that need to be addressed.

Yours Truly,

Eamon Reilly, P.E.
Commissioner

Encl: Memorandums

Cc:



Department of Environmental Management and Engineering
Town of Orangetown

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

Memo

To: Eamon Reilly, PE, Commissioner DEME
From: Michael Weber, Industrial Pretreatment Coordinator *MSW*
cc:
Date: February 8, 2021
Re: Performance Standards—The Carpentry Shop—238 Oak Tree Road

Commissioner Reilly,

The plans as submitted do not depict any plumbing specs. The drawing shows bathrooms and a kitchen/lunchroom area. The performance standards do not discuss discharge to the Town sewer system.

- Are plumbing plans available?
- Are there floor drains present in the shop? If so, what is being done to prevent accidental discharge of wood finishes, stains, and wood cleaners to the Town sewer system?
- Is there any source of process related discharge which will reach the system (e.g. cleaning of staining tools, water used in the cutting machines, etc.)?

Eamon Reilly
Commissioner DEME


^{SHOP}
The Carpentry Store - 238 Oak Tree Road
Performance Standard Review

February 8, 2021 File

Eamon,

There are no Engineering issues related to the above listed project with respect to Performance Standards.

If you have any questions, just let me know.

Bruce Peters, P.E. 
Engineer IV

cc: Subdivision File



Department of Environmental Management and Engineering
Town of Orangetown

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

Memo

To: Eamon Reilly

From: Dylan Hofsiss, Public Health Engineer OIA

Date : February 8, 2021

Re: The Carpentry Shop

Commissioner Reilly,

There are no performance standard issues related to the above listed project. Ventilation and fire suppression should be included in building plans due to operations, not included in Resume of Operations

Dylan Hofsiss

Debbie Arbolino

From: Ellie Fordham
Sent: Thursday, February 25, 2021 2:12 PM
To: Debbie Arbolino
Subject: RE: FW: The Carpentry Shop - DEME Comments

Deb, see Mike Weber's comments below.

I do not have any further comments with regard to this project. The responses seem to indicate that there is no opportunity for accidental spills to the sewer system and there is no plans to discharge industrial waste.

Cordially,
Michael Weber
Industrial Pretreatment Officer
Town of Orangetown SD #2
D.E.M.E.
127 Route 303
Orangeburg, NY 10962
p:845-359-6502 ext 4205
f:845-359-6951



From: Debbie Arbolino
Sent: Tuesday, February 23, 2021 12:10 PM
To: Ellie Fordham <efordham@orangetown.com>
Subject: FW: FW: The Carpentry Shop - DEME Comments

Ellie,
I just got this response from Natalie for the Carpentry shop.(Performance Standards) Could you forward it to your guys and see if they need anything else from her. Perhaps they want to do an onsite visit before March 3rd?
Thanks,
Debbie

From: Natalie Dion <natalie@dcloc.com>
Sent: Tuesday, February 23, 2021 12:06 PM
To: Debbie Arbolino <DArbolino@orangetown.com>
Subject: Re: FW: The Carpentry Shop - DEME Comments

[External Email]

Hi Debbie,

Let me address each question in order:

Are plumbing plans available?

I have reached out to the owner of the building to see if they can provide me with such plans. We have not changed or added anything to the existing structure. Plumbing has not been touched in anyway. Any kitchen or bathrooms were already here before we arrived. My assumption would be that the plumbing was part of the original CO for this building or a renovation that occurred way before we got here. I will forward any information I receive from the owners.

Are there floor drains present in the shop?

No, there are no drains in the shop and therefore no accidental discharge into the town sewer system. Also, I feel it's important to note that we are moving to all natural finishes. We are using a product called Odies Oil which is 100% food safe and solvent free. Here is the [link to safety sheets](#). We are making this move because it will be better for the safety of our employees, the community and sustainability of our planet. We are also looking into new water base finishes that we might consider using should they meet our new standards.

Is there any source of process related discharge which will reach the system (e.g. cleaning of staining tools, water used in cutting machines, etc.)?

Since we have moved to this new product all of the stains are actually finely ground pigments. The pigments are mixed into the odie's oil and applied with a fine scotch brite pad and wiped off with a clean cotton terry cloth towel. Nothing is cleaned in the sink. These items have a one time use. Also we do not own any machinery that requires water to cut.

I hope I have answered all of your questions and addressed any concerns that you may have. As soon as I hear back from the owner of the building I will forward the correspondances.

Let me know if you need anything else

Natalie M Dion

Co- Owner and CFO of

DCL Outdoor Contracting &

The Carpentry Shop Co., LLC

www.dcloutdoorcontracting.com

www.thecarpentryshopco.com

O: 646-761-3031

Instagram: @dioncitylandscapes

Instagram: @thecarpentryshopco

On Tue, Feb 23, 2021 at 11:16 AM Debbie Arbolino <DArbolino@orangetown.com> wrote:

Natalie,

Attached are comments from the DEME; can you address their concerns through me and I will send to them.

Thanks,

Debbie

From: Ellie Fordham
Sent: Tuesday, February 23, 2021 10:48 AM
To: Debbie Arbolino <DArbolino@orangetown.com>
Subject: The Carpentry Shop - DEME Comments

Hi Deborah,

See attached comments for the above referenced project.

I hope all is well!

Ellie

Ellie Fordham

Town of Orangetown D.E.M.E./Sewer Department

127 Route 303

Orangeburg, NY 10962

845-359-6502 ext. 4201

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