

TOWN OF ORANGETOWN PLANNING BOARD
Virtual Meeting of Wednesday, October 28, 2020

MEMBERS PRESENT:

Thomas Warren, Chairman	William Young, Vice-Chairman
Michael Mandel	Michael McCrory
Andrew Andrews	Stephen Sweeney
Bruce Bond (alternate)	Robert Dell

MEMBER ABSENT: None

ALSO, PRESENT: Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Cheryl Coopersmith, Chief Clerk Boards and Commissions

Thomas Warren, Chairman, called the virtual meeting to order at 7:30 p.m. Mr. Warren read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

Request to Release Rowley from Performance Bond and Substitute Sliavenamon LLC to Performance Bond	Performance Bond Substitution of New Property Owner and Release of Rowley	PB#20-41
for Property located on Townline Road, West Nyack Section 64.20, Block 1, Lots 3.1, 3.2 & 3.3; R-40 zoning district		

The Carpentry Shop	Granted Final Conditional Use Permit and Neg. Dec.	PB#20-42
Conditional Use Permit Review		
Prepreliminary/ Preliminary/ Final and SEQRA Review		
238 Oak Tree Road, Tappan 77.15/3/18; LIO zoning district		

McLaughlin & Associates Generator Plan	Final Site Plan Approval Subject to Conditions Neg. Dec.	PB#20-43
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review		
566 Route 303, Blauvelt 70.14/4/20; LO zoning district		

700 Bradley Hill Road Site Improvement Plan	Postponed to November 12, 2020 Meeting per Applicant Request	PB#20-44
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review		
700 Bradley Hill Road, Blauvelt, 65.18/1/4; LI zoning district		

**TOWN OF ORANGETOWN PLANNING BOARD
Virtual Meeting of Wednesday, October 28, 2020**

800 Bradley Hill Road Site Improvement Plan	PB#20-45
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review	Postponed to November 12, 2020
800 Bradley Hill Road, Blauvelt, 65.18/1/3; L1 zoning district	Meeting per Applicant Request

Other Business: The Board considered and did not grant the request to Waive ACABOR for "PB#20-21, 119 Tweed Boulevard Site Plan, Final Site Plan Approval Subject to Conditions" heard at the October 14, 2020 meeting.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Michael Mandel and seconded by Robert Dell and agreed to by all in attendance. The meeting was adjourned at 8:06 p.m. The next Planning Board meeting is scheduled for November 12, 2020.

DATED: October 28, 2020
Cheryl Coopersmith
Cheryl Coopersmith
Town of Orangetown Planning Board

OFFICE CLERK'S NAME
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TOWN OF ORANGETOWN

**PB#20-41: Request to Release Rowley
from Performance Bond and Substitute Slievenamon LLC**

**Town of Orangetown Planning Board Decision
October 28, 2020
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**TO: Patrick Loftus, 4 Laurel Road, New City, New York, 10956
FROM: Orangetown Planning Board**

**RE: Request to Release Rowley from the Performance Bond and
and Substitute Slievenamon LLC to the Performance Bond:** The application
of Patrick Loftus, applicant, for Paul and Jacqueline Rowley and Esker Hill LLC,
owners, to be Released from the Performance Bond and Substitute the new
property owner, Slievenamon, LLC, for a three-lot subdivision known as Section
64. 20, Block 1, Lot 3.1, 3.2 and 3.3, in accordance with Article 16 of the Town
Law of the State of New York, the Land Development Regulations of the Town of
Orangetown, Chapter 21A of the Code of the Town of Orangetown. The site is
located at 253 Townline Road, West Nyack, Town of Orangetown, Rockland
County, New York, and as shown on the Orangetown Tax Map as Section 64.20,
Block 1, Lots 3.1, 3.2 & 3.3 in the R-40 zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting
held **Wednesday, October 28, 2020** at which time the Board made the following
determinations:

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning,
Planning Administration and Enforcement, Town of Orangetown, signed by
Jane Slavin, RA, Director, dated October 21, 2020.
2. A letter from Patrick Loftus, dated October 8, 2020, with copy of the
Performance Bond signed by Slievenamon, LLC, in the amount of \$46,380.00.

The Board reviewed the plan. The meeting was then open to the public.

There being no one to be heard from the public, the Public Hearing portion
of the meeting was closed. A motion was made to close the Public Hearing
portion of the meeting by Michael Mandel and seconded by William Young
and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-
Chairman, aye; Michael Mandel, aye; Andrew Andrews, aye; Bruce Bond,
abstain; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, aye.

RECOMMENDATION: In view of the foregoing and the testimony before the
Board, the Board made a motion to recommend to the Town Board to release
Paul and Jacqueline Rowley and Esker Hill LLC from the Performance Bond and
grant the new owner, Slievenamon, LLC of the property, the ability to post the
bond for the property.

OFFICE SECRETARY

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TOWN

**PB#20-41 : Request to Release Rowley
from Performance Bond and Substitute Slievenamon LLC**

**Town of Orangetown Planning Board Decision
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The foregoing Resolution was made and moved by William Young and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel aye; Andrew Andrews, aye; Bruce Bond, abstain; Stephen Sweeney, aye; Robert Dell, aye; and Mike McCrory, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **RECOMMENDATION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: October 28, 2020
Cheryl Coopersmith, Chief Clerk Boards and Commissions
Town of Orangetown Planning Board



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Town of Orangetown Planning Board Decision

October 28, 2020

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TO: Natalie Dion, 238 Oak Tree Road, Tappan, New York 10983
FROM: Orangetown Planning Board

RE: The Carpentry Shop - Conditional Use Permit: The application of Natalie Dion, applicant, for Dean/Carson Tappan, LLC, owner, for Preliminary/ Preliminary/ Final Conditional Use Permit Review, at a site to be known as "The Carpentry Shop", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown, Chapter 43, Section 8.1 of the Town of Orangetown Zoning Code and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 238 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 3, Lot 18, in the LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, October 28, 2020**, at which time the Board made the following determination:

Natalie and Julian Dion appeared and testified.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, dated October 21, 2020.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated October 27, 2020.
3. Letters from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated September 29, 2020 and Michael Kezner, dated September 25, 2020.
4. A letter from Rockland County Drainage Agency, signed by Vincent Altieri, Executive Director, dated October 5, 2020.
5. A notice from the Rockland County Highway Department signed by Dyan Rajasingham, dated September 23, 2020.
6. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFandra, Engineer II, dated October 27, 2020.
7. Letters from the Town of Orangetown Zoning Board of Appeals, signed by Daniel Sullivan, Chair, dated October 7, 2020.
8. A Short Environmental Assessment Form, signed by Natalie Dion, dated August 31, 2020.

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ORANGETOWN

Granted Final Conditional Use Permit/ Neg. Dec.

Town of Orangetown Planning Board Decision

October 28, 2020

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9. Project plans noting location of site and interior space.
10. Project Narrative prepared by Natalie and Julian Dion, with photographs.
11. Copy of Building Permit application, dated August 6, 2020, prepared by Rick Oliver, Building Inspector.

The Board reviewed the Plan. The Board opened the item to the Public.

There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and second by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye, the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management

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TOWN OF ORANGETOWN

Town of Orangetown Planning Board Decision

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and Engineering, and having heard from the following involved and interested agencies: Rockland County Drainage Agency, Rockland County Department of Planning, Rockland County Sewer No. 1 and having reviewed the proposed plan, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources; -Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown's Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye, the Board made a Negative Declaration pursuant to SEQRA.

In view of the foregoing and the testimony before the Board, the application was Granted a Final Conditional Use Permit, pursuant to Chapter 43, Section 8.1 of the Town of Orangetown Zoning Code. The Board made the following Findings and Comments:

- The proposed use, size and character is in harmony with the development in the district in which it is proposed to be situated and will not be detrimental to the zoning classification of such properties.
- The proposed location and size of the use, nature and intensity of operations involved, and the site layout in relation to access streets will not be hazardous to pedestrian or vehicular traffic.

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Town of Orangetown Planning Board Decision

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- The proposed location of the use will not hinder or discourage development or use of adjacent land and buildings.
- The proposed use will not require additional public services or create fiscal burdens upon the Town of Orangetown greater than those which characterize uses permitted by right.

In addition, the approval is SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant is proposing to operate a landscaping business and a carpentry business.
2. Conditional Use approval by the Planning Board is required per Chapter 43, table 3.11, column 4, number 4;
 - i. *"Light manufacturing uses, subject to performance standards procedure,*
 - ii. *§ 4.12, and additional use requirements."*
3. Application must be made to the Town or Orangetown Zoning Board of Appeals for Performance standards review and approval.
4. Review and approval are required for all signage from the Town of Orangetown Architecture and Community Appearance Board of Review.
5. The Short Environmental Assessment Form must be revised and resubmitted as follows:
 - Part 1, #2, must be checked "Yes" and indicate that Zoning Board of Appeals approval and a building permit are required.
 - Part 1, #3, a, b, c, must be provided.
 - Part 1, #5, a and b shall be checked "Yes."
 - Part 1, #10 shall be checked "Yes."
6. Rockland County Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:
 1. Conditional Uses are subject to a higher standard of review than as-of right uses. The Town Planning Board shall be satisfied that the proposed light manufacturing use complies with the general standards for conditional uses outlined in Section 8.1 of the Town Code.
 2. A review must be completed by the Rockland County Drainage Agency, and any comments or concerns addressed, and any required permits obtained.

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Town of Orangetown Planning Board Decision

October 28, 2020

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Continuation of Condition #6...

3. A review must be completed by the Rockland County Department of Health, and any required permits obtained.
4. The number of employees must be provided, as well as a parking calculations, to ensure there is adequate parking in compliance with the minimum required off-street parking spaces for the LIO zoning district found in Column 6 of the Table of General Use Regulations.
5. As column 4 of the Table of General Use Regulations, light manufacturing uses are subject to the performance standard procedure. The Rockland County Department of Planning requests the opportunity to review any variances that may be needed to implement the proposed subdivision, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

7. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.

8. The Rockland County Drainage Agency (RCDA) reviewed the submitted information and found that the site is within the jurisdiction of the RCDA. However, a Stream Control Act permit from the RCDA is not requested for the proposal. Please note that any future development proposal for this site will require a review and written determination from the RCDA as to whether a permit is required.

9. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
- Rockland County Sewer District #1
 - Rockland County Department of Health
 - Town of Orangetown Zoning Board of Appeals
 - Rockland County Department of Planning

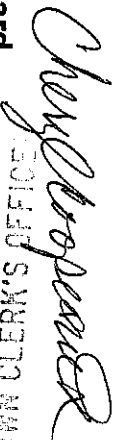
The foregoing Resolution was made and moved by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory,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

The Clerk of the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and this Office of the Planning Board.

Dated: October 28, 2020

Town of Orangetown Planning Board

attachment



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**State Environmental Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

PB#20-42: The Carpentry Shop

Permit # 50407

Granted Final Conditional Use Permit/ Neg. Dec.

Town of Orangetown Planning Board Decision

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.
The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

NAME OF ACTION: The Carpentry Shop

SEQR STATUS: Type I _____ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Conditional Use Permit

LOCATION: The site is located at 238 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 3, Lot 18, in the LIO zoning district.

REASONS SUPPORTING THIS DETERMINATION:

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:
The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning

Administration and Enforcement; Town of Orangetown; 20 South Greenbush Road Orangetown, NY 10962; Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant - Involved Agencies

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PB#20-43: McLaughlin & Associates

Permit # 50459

**Generator Plan
Final Site Plan Approval Subject
to Conditions/ Neg. Dec.**

Town of Orangetown Planning Board Decision

October 28, 2020

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**TO: Anthony DeRobertis, Lightning Electric, P.O. Box 216,
Blauvelt, New York 10913**
FROM: Orangetown Planning Board

McLaughlin & Associates Generator Plan: The application of McLaughlin & Associates, applicant, for EJKBB, owner, for Preliminary/ Preliminary/ Final Site Plan Review, at a site known as "**McLaughlin & Associates Generator Plan**, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 566 South Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 20 in the LO zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, October 28, 2020**, the Board made the following determinations:

Anthony DeRobertis appeared and testified.

The Board received the following communications:

1. An Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, AIA, Director, dated October 21, 2020.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated October 27, 2020.
3. Letters from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated October 13, 2020 and Michael Kezner, dated October 6, 2020.
4. Letters from the Rockland County Highway Department, signed by Ryan Rajasingham, P.E., dated September 25, 2020.
5. A letter from Rockland County Sewer District, signed by Joseph LaFiandra, Engineer II, dated October 27, 2020.

OFFICE SUPERVISOR

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Town of Orangetown Planning Board Decision

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6. Letters from the Town of Orangetown Zoning Board of Appeals, signed by Daniel Sullivan, Chairman, dated October 7, 2020.
7. A Short Environmental Assessment Form, signed by Anthony DeRobertis, dated September 19, 2020.
8. Site Plan noting proposed location of generator.
9. Material specification sheet: Generac, Guardian Series Residential Standby Generator Air-Cooled Gas Engine, 22 KW.
10. Building Permit Referral dated August 19, 2020 signed by Rick Oliver, Building Inspector.

The Board reviewed the plans. The hearing was then opened to the Public.

There being no one from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye, and Mike McCrory, aye.

A motion was made to reopen the Public Hearing portion of the meeting by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye.

There being no one from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye.

ACABOR

The Planning Board granted a waiver of the Architecture and Community Appearance Board of Review.

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

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Generator Plan

Final Site Plan Approval Subject
to Conditions/ Neg. Dec.

Town of Orangetown Planning Board Decision

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The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Michael Mandel and seconded by William Young and carried as follows: Thomas Warren - Chairman, aye; William Young - Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, namely Anthony DeRobertis and having heard from the following offices, officials and/or Departments: (Town of Orangetown): The Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Rockland County Highway Department, Town of Orangetown Zoning Board of Appeals, Rockland County Sewer District No. 1, a summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;

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ORANGETOWN

Generator Plan

Final Site Plan Approval Subject
to Conditions/ Neg. Dec.

Town of Orangetown Planning Board Decision

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- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown's Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Michael Mandel and seconded by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory the Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Final Site Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the Site Plan: "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 Pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting".
2. Stormwater Management Phase II Regulations: 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 II Regulations.

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MANAGEMENT OF ORANGETOWN

PB#20-43: McLaughlin & Associates

Permit # 50459

**Generator Plan
Final Site Plan Approval Subject
to Conditions/ Neg. Dec.**

Town of Orangetown Planning Board Decision

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3. The proposed location of the generator is close to the existing driveway. In order to protect the generator, the applicant shall place two (2) bollards on either side of the generator. The Site Plan shall be revised and three copies submitted.
4. The applicant is proposing a new 20 KW Generator on the north side of an existing office building.
5. The Short Environmental Assessment Form must be revised and resubmitted as follows:
 - a) Part 1, #2, must be checked "Yes" and indicate that a building permit is required.
 - b) Part 1, #3, a. and c. must be provided.
6. Rockland County Department of Planning had the following comment which are incorporated herein as conditions of approval:
 - The applicant must obtain any necessary permits from the New York State Department of Environmental Conservation Division of Air Resources for the proposed generator.
7. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.
8. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
 - Rockland County Sewer District No. 1
 - Rockland County Planning
 - Rockland County Highway Department
 - Town of Orangetown Zoning Board of Appeals
9. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.
10. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

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PB#20-43: McLaughlin & Associates

Permit # 50459

Generator Plan

Final Site Plan Approval Subject

to Conditions/ Neg. Dec.

Town of Orangetown Planning Board Decision

October 28, 2020

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

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: October 28, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions

attachment



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**NEGATIVE DECLARATION
Notice of Determination of Non-Significance
Town of Orangetown Planning Board Decision**

PB#20-43: McLaughlin & Associates

Permit # 50459

Generator Plan

**Final Site Plan Approval Subject
to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision
October 28, 2020**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

SEQR STATUS: Type I Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes No XXXXXX

**DESCRIPTION OF ACTION: McLaughlin & Associates Generator Plan
Final Site Plan Approval Subject
to Conditions/ Neg. Dec.**

LOCATION: The site is located at 566 South Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 20 in the LO zoning district.

REASONS SUPPORTING THIS DETERMINATION:

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:
The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Director, Office of Building, Zoning and Planning

Administration and Enforcement

Town of Orangetown

20 Greenbush Road

Orangetown, NY 10962

Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant, Involved Agencies

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