

Historical Areas Board of Review (HABR)

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

PROPERTY ADDRESS: 667 Oak Tree Rd, Palisades, NY Section/Block/Lot: 78.17/2/31

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:	dark grey pitched shingle		
Siding:	white		
Decorative Siding:			
Soffits & Fascia:	white		
Gutters & Leaders:	white		
Windows:	wood double hung		
Trim:			
Shutters:	no		
Front Door:	black		
Back Door:			
Garage Door(s):	NA		
Other Door(s):			
Lighting:			
Lighting:			
Stone or Rock being used on Structure:	brick		
Stone or Rock being used on walkway(s):	bluestone		
Other: Fence	white picket in front		
Deer Fence	black metal		

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: BLDR-5347-24
ASSIGNED
INSPECTOR: Ken L.

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

Project Name: ~~8 foot deer fence~~ Quarter Waters LLC

Street Address: 667 Oak Tree Rd
Palisades, NY 10964

Tax Map Designation:
Section: 78.17 Block: 2 Lot(s): 31
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the South side of Oak Tree Road, approximately 500 feet west of the intersection of Oak Tree Rd & Closter Rd, in the Town of Orangetown in the hamlet/village of Palisades.

Acreage of Parcel: <u>1.83</u>	Zoning District: <u>R-40</u>
School District: <u>SOCSD</u>	Postal District: <u>Palisades</u>
Ambulance District: <u>SOAC</u>	Fire District: <u>Sparkill-Palisades</u>
Water District: <u>Veolia</u>	Sewer District: <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
A pre-existing fence was taken down & replaced with an eight foot tall, metal deer fence on the property line in the backyard.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 7/2/24 Applicant's Signature: Cellen F. Worth

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If subdivision:

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

If site plan:

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

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

Environmental Constraints:

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

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

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

Project History:

Has this project ever been reviewed before? yes ZBA 9/4/2024

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

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



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

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW

Date: 6.13.24 Section: 78.17 Block: 2 Lot: 31

Applicant: Quarter Waters LLC

Address: 667 Oak Tree Rd, Palisades, NY

RE: Application Made at: same

Referred For: Chapter 12, Section 12-4(E) Requires HABR approval

Comments:

8' fence on rear yard property line, 6' allowed

requires permit, in historic district

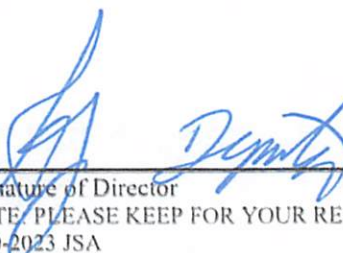
Dear Quarter Waters LLC

Please be advised that the Building Permit Application # 5349-24, which you submitted on 6.6.24, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Katlyn Bettmann, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector

6/19/24


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023 JSA

6/19/24
Date
Liz DeCort
Debbie Arbolino

CC:



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

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 6.13.24 Section: 78.17 Block: 2 Lot: 31

Applicant: Quarter Waters LLC

Address: 667 Oak Tree Rd, Palisades, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 5.226 A fence over 6' in height is allowed in the side and rear yards provided it is setback from the lot line a distance of 2/3 its height. 6' allowed on property line with 8' proposed

1 variance required

Comments:

8' fence on rear yard property line, 6' allowed


Dear Quarter Waters LLC :

Please be advised that the Building Permit Application # 5349-24, which you submitted on 6.69.24, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann @orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

6/19/24


Signature of Director

6/19/24
Date
Liz DeCort
Debbie Arbolino

NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

CC:

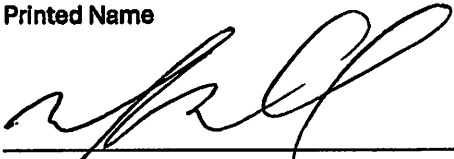
May 13, 2024

Re: 667 Oak Tree Road, Palisades, NY 10964
Owner's Written Authorization

I, Michael Campbell owner of the residential property at 667 Oak Tree Road, Palisades, NY 10964, hereby authorize Cellen Wolk (*Hey Hoe Garden Design*) to represent my interests and make decisions on my behalf for the entire process of applying for permits, approval, and any variances necessary through the Planning Board, Zoning Board of Appeals, and Historical Areas Board of Review, specifically in relation to the fence installed on the above property.

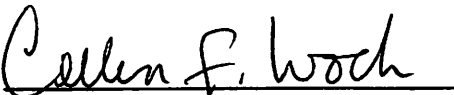
Michael Campbell
Printed Name

6/4/24
Date


Signature

Cellen F. Wolk
Printed Name

6/4/24
Date


Signature

SWIS	PRINT KEY	NAME	ADDRESS
392489	78.17-2-12	Guy Raoul	668 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-13	Sunthom Bunyaviroch	672 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-22	Palisades Free Library	19 Closter Rd,Palisades, NY 10964
392489	78.17-2-23	Teri R Zehentner	21 Closter Rd,Palisades, NY 10964
392489	78.17-2-24	Barbara Meyer	23 Closter Rd,Palisades, NY 10964
392489	78.17-2-25	Diane Donnelly	25 Closter Rd,Palisades, NY 10964
392489	78.17-2-26	Charles Hyun Choi	P.O. Box 54,Palisades, NY 10964
392489	78.17-2-27	Emelyn DePalma	76 Fern Rd,Palisades, NY 10964
392489	78.17-2-28	Pierre Reiland	685 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-29	Sunny Park	679 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-30	Palisades Community Center Inc	P.O. Box 222,Palisades, NY 10964
392489	78.17-2-31	Quarter Waters LLC	888 7th Ave Fl 4,New York, NY 10106
392489	78.17-2-32	Burke S Anderson	245 S Broadway,Nyack, NY 10960
392489	78.17-2-33	Matthew Bartels	6 Post Ln,Palisades, NY 10964
392489	78.17-2-34	Dorian Tunell	P.O. Box 591,Palisades, NY 10964
392489	78.17-2-35	Abhineet Soni	43 Carroll St,Brooklyn, NY 11231
392489	78.17-2-37	Roberta M Smith	645 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-38	Carol Anne Knudson	35 Closter Rd,Palisades, NY 10964
392489	78.17-2-39	Laraine Slavitt	41 Closter Rd,Palisades, NY 10964
392489	78.17-2-40	Keith Buterbaugh	47 Closter Rd,Palisades, NY 10964
392489	78.17-2-42	Matthew Bartels	6 Post Ln,Palisades, NY 10964

Clerk of Boards Review:
Date: _____ Initials: _____

Building Dept. (Accepted By):
Date: _____ Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: ~~FENCE~~ Quarter Waters, LLC.

PROPERTY ADDRESS: 667 OAK TREE ROAD

TAX LOT ID: 78.17-2-31

NAME OF APPLICANT: QUARTER WATERS LLC

OWNER OF PROPERTY: MICHAEL CAMPBELL

Land Use Application/Brief Description of Project: fence

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

PART THREE:

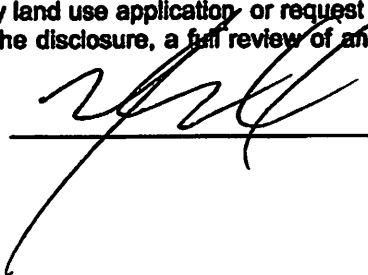
- 10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
- 11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
- 12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
- 13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

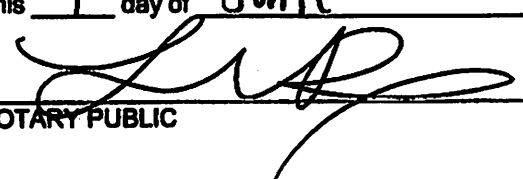
- 14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
- 15. **NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.**

STATE OF NEW YORK)
) NEW YORK) ss.:
 COUNTY OF ~~ROCKLAND~~)

I, Michael Campbell, being duly sworn, deposes and says that I am (Title) SOLE MEMBER, an active or qualified member of the QUANTY WATERS LLC, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

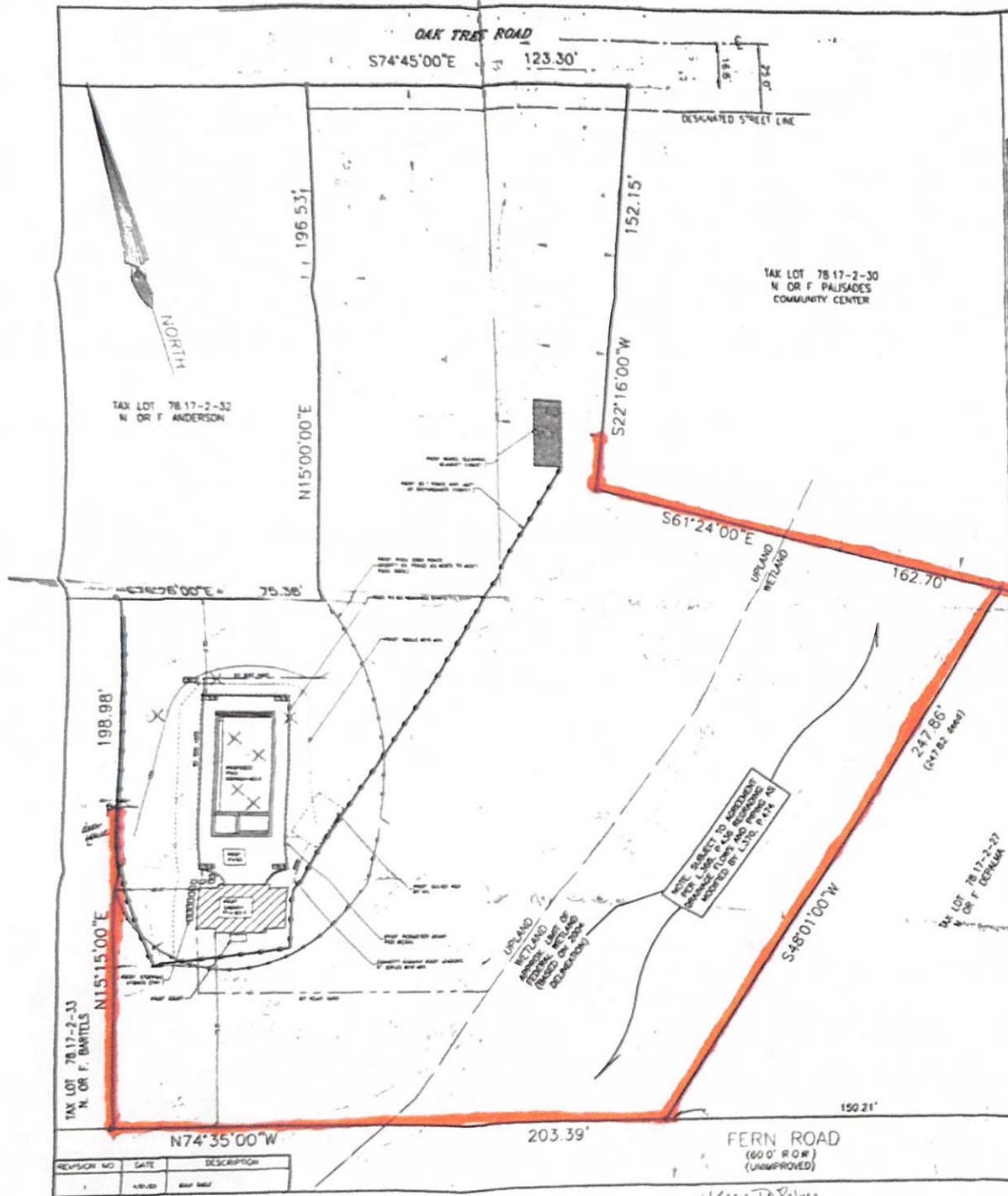


 Signature

Sworn to and subscribed in my presence
 This 4 day of June, 2024


 NOTARY PUBLIC

LINDSAY RYAN
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01RY6423710
 Qualified in New York County
 My Commission Expires 10-18-2025



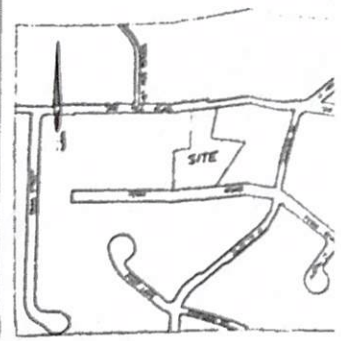
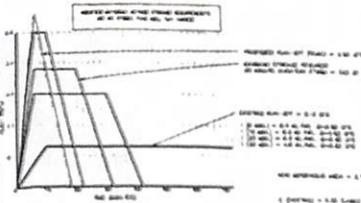
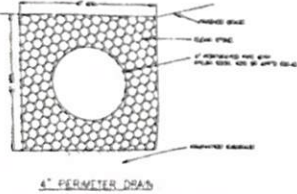
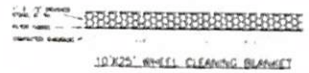
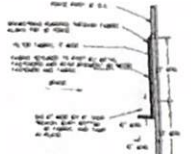
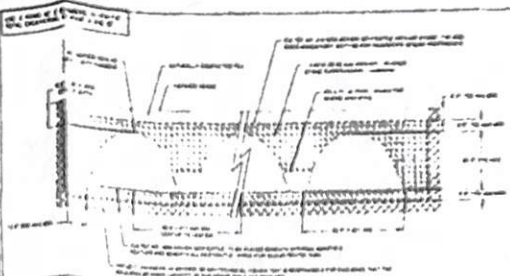
REVISION NO.	DATE	DESCRIPTION
1	4-15-10	ISSUE

HARRY De Palma
Architect

8ft deer fence

ZONING LEGEND

ZONE	MINIMUM FENCE	MAXIMUM FENCE	POSTS
RESIDENTIAL	4' 0"	6' 0"	4' 0"
COMMERCIAL	4' 0"	6' 0"	4' 0"
INDUSTRIAL	4' 0"	6' 0"	4' 0"
AGRICULTURAL	4' 0"	6' 0"	4' 0"
UNIMPROVED	4' 0"	6' 0"	4' 0"



NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE BENCHMARKED TO THE NEAREST AVAILABLE BENCHMARK.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE LOT.
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CONSTRUCTION NOTES

1. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE LOT.
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THOMAS SCRABLE, P.E. DRAINAGE

SECTION 78
1987
TOWN OF
ROCKLAND, CT



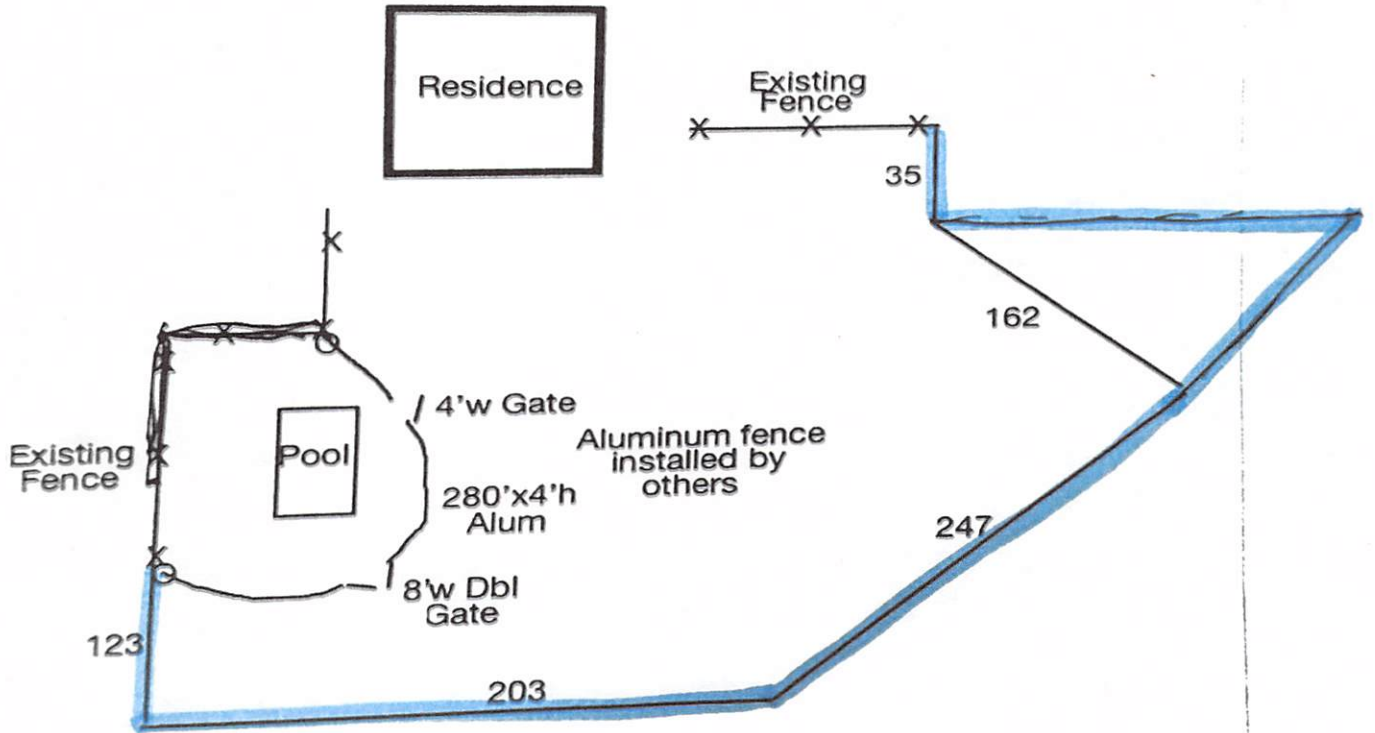
NJHIC #13VH00345600
NY License #
(Westchester):
WC16642H05
NY License # (Rockland):
H0716912

Job Specification

Date Submitted September 17 2023
13 19 31

Customer Project Name:	Hey Hoe Garden Design	Salesmen	Al Laskowski
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Note: The below drawing and fence specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Any changes to above must be accompanied by a change order.



Clearing of the fence line by others.
Removal of the existing fence by others.

new fence

Special Notes:







DECISION

APPROVED AS PRESENTED

TO: Jonathan Van Orden
1 West Mears Ave.
Beach Haven, New Jersey 08008

HABR # 11-10
July 12, 2011

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 11-10: Application of the Jonathan Van Orden for review of an addition to an existing single-family residence located at 667 Oak Tree Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 78.17 / 2 / 31; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 12, 2011 at which time the Board made the following determination:

Jonathan and Marisa Van Orden and Thomas Cusanelli, Architect, appeared and testified.

The applicant presented the following:

1. Architectural plans dated 04/20/2011 with the latest revision date of 05/24/2011 signed and sealed by Thomas Cusanelli, Architect.

Jonathan Van Orden stated that they purchased the house and are aware of the historical significance of structure that they planned the addition to accommodate their family while designing the addition to blend with the original house, while keeping the original portion of the structure intact; that they are planning to replace the front door with a solid wood door with side lites and transoms similar to the existing; that the other doors will be replaced with similar doors; that the windows will be Lepage Milwork, double hung wood simulated divided lights; that the house will be sided with beveled cedar siding with 5" exposure painted artic white with black pearl shutters; that there will be either recessed lighting on the new porch or a light by the door; that a hanging pendent light shall be installed by the porte-cochere; that the door on the original portion of the house will have lights; that there will not be any motion lighting installed; and that they have hired a landscape architect to help with the yard because it is so overgrown and they need advice on what to save and what to remove.

Thomas Cusanelli, Architect stated that the addition was designed to complement the existing historic structure and to tie the addition that was added in the 60's into the house; that the original house was approximately 40' x 30' and the 60's addition was approximately 32' x 18'; that the proposal will maintain the original portion of the house and add approximately 47' x 23' with an 8' bump out for the breakfast nook; that the first floor will have the sitting room, dining room, foyer, bath and laundry rooms, mud room, kitchen, toy room and two story family room; that the existing porch will remain with the addition of a new porch and carport; that the second floor will have four bedrooms, a master bedroom, master bathroom, bathroom, dressing room and a study open to the first floor foyer; that the door at the carport will be at grade level; that the porch will be higher with one step off of grade level; that the foundation will be exposed by 12 to 14"; that the down spouts would match the house; and that they need to go the Zoning Board for variances for existing conditions.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE
2011 JUL 27 PM 1 02
TOWN OF ORANGETOWN

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The application as presented would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed addition (Plans: Architectural plans dated 04/18/2011 with the latest revision date of 05/24/2011 signed and sealed by Thomas F. Cusanelli, Architect; (13 pages); are complimentary to the District.
2. Clarifications of the exposed foundation on the east side facing the community center shall not exceed 12 to 14 inches.
3. The roof shall be Timberline High Definition Shingles in Charcoal.
4. The siding shall be beveled cedar siding with 5" exposure painted Artic White.
5. The windows shall be Lepage Millwork, wood double hung simulated divided light painted Ice White.
6. Walkways and patios shall be bluestone, New England Thinstones: Chesterfield.
7. The shutters shall be painted Black Pearl.
8. All railings shall be wood painted to match.
9. The approval is subject to the applicant receiving all necessary variances from the Zoning Board of Appeals.

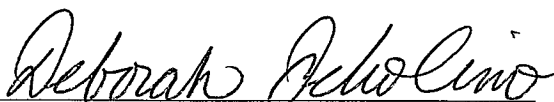
DECISION: In view of the foregoing and the testimony before the Board, the application (Plans: Architectural plans dated 04/18/2011 with the latest revision date of 05/24/2011 signed and sealed by Thomas F. Cusanelli, Architect; (13 pages); are APPROVED as submitted subject to the applicant obtaining all necessary variances from the Zoning board of Appeals.

The foregoing resolution was presented and moved by William Walther, seconded by Thano Schoppel; and carried as follows: Scott Wheatley, aye; William Walther, aye; Thomas Quinn, aye; and Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, ay; and . Wayne Garrison, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: July 12, 2011

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

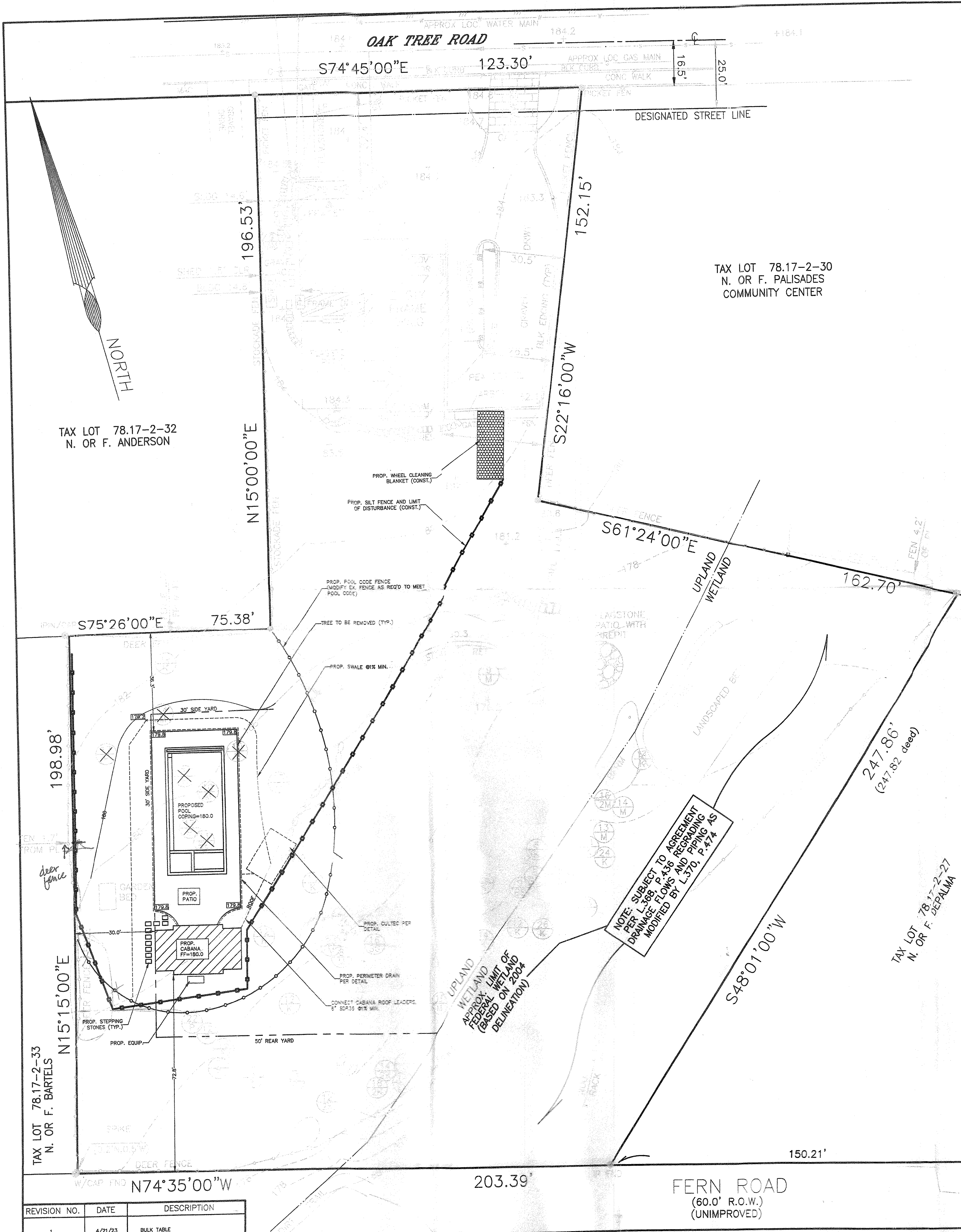
APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- R.O.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERKS OFFICE

2011 JUL 27 PM 1 02

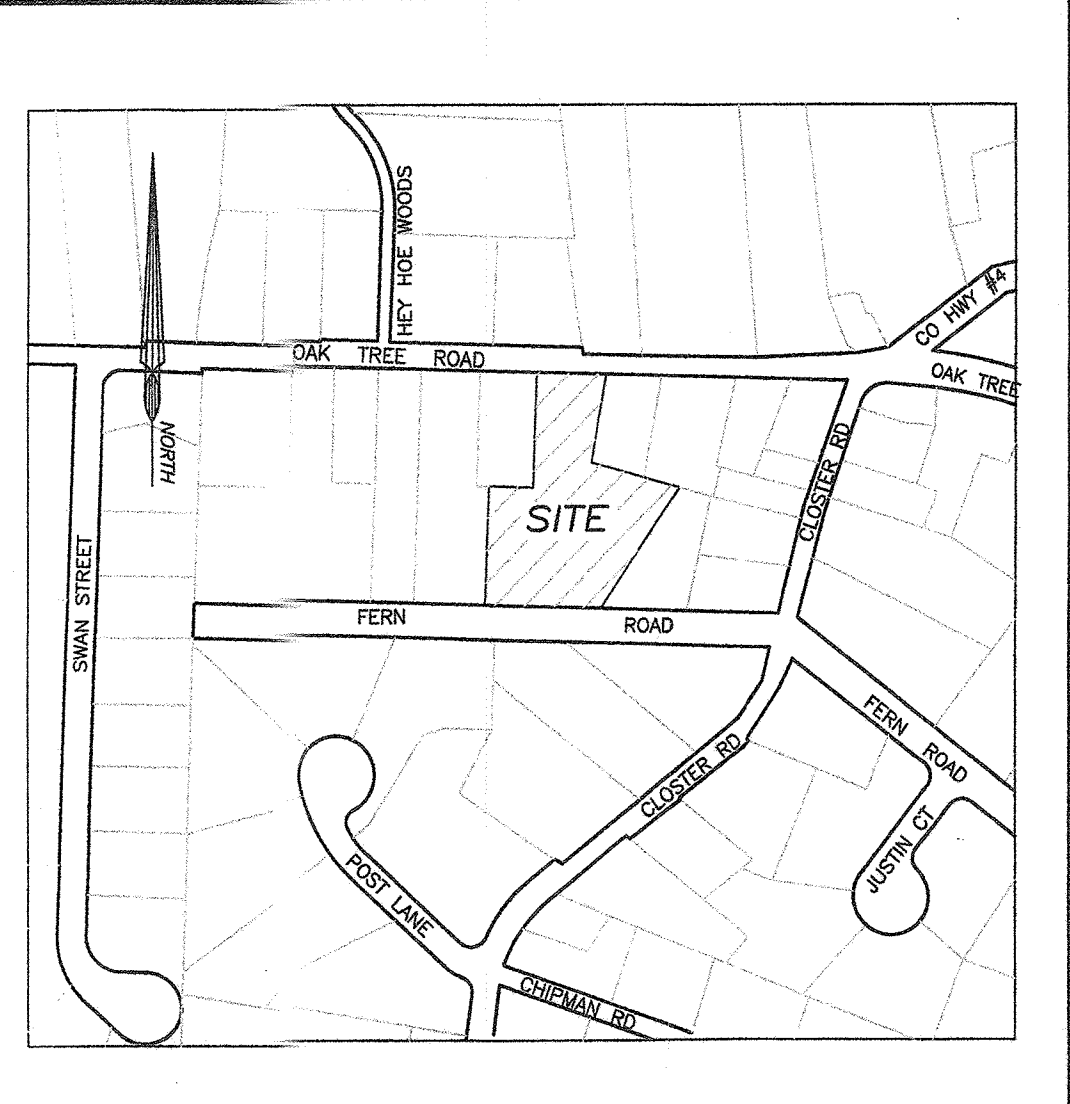
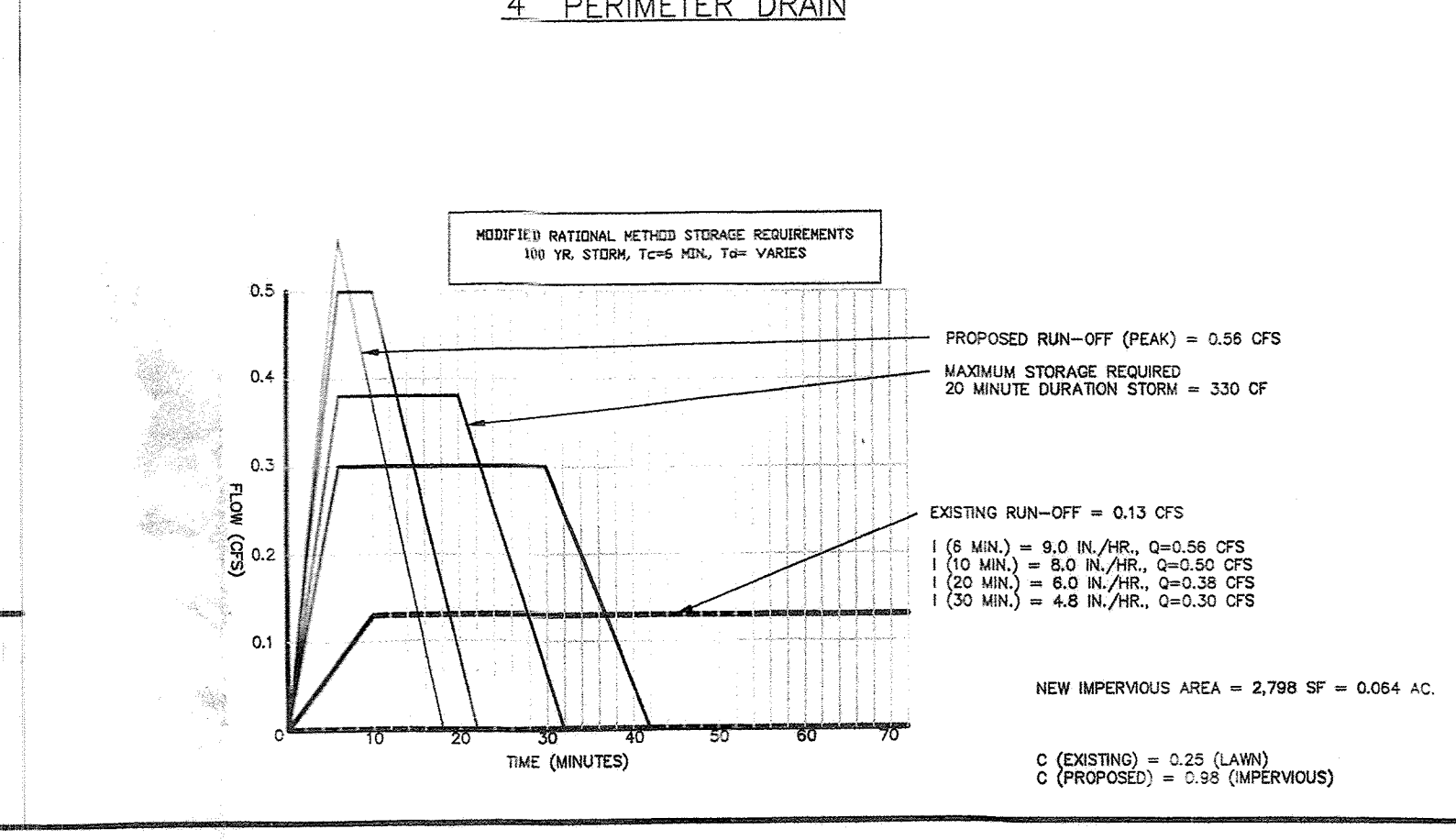
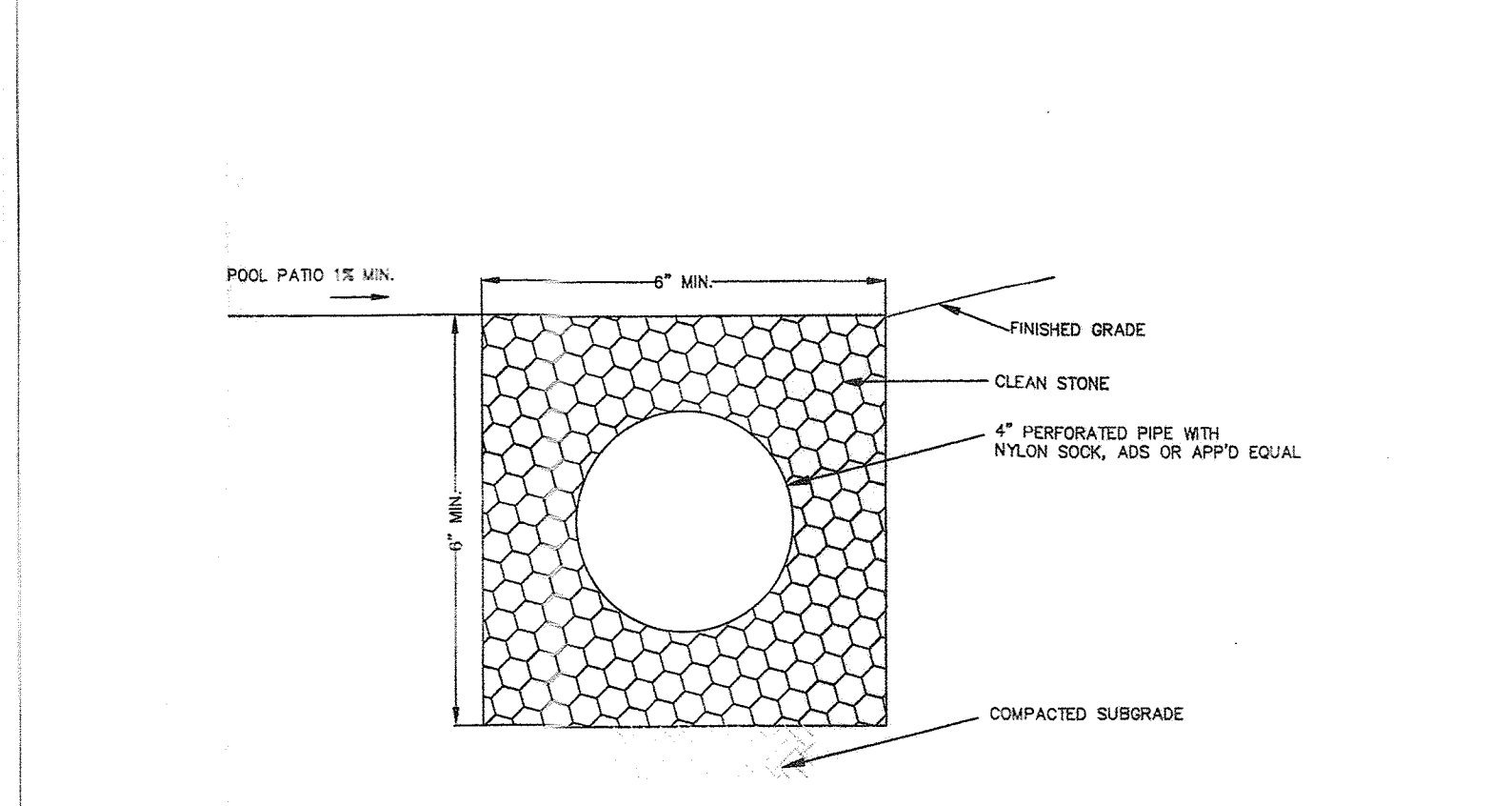
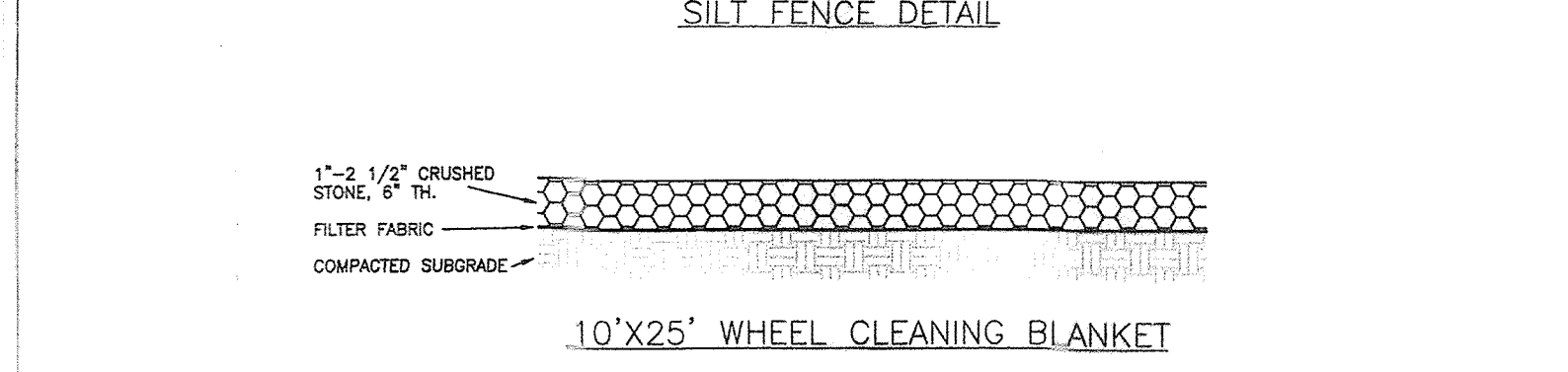
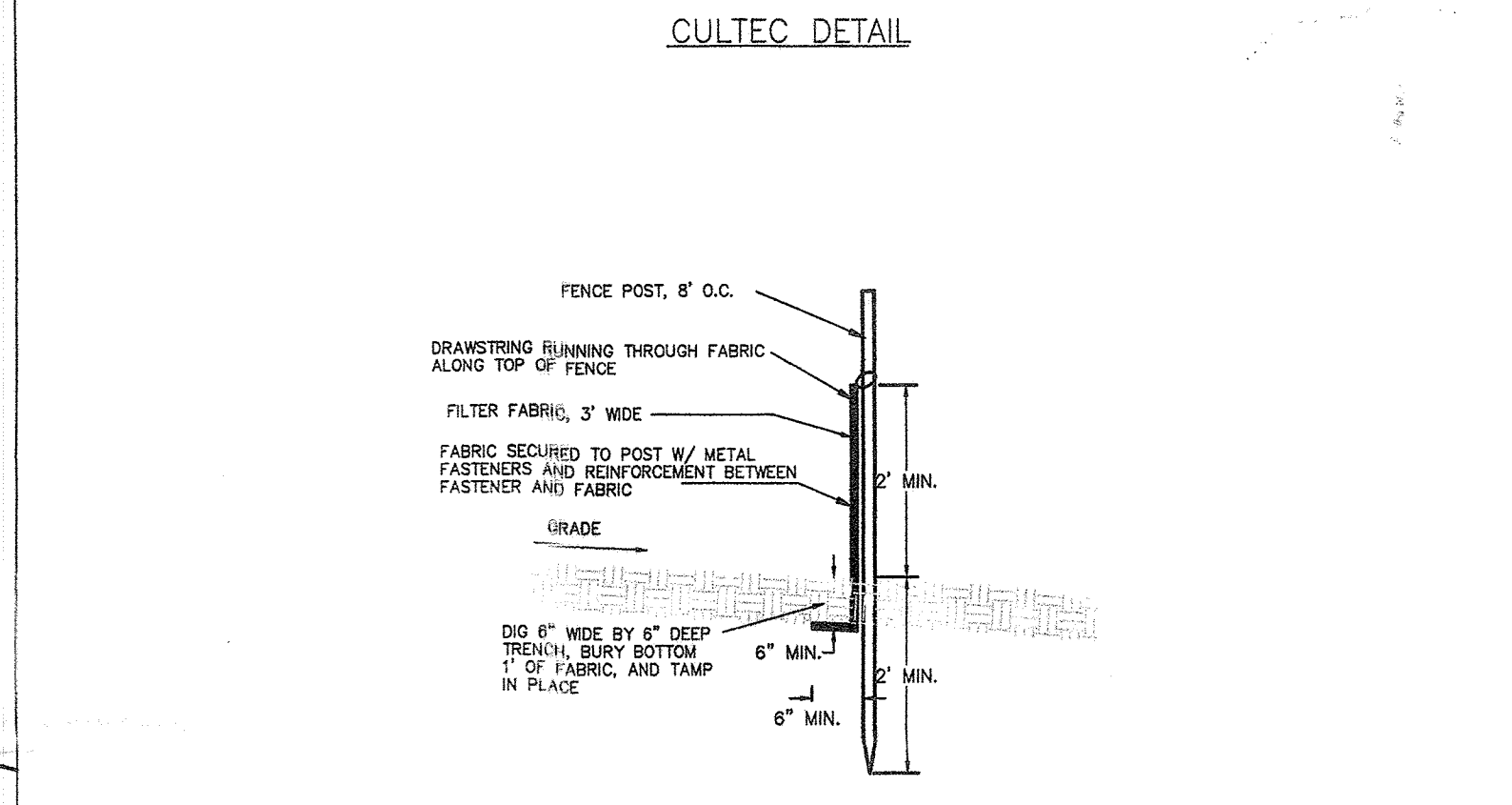
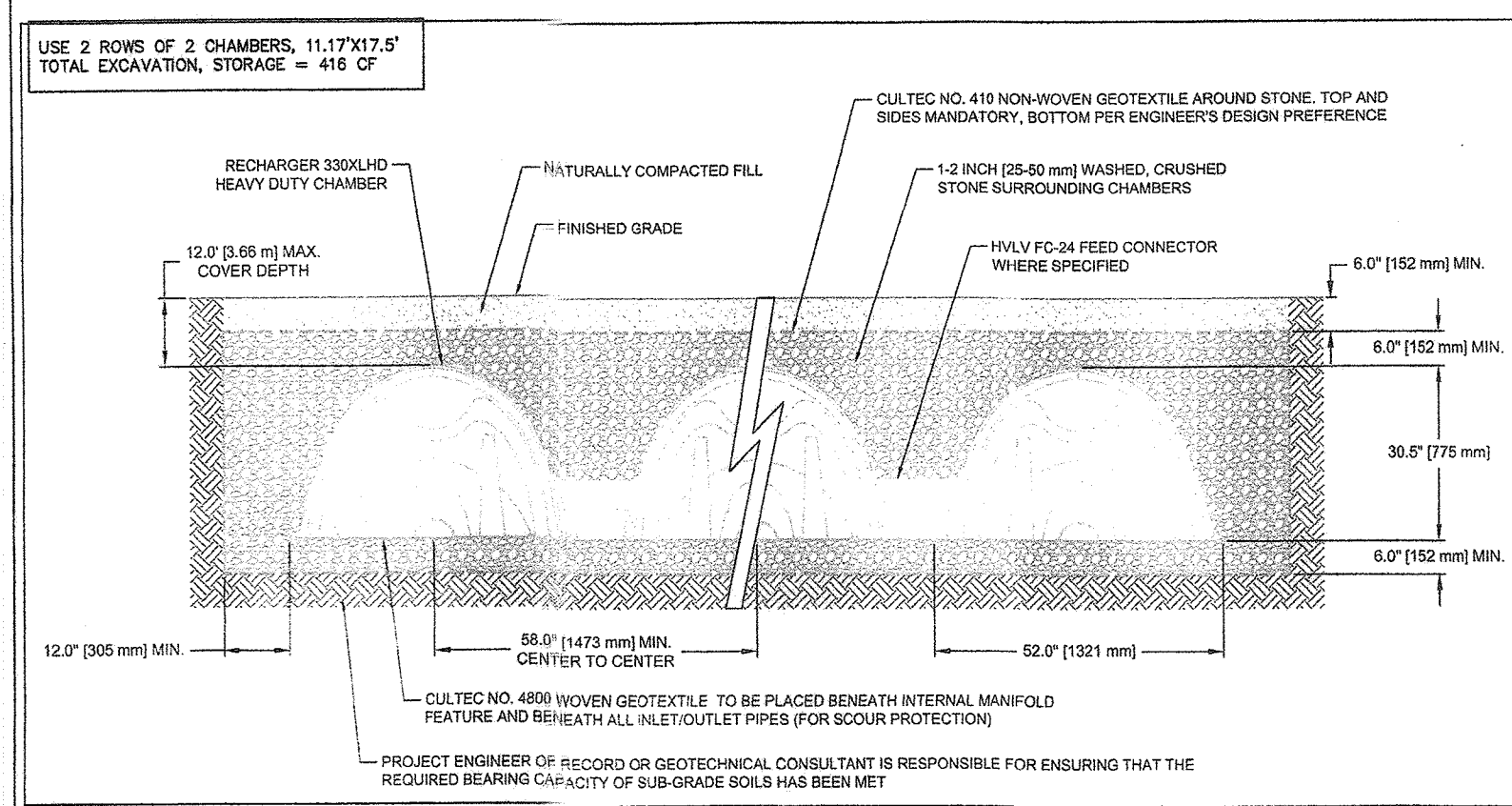
TOWN OF ORANGETOWN



ZONING LEGEND

ZONE: R-40 - RESIDENTIAL ZONE	REQUIRED	EXISTING	PROPOSED
MAXIMUM FAR (RATIO)	0.15	0.08	0.07
MINIMUM LOT AREA (SF)	40,000	79,723	79,723
MINIMUM LOT WIDTH (FT.)	150	119.2*	119.2*
MINIMUM FRONT YARD (FT.)	100	123.3*	123.3*
MINIMUM SIDE YARD (FT.)	50	32.4*	32.4*
MINIMUM SIDE YARD TOTAL (FT.)	30	14.6*	14.6*
MINIMUM REAR YARD (FT.)	50	41.1*	41.1*
MINIMUM BUILDING HEIGHT (IN./FT.)	8 (9.7')	279.5	72.8
		20.3*	20.3*

* - EXISTING NON-COMPLYING EXISTING FAR AND BUILDING HEIGHT AS PER PRIOR APPROVED ADDITION DRAWINGS



- NOTES:**
- PROPERTY KNOWN AS LOT #1 BLOCK 2 SECTION 78.17 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF ORANGETOWN.
 - APPLICANT/OWNER: 667 OAK TREE ROAD PALISADES, NY
 - TOTAL AREA OF LOT: 1.83 ACRES
 - IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN
 - THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS
 - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY JAY A. GREENWELL, PLS. DATED 2/10/23. POOL LAYOUT BY COOL POOL
 - THIS PLAN FOR DRAINAGE AND ZONING PURPOSES ONLY.
 - PROPOSED UTILITIES FROM EX. DWELLING
 - TEST FITS TO BE PERFORMED TO CORRECT CULTEC FUNCTION. IF GROUNDWATER ENCOUNTERED, DESIGN WILL BE MODIFIED AS REQUIRED.
 - EXISTING SEPTIC SYSTEM LOCATION IS APPLICABLE. SHALL BE CORRECTED PRIOR TO SEPTAGE PIT CONSTRUCTION.
 - SCHOOL DISTRICT: SOUTH ORANGETOWN FREE SPARULL-PALISADES WATER: TOWN OF ORANGETOWN LIGHTING: TOWN OF ORANGETOWN
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 238-B OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - 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, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT.
 - 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 STEWARDSHIP MANAGEMENT PHASE II REGULATIONS.
 - ALL PATIO AREAS MUST DISCHARGE TO THE CULTEC SYSTEM.
 - THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT AND PRESERVATION REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - TREES WILL BE MARKED WITH RED PAINT OR STAKES AT THE TREE PROTECTION ZONE.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5' TO 10' H. D. TREE PROTECTION ZONE.
 - ONE (1) TREE PROTECTION ZONE SHALL BE ESTABLISHED FOR EACH TREE TO BE PRESERVED.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING GARDEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZED SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN MATERIALS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO BE FILLED IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE REMOVED IN AREAS SAFE FROM FURTHER EROSION.
 - ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNPAVED FOR MORE THAN THIRTY (30) DAYS, SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF PERENNIAL OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLATION OF A STABLE COURSE.
 - SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 - AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SEDIMENTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, REPLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
 - THE SEED MIXTURE FOR PERMANENT SEEDINGS SHALL BE: KENTUCKY BLUEGRASS - 40 LBS./AC. (0.92 #/1000 SF) CRESPER RED FESCUE - 140 LBS./AC. (3.24 #/1000 SF) PERENNIAL RYEGRASS - 50 LBS./AC. (1.15 #/1000 SF)
 - THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDINGS: LIME IS TO BE APPLIED TO ATTAIN A PH OF AT LEAST 5.5 TO 6.0, OR AT A RATE OF 2 TONS/ACRES. FERTILIZER IS TO BE APPLIED AT A RATE OF 600 LBS. PER ACRE OR EITHER 5-10-10 OR 10-10-10.
 - SOO CAN BE USED INSTEAD OF SEED.
 - CONSTRUCTION SEQUENCE FOR EROSION CONTROL:
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
 - INSTALL SEDIMENT BARRIERS AS PER NOTE #1 ABOVE.
 - CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
 - PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED ELEVATION.
 - INSTALL STORM DRAINAGE SYSTEM.
 - INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS.
 - SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 30 DAYS AS PER NOTE #6 ABOVE.
 - AFTER COMPLETION OF THE SITE CONSTRUCTION, FINE GRADE AND SMOOTH TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTE #6 AND #8 ABOVE.
 - REMOVE SEDIMENT BARRIERS AS PER NOTE #4 ABOVE.
 - MAINTAIN ALL SEEDING AND PLANTED AREAS TO INSURE A VISIBLE STABILIZED VEGETATIVE COVER.

THOMAS W. SKRABLE, P.E.
 DRAINAGE AND SESC PLAN
 SECTION 78.17 BLOCK 2 LOT 31
 #667 OAK TREE ROAD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY NEW YORK
 PROFESSIONAL SEAL: 4/10/23
 PROFESSIONAL ENGINEER IN CIVIL ENGINEERING, STATE OF NEW YORK, NO. 5279, NY 75377
 PROFESSIONAL ENGINEER IN CIVIL ENGINEERING, STATE OF NEW JERSEY, NO. 5204

THOMAS W. SKRABLE, P.E., P.P., C.M.E.
 CONSULTING ENGINEER
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ
 201-529-5010

DRAWN BY: T.S.
 SURVEYED BY: J.G.
 DESIGNED BY: T.S.
 CHECKED BY: T.S.
 D'WG NO. 23057PPO
 JOB NO. 23-057

SHEET 1 OF 1

1" = 20' H