

REFERENCES

1. BEING LOT #2 AS SHOWN ON "MINOR SUBDIVISION FOR VAN HOUTEN'S FARM" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6395.
2. "SURVEY MAP FOR JAMES B. VAN HOUTEN" BY ROBERT R. RAHNFIELD, PLS, PC LAST DATED 7/12/1990

"STANDARD SITE PLAN NOTES"
(ALTHOUGH NO CONSTRUCTION
IS PROPOSED WITH NO
DISTURBANCE TO EXISTING
IMPROVEMENTS)

- NOTES:
1. THIS IS A SITE PLAN OF A PORTION OF TAX LOT 69.19-1-6, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 2. RECORD OWNER: VAN HOUTEN FARM MARKET BENEFIT TRUST, 68 SICKLETOWN RD, ORANGETOWN, NY 10962
 3. APPLICANT: SAME AS ABOVE
 4. LOT AREA: 7.102 AC
 5. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND. (NONE ARE PROPOSED)
 6. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-L & M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 7. THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
 8. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 9. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE OPERATOR'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 10. MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL, WHERE NOT OTHERWISE MARKED (SHOWN THUS:)
 11. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXHAUSTION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
 12. ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 13. SIGNALS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
 14. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
 15. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACBOR.
 16. WATER SUPPLY BY SUEZ NY.
 17. DATUM: NAVD 88
 18. ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
 19. 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 DEME, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 20. ALL LANDSCAPING SHOWN ON THIS SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
 21. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD, PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK. THE TOWN DEME SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
 22. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 23. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOODED AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S) OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING FROM THE SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (I.E. WETLANDS-US ARMY CORPS OF ENGINEERS)
 24. PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
 25. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPT. OF HIGHWAYS & DEME WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
 26. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
 27. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH AND/OR THE TOWN OF ORANGETOWN.
 28. A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 2. LIGHT IMPACTS ONLY: INSTALLATION OF 3/4" INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.



ZONING - ZONE R-40

	REQUIRED USE GROUP "E"	REQUIRED USE GROUP "H"	EXISTING
MINIMUM LOT AREA	40,000 SF	80,000 SF	7.1 ACRES
MINIMUM LOT WIDTH	150'	300'	500'±
MIN STREET FRONTAGE	100'	150'	750'+
MIN FRONT YARD	50'	100'	
MIN SIDE YARD	30'	100'	
TOTAL SIDE YARD	80'	200'	
MIN REAR YARD	50'	100'	
MAX BLDG HEIGHT	8'/FT	3'/FT	
MAX FAR	0.15	0.15	0.104

NO CHANGE TO EXISTING CONDITIONS

- EXISTING VARIANCES**
1. VARIANCES CONCERNING PENNED OR HOUSED ANIMALS: Section 3:11, R-40 (R-80) Column 4, Item 5 were granted per decision #88-18; April 20, 1988
 2. VARIANCES FOR TWO EXTERNAL TRAILERS, OUTDOOR LOADING BERTH: Section 7.34, extension of Non-Conforming Use granted per decision #88-111; Dec. 7, 1988
 3. VARIANCES FOR 60" DIA. TENTED RIDING RING (SIDE YARD OF 15± AND HEIGHT OF 26' 8 1/2") ZBA #12-49, 7/25/2012.

LEGEND

CB	FI	CATCH BASIN/FIELD INLET
---	---	DRAIN LINE
---	---	SANITARY MANHOLE / PIPE
---	---	EDGE OF PAVEMENT
---	---	CONCRETE CURB
---	---	GAS LINE
---	---	WATER LINE
---	---	UTILITY POLE W/ OVERHEAD WIRES
---	---	OVERHEAD/UNDERGROUND ELECTRIC
---	---	LIGHT POLE

DATE	REVISIONS
8/30/23	REV
5/01/24	UPDATE

DESIGNED: JAG
DRAWN: LDW
CHECKED: JAG
APPROVED: JAG

JAY A. GREENWELL, PLS
NYS LIC. # 49676

SITE PLAN FOR
ROCKLAND CIDERY
68 SICKLETOWN ROAD
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
LAND SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 GREENWELLPLS@AOL.COM

TAX LOT # 69.19-1-6
AREA 309,344 SF
7.102 AC
FILE 21205TOPO
SCALE 1"=40'
DATE 08/19/21
JOB NO. 21205