



NOTES CONTINUED:
30. THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN 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 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.
D. 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. DRIP LINE OF THE TREE CANOPY
THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
1. LIGHT TO HEAVY IMPACTS- MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
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.

31. HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MIN. SEPARATION OF 10 FEET.
32. ALL MANHOLES TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF ORANGETOWN.
33. AS-BUILT SANITARY SEWER AND WATER MAIN DRAWINGS (PLAN & PROFILE) ARE TO BE SUBMITTED TO THE RCDOH AND THE TOWN OF ORANGETOWN FOR REVIEW AND ACCEPTANCE UPON COMPLETION OF THE INSTALLATION OF IMPROVEMENTS.
34. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
35. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD 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 SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S) 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 WITH THE SUBDIVISION PLAN, OR SITE PLAN, OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (IE WETLANDS-US ARMY CORP OF ENGINEERS).
36. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION. 38. THE PLANNING BOARD SHALL RETAIN CONTROL OVER LIGHTING, LANDSCAPING, SIGNS & REFUSE CONTROL.
37. VARIANCE REQUIRED FOR GRAVEL DRIVEWAY.

BULK REGULATIONS ZONE: SN R-12								
	LOT AREA	MIN LOT FRONTAGE	MAX LOT COVERAGE	MIN FRONT YARD	MIN SIDE YARD	MIN BOTH SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT
REQUIRED	18,000 SF	100 FT	45%	35 FT	15 FT	35 FT	25 FT	36 FT
PROVIDED LOT 1	18,060 SF	129.00'	23.3% ±	>35'	>15'	>35'	>25'	<36'
PROVIDED LOT 2	24,430 SF	174.50'	20.4%	60.9'	33.1'	133.3'	20.9' ⊕	<36'(EXIST)

EXISTING NON-CONFORMING CONDITIONS FOR BARN TO REMAIN.

⊕ EXISTING NON-CONFORMITY

LEGEND		
	CB	CATCH BASIN/FIELD INLET
	FI	DRAIN LINE
	SMH	SANITARY MANHOLE / PIPE
		EDGE OF PAVEMENT
		CONCRETE CURB
	G	GAS LINE
	W	WATER LINE
	UV	UTILITY POLE
	UE	OVERHEAD/UNDERGROUND ELECTRIC

- NOTES:
1. THIS IS A SUBDIVISION OF TAX LOT 66.62-2-16 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNERS: DANIEL A. & MARA L. COHEN 23 CLINTON AVE, SOUTH NYACK, NY 10960.
3. APPLICANT: SAME
4. NUMBER OF LOTS: 1 EXISTING, 2 PROPOSED
5. AREA = 42,490 SF; 0.975 AC
6. ZONE: SN-R-12
7. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
8. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND 8. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
9. THIS PLAT 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. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
10. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
11. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
12. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
13. MONUMENTS ARE TO BE SET AT ALL CORNERS OF ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED. (SHOWN THUS: ⊠)
14. WATER SUPPLY: VEOLIA NA
15. DATUM: NAVD 88
16. NEW TAX LOT NUMBERS SHOWN THUS: TAX LOT 66.62-2-16.X
17. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
18. ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
19. SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPT. SPECIFICATIONS. (SEE APPROVED "GRADING, DRAINAGE, SOIL EROSION & UTILITY PLAN" ON FILE WITH THE TOWN OF ORANGETOWN).
20. ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE ORANGETOWN DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
21. THE APPLICANT'S ENGINEER SHALL PROVIDE A COPY OF THE FIELD PERC TEST TO THE TOWN OF ORANGETOWN DEPT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) AND THE BUILDING DEPT. PRIOR TO THE SIGNING OF THE PLAT, TO ENSURE ADEQUACY OF DESIGNED DRAINAGE SYSTEM.
22. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & 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.
23. PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS.
24. ALL LANDSCAPING SHOWN ON THE SUBDIVISION PLANS 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.
25. 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 D.E.M.E. 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.
26. 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.
27. SANITARY SEWER INFILTRATION & EXFILTRATION LIMIT IS 100 GALLONS PER INCH DIAMETER PER MILE PER DAY. CERTIFICATE OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF ORANGETOWN. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
28. ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 5 YEARS AND SHALL EXPIRE 5 YEARS FROM THE DATE OF FILING OF THE PLAT IN THE ROCKLAND COUNTY CLERK'S OFFICE. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
29. ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MIN. SLOPE OF 2%.

SHEET #	TITLE	ORIG. DATE	LAST REV.
SHEET 1	SUBDIVISION PLAT	12/26/24	1/17/25
SHEET 2	GRADING/DRAINAGE/UTILITIES	12/26/24	1/17/25
SHEET 3	DETAILS	12/26/24	1/17/25

APPROVED FOR FILING BY OWNER	DATE 1/17/25	REVISIONS DRAINAGE
OWNER	DATE	
ROCKLAND COUNTY DRAINAGE AGENCY	DATE	
I HEREBY CERTIFY THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 12/05/23.		
JAY A. GREENWELL, PLS N.Y.S. LIC. NO. 49676	DESIGNED JAG DRAWN LDW CHECKED JAS APPROVED JAG	JAY A. GREENWELL, PLS NYS LIC. # 49676

SUBDIVISION OF PROPERTY FOR LINDEN SOUTH NYACK, 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 © 2025 JAY A. GREENWELL, PLS, LLC	TAX LOT # 66.62-2-18 AREA 42,490 SF FILE 22340SUBD SCALE 1"=20' DATE 12/26/24 JOB NO. 22340
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