

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)
Date: February 28, 2025

TO: OBAPAE

- | | |
|--|----------------------------------|
| ✓ NYS Dept of Environmental Conservation | ✓ Rockland County Drainage |
| ✓ New York State Dept. of Transportation | ✓ Rockland County Health |
| Palisades Interstate Park Commission | ✓ Rockland County Planning |
| NYS Thruway Authority | ✓ Rockland County Highway |
| ✓ ACOE | ✓ Rockland County Sewer Dstrt #1 |
| CSX | ✓ Orange and Rockland Utilities |
| | ✓ Veolia |

This matter is scheduled for: April 2, 2025

Review of Plans: St. Thomas Aquinas College (STAC), 125 NY Route 340, Sparkill, NY

Section: 74.16 Block: 1 Lot: 2.1 R-40 zone

Chapter 43, R-40 District, Section 3.11, A change that results in a difference in the numerical listing or the use column (Uses Permitted by Right, Uses by Special Permit, Conditional Uses, general Accessory Uses) for all uses as set forth in Chapter 43, Section 3.11, the Table of General Use Regulations. A change in off-street parking requirements for a use as specified in Chapter 43, Section 3.11, Table of General Use Regulations. For a new athletic Track and Field for St. Thomas Aquinas College. The premises are located at 125 Route 340, Sparkill, New York and identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 2.1 in the R-40 zoning district.

Please review the information enclosed and provide comments. These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: **KBettmann@orangetown.com**

Zoning Board Meeting Date: April 2, 2025

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, April 2, 2025.**
Kindly forward your completed review to this office *BEFORE* April 2, 2025
Reviewing Agency _____

Name: _____ Date: _____

Signature: _____
Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

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

PERMIT#: BLDC-4568-24
ASSIGNED
INSPECTOR: Glenn

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

Project Name: STAC Track & Field

Street Address: St. Thomas Aquinas College, 175 NY-340, Sparkill, NY 10976

Tax Map Designation:

Section: 74.16 Block: 1 Lot(s): 2.1
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the east side of NY-340, approximately 3,114 feet from _____ of the intersection of NY-340 & NY-303, in the Town of Orangetown in the hamlet/village of _____

Acreage of Parcel 1.95 Zoning District R-40
 School District South Orangetown Central Postal District 10976
 Ambulance District South Orangetown Fire District Sparkill Palisades Fire Dept.
 Water District Orangetown Sewer District Rockland County

Project Description: (If additional space required, please attach a narrative summary.)

The applicant (St. Thomas Aquinas College) has leased a portion of the Dominican Convent property at 175 NY-340 with the intention of constructing a practice track and field facility for it's students. The improvements would include a running track, long jump, and other similar facilities.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 2/26/25 Applicant's Signature: [Signature]

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FEB 24 2025

FEB 27 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

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? N/A
- 2) Is any open space being offered? If so, what amount? N/A
- 3) Is this a standard or average density subdivision? N/A

If site plan:

- 1) Existing square footage
- 2) Total square footage
- 3) Number of dwelling units N/A

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 N/A

Are there **streams** on the site? if yes, please provide the names. N/A

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

N/A

Project History:

Has this project ever been reviewed before? No Yes, Planning Board

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.

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FEB 24 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT



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 PLANNING BOARD

Date: Jan. 17, 2024 Section: 74.16 Block: 1 Lot: 2.1

Applicant: St. Thomas Aquinas College

Address: 125 NY RT 340, Sparkill, NY 10976

RE: Application Made at: 175 NY Rt 340, Sparkill, NY 10976

Referred For: **§ 21A-4 Site development plan approval required.**
 [Amended 9-4-2018 by L.L. No. 11-2018]

A. No building permit or certificate of occupancy shall be issued, other than for a single- or two-family residence and structures accessory thereto, except for a building or use that is in conformity with a site development plan approved by the Planning Board,

B. Approval of a site plan by the Planning Board is required for the development or redevelopment of any property or structure for a new use, the expansion or relocation of any existing use, or a change of use.

(1) A change that results in a difference in the numerical listing or the use column (Uses Permitted by Right, Uses by Special Permit, Conditional Uses, General Accessory Uses) for all uses as set forth in Chapter 43, § 3.11, Table of General Use Regulations.

(2) A change in the off-street parking requirements for a use as specified in Chapter 43, § 3.11, Table of General Use Regulations.

Comments: New Athletic Track and Field for St. Thomas Aquinas College

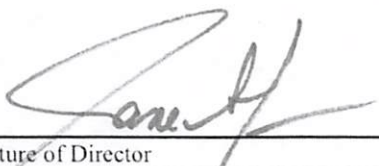
Dear St. Thomas Aquinas College

Please be advised that the Building Permit Application # P4568-24, which you submitted on Jan. 12/ 2024, has been referred to the Orangetown Planning Board. Please contact the Board office at 845-359-8410 ext. 4316 and someone will assist you in the preparation necessary to appear before the board or you may email Katlyn Bettmann at kbettmann@orangetown.com
 Sincerely,

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FEB 24 2025

**TOWN OF ORANGETOWN
 BUILDING DEPARTMENT**


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

1-17-24
 Date
 Liz DeCort
 Cheryl Coopersmith

BUILDING DEPARTMENT

SWIS	PRINT KEY	NAME	ADDRESS
392489	74.12-1-15	James R Jones	30 Mt Nebo Rd,Orangeburg, NY 10962
392489	74.12-1-16	Richard A Mc Quade	157A Kings Hwy,Orangeburg, NY 10962
392489	74.12-1-17	Susan R Ferguson	157 Kings Hwy,Orangeburg, NY 10962
392489	74.12-1-18	John P Bartolotta	148 Kings Hwy,Orangeburg, NY 10962
392489	74.12-1-19	Mia C Pagnozzi	147 Kings Hwy,Orangeburg, NY 10962
392489	74.12-1-20	Peter Gordon	141 Kings Hwy,Orangeburg, NY 10962
392489	74.12-1-21.1	Lori Destefano	135 Kings Hwy,Orangeburg, NY 10962
392489	74.12-1-23.1	Michael Woulfe	129 Kings Hwy,Orangeburg, NY 10962
392489	74.12-1-23.2	Michael Woulfe	131 Kings Hwy,Orangeburg, NY 10962
392489	74.12-1-25	Feliberto Germosen	117 Kings Hwy,Orangeburg, NY 10962
392489	74.12-1-26	Denis Doyle	1 Kingswood Dr,Orangeburg, NY 10962
392489	74.15-1-17	St Thomas Aquinas College	125 Route 340,Sparkill, NY 10976
392489	74.16-1-1	St Thomas Aquinas College	125 Route 340,Sparkill, NY 10976
392489	74.16-1-2.1	Dominican Convent	175 Rte 340,Sparkill, NY 10976
392489	74.16-1-2.2	Dowling Housing Corp	6 Thorpe Dr,Sparkill, NY 10976
392489	74.16-1-4	Victor S Alemany	159 Kings Hwy,Orangeburg, NY 10962
392489	74.16-1-5	Joel J Rhodes	165 Kings Hwy,Orangeburg, NY 10962
392489	74.16-1-6	Walter Aurell	171 Kings Hwy,Orangeburg, NY 10962
392489	74.16-1-7	Regina Fogarty	175 Kings Hwy,Orangeburg, NY 10962
392489	74.16-1-8	Camp Venture Inc	25 Smith St Ste 512,Nanuet, NY 10954
392489	74.16-1-14	Joey Poblete	7 N Queens Ct,Orangeburg, NY 10962
392489	74.16-1-15	Mema Binns	8 N Queens Ct,Orangeburg, NY 10962
392489	74.16-1-16	Fauzia Abdul-Quader	9 N Queens Ct,Orangeburg, NY 10962
392489	74.16-1-17	NY Oratory of St Philip Neri	175 Route 340,Sparkill, NY 10976
392489	74.16-1-18	Thomas Artin	P.O. Box 206,Sparkill, NY 10976
392489	74.16-1-19	Anthony Scorziello	10 N Queens Ct,Orangeburg, NY 10962
392489	74.16-1-20	Fernando O Dy	11 N Queens Ct,Orangeburg, NY 10962
392489	74.16-1-21	Mary F Contreras	12 N Queens Ct,Orangeburg, NY 10962
392489	74.16-1-22	Khris M Arvanites	13 N Queens Ct,Orangeburg, NY 10962
392489	74.16-1-23	Thorpe Housing	P.O. Box 254,Sparkill, NY 10976-0254
392489	74.16-1-24.1	St Thomas Aquinas College	125 Rte 340,Sparkill, NY 10976
392489	74.16-1-24.2	Camp Venture Inc	25 Smith St Ste 512,Nanuet, NY 10954
392489	74.20-1-2	St Thomas Aquinas College	125 Rte 340,Sparkill, NY 10976
392489	74.16-1-3.1	Mary Kate Dillon	150 Kings Hwy,Orangeburg, NY 10962
392489	74.16-1-3.2	Gianna Moyles	152 Kings Hwy,Orangeburg, NY 10962
392489	74.16-1-3.3	Shawn Loram	154 Kings Hwy,Orangeburg, NY 10962

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TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: STAC Track & Field			
Project Location (describe, and attach a location map): St. Thomas Aquinas College, 175 NY-340, Sparkill, NY 10976			
Brief Description of Proposed Action: The applicant has leased a portion of the Dominican Convent property at 175 NY-340 with the intention of construction a practice track and field facility for its students. The improvements would include a running track, long jump, and other similar facilities.			
Name of Applicant or Sponsor: St. Thomas Aquinas College, attn: Joseph Donini		Telephone: 845-398-4040 E-Mail: jdonini@stac.edu	
Address: 175 NY-340			
City/PO: Sparkill		State: NY	Zip Code: 10976
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building permit, Zoning Board of Appeals			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.95 acres b. Total acreage to be physically disturbed? _____ 1.95 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 32.24 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Religious / Academic Institutes			
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FEB 24 2025			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
N/A _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

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1 24 2025

Certificate No. 10541

FORM No. 4

BUILDING INSPECTOR

Zoning Code

Town of Orangetown, Rockland County, New York

CERTIFICATE OF OCCUPANCY

Issued October 31st 1967

Owner of Property Dominican Sisters of Sparkill - St. Agnes Convent

Address of Owner Sparkill, New York

FOR PROPERTY LOCATED

Street Route 340 Hamlet Sparkill, N. Y.

Map 74.16 Block 1 Lot 2.1

THIS CERTIFIES that the Mother House situated on the above mentioned premises conforms substantially to the approved plans as per application permit No. 10541 and the requirements of the Zoning Code of the Town of Orangetown, and the State Building Construction Code, and PERMISSION is hereby granted for its occupancy for the purposes specified below:

ZONE R40

PERMITTED USE New Mother House for Dominican Sisters of Sparkill.

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FEB 24 2025

TOWN OF ORANGETOWN BUILDING DEPARTMENT

Building Inspector Zoning Code Town of Orangetown Rockland County New York

RECEIVED

FEB 24 2025

TOWN OF ORANGETOWN BUILDING DEPARTMENT

DECISION

REAR YARD AND COURT YARD VARIANCES APPROVED

To: Judith Lawler (Dominican Convent-Sparkill)
Colgan, Perry Lawler Architects
42 Main Street
Nyack, New York 10960

ZBA # 03-15
Date: 2 / 19 /03

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

Re: ZBA# 03-15: Application of the Dominican Convent for variances from Chapter 43, Section 3.12, R-40 District, Group F same as B, Column 11 (Rear Yard: .50' required, 28.8' proposed) and from Section 5.141 (Width of Outer Courts: 124' required, 20' proposed) for an addition to Dominican Convent. Premises are located at 175 Route 340, Sparkill, New York and are identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 2.1; R-40 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, February 19, 2003 at which time the Board made the determination hereinafter set forth.

Sister Mary Dunning and Judith Lawler, Architect, appeared and testified.

The following documents were presented:

1. Plot plan by Judith Lawler, Architect, dated December 19, 2002, based on a survey by Joseph T. Caruso, P.E., P.C. and Associates, dated August 4, 1999.
2. Architectural plans dated 12/19/02, signed and sealed by Judith Lawler, Architect.
3. Planning Board Decision #02-149, dated 11/13/02; Planning Board Decision #02-74, dated 5/8/02.
4. A cover letter dated August 29, 2002 signed by Judith Lawler, Architect.

APPROVED: 2/19/03

2/19/03

APPROVED: 2/19/03

Sister Mary Dunning testified that the original north wing of the building was constructed for the younger sisters; that the distance from the north wing to the Chapel and the dining room is long; that a number of Sisters in the Order are presently living at missions; that as they reach retirement they will return to the mother-house; that the Dominican Sisters on Western Highway are a separate order; and that the Sisters of the Dominican Convent are responsible for establishing St Thomas Aquinas College, Camp Venture, Thorpe Village, and Dowling Gardens.

Judith Lawler, Architect, testified that the Sisters would like to build an addition closer to Chapel, infirmary and dining hall; that the new building would be handicap accessible; that the new addition would be closer to the chapel and dining hall; that the original building had long wings with 18' x 20' bedrooms off the wing; that the bathroom was in the center of the wing; that the north building would be converted into offices; that all of the rooms in the building would be handicap accessible; that an older sister would not need to change rooms if /when she became handicapped; that studies were conducted for converting the old building but there is no way to make the distance to the chapel, dining hall and infirmary any shorter; that the new building will have seven bedrooms on the first floor, 10 bedrooms on the second floor, 6 bedrooms on the third floor, and 10 bedrooms on the fourth floor; and that the Orangetown Fire Inspector, Michael Bettman stated that the fire department would most likely use the fire access road and not the court to enter the area if need be.

The Board determined that 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 Zoning Board of Appeals will have any significant involvement in the variance review process, pursuant to Section 617.6 of SEQRA. On motion by Mr. Duffy, seconded by Mr. Munno, and carried as follows: Mr. Castagna, aye; Mr. Munno, aye; Mr. Mowerson, aye; and Mr. Duffy, aye; the Board declared itself as Lead Agency for the variance review process.

The Orangetown Zoning Board of Appeals, 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:

10/10/10 10:10:10

10/10/10 10:10:10

10/10/10 10:10:10

It will not have a significant impact upon the environment and a DEIS will not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels, drainage or existing traffic patterns. In addition, it will have no impact upon the aesthetics, agricultural or cultural resources of the neighborhood and no vegetation, fauna or wildlife species will be affected as a result of the proposed construction. The proposed action is consistent with the Town's Master Plan and will not have any adverse economic or social impacts upon the Town of Orangetown.

On motion by Mr. Munno, seconded by Mr. Mowerson and carried as follows: Mr. Castagna, aye; Mr. Mowerson, aye; Mr. Munno, aye; and Mr. Duffy, aye; the Board made a Negative Declaration.

The Board members made a personal inspection of the premises on Sunday, February 16, 2003 and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing the documents presented, the Board found and concluded that:

1. The requested variances would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Buildings similar to that proposed already exist on the site.
2. The requested variances would have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
3. The benefits sought cannot be achieved by other means feasible for the applicant other than obtaining variances.

DECISION: In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application is **APPROVED**; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to these conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any buildings plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to the variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit does not constitute "substantial implementation" for the purposes hereof.

TOWN OF ORANGETOWN

ZONING BOARD

10000 10000

Thomas McMenamain, P.E., testified that they are proposing to install a 200 kw emergency generator to be used only when there is a loss of power; that it would supply power for the elevator, stairway lighting and minimal services for at least 48 hours; that the existing generator would be used to power the heat and the air-conditioning; that they already appeared before the Planning Board for an amendment to the approved site plan; that the generator will be tucked behind trees by the electrical room; and reviewed the Performance Standards form and the Fire supplement with the Board.

Sister Joanne Deas testified that the convent will be self-sustaining for a minimum of 48 hours if there is a power outage; that two floors of the building are used as a nursing home facility for the sisters; and that presently there are 22 Sisters that are in their 90's.

Public Comment:

No public comment.

The Performance Standards Resume of Operations and Equipment, and the Fire Prevention Supplement completed by the applicant were thereupon reviewed in detail.

The Board members made a personal inspection of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing the documents presented, the Board found and concluded that:

1. Based upon the information contained in applicant's Resume of Operations and Equipment, the Fire Prevention Supplement, the letter dated 12/14/2010 from the Rockland County Department of Health signed by Scott McKane, P.E., Senior Public Health Engineer; the letter dated 1/19/2011 from Michael Bettmann, Chief Fire Inspector, Bureau of Fire Prevention of the Town of Orangetown; the memorandum dated 1/3/2011 from Scott Burton, Director of the Orangetown Department of Environmental Management and Engineering (DEME) concluding that there is no reasonable doubt as to the likelihood of applicant's conformance to the Performance Standards, the other documents presented to the Board and the testimony of applicant's representatives, the Board finds and concludes that conformance with the Performance Standards set forth in Orangetown Zoning Code (Chapter 43) Section 4.1 will result sufficient to warrant the issuance of a Building Permit and/or Certificate of Occupancy, subject to compliance with the orders, rules and regulations of Orangetown's Office of Building, Zoning & Planning Administration & Enforcement (OBZPAE); Rockland County Department of Health and the Orangetown Bureau of Fire Prevention, and all other departments having jurisdiction of the premises.

TOWN CLERKS OFFICE
2011 FEB 3 PM 9 18
TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for Performance Standards Conformance is APPROVED with the SPECIFIC CONDITIONS that the applicant adhere to all of the requirements set forth by the Town of Orangetown's Bureau of Fire Prevention, DEMA and OBZPAE; AND FURTHER RESOLVED, that the applicant obtain a "Permit to Construct" and a "Permit to Operate" from the Bureau of Air Pollution Control, Rockland County Department of Health; and STILL FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.


TOWN CLERKS OFFICE
2011 FEB 3 PM 9 18
TOWN OF ORANGETOWN

The foregoing resolution to approve the application seeking a determination of conformance to the Performance Standards was presented and moved by Ms. Castelli , seconded by Ms. Salomon, and carried as follows: Mr. Sullivan, aye; Ms. Salomon, aye; Ms. Albanese, aye; and Ms. Castelli, aye. Mr. Mowerson was absent.

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: January 19, 2011

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-N.A.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN
2011 FEB 3 PM 9 18
TOWN CLERKS OFFICE

DECISION
PERFORMANCE STANDARDS APPROVED WITH CONDITIONS

To: Thomas D. McMenamin
10 Sloane Court
Stony Point, New York 10980

ZBA #15-47
Date: June 3, 2015

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#15-47: Application of Dominican Convent for review of the Performance Standards Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Section 4.12 for an emergency generator located at 175 Route 340, Sparkill, New York and identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 2.1; in the R-40 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, June 3, 2015 at which time the Board made the determination hereinafter set forth.

Thomas D. Mc Menamin, Engineer, and Sister Joanne Deas appeared and testified.

The following documents were presented:

1. Plans labeled "Amendment to Site Plan-Proposed Two Emergency Generators" dated 1/20/2015, signed and sealed by Thomas D. McMenamin, P.E. (8 pages).
2. Warshauer Generator LLC specifications (16 pages).
3. Performance standards resume of operations and equipment dated April 30, 2015.
4. Fire Prevention Supplement.
5. Planning Board Decision #10-57 dated December 10, 2010.
6. Zoning Board Decision #11-07 dated January 19, 2011.
7. A letter dated May 22, 2015 from the Department of Environmental Management and Engineering signed by Joseph J. Moran, P.E., Town of Orangetown.
8. A memorandum dated May 18, 2015 from Michael B. Bettmann, Chief Fire Inspector, Town of Orangetown.
9. A Sound Test Results by Generac Industrial Power (5 pages) with two pictures attached of the landscaping around the larger generator that was installed previously.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Mr. Bosco and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination, based upon the testimony heard by this Board and the facts as presented in the application submissions and in the record, that since the application entails the ZBA engaging in a review to determine compliance with technical requirements the application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (28); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Ms. Salomon, aye; Ms. Castelli, aye; Mr. Feroldi, aye; and Mr. Sullivan, aye. Mr. Bosco and Mr. Quinn were absent.

Thomas D. McMenamin, P.E., testified that they are applying for two natural gas fired emergency generators that would take of the north and south wings; that this is the residential section and it would supply power for the elevators and lights and all life safety issues for the building; that the first generator that was installed for the 2nd floor infirmary and dining hall served well during super storm sandy and now they would like to install two more smaller generators to allow the sisters to stay in the north and south wings in case of another prolonged outage; and that he will see if there is a natural gas detector in the unit.

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TOWN CLERK'S OFFICE
TOWN OF ORANGETOWN

Sister Joanne Deas testified that the generators are needed for the elevators and life safety issues because the sisters are aging.

The Performance Standards Resume of Operations and Equipment, and the Fire Prevention Supplement completed by the applicant were thereupon reviewed in detail.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all of the documents submitted, the Board found and concluded that:

Based upon the information contained in the applicant's Resume of Operations and Equipment and the Fire Prevention Supplement; the report dated May 22, 2015 from Joseph J. Moran, P.E., Commissioner of the Town of Orangetown Department of Environmental Management and Engineering (D.E.M.E.) states that more information must be provided to show that the emergency generator conforms to Section 4.1 of the Orangetown Zoning Code; the report dated May 18, 2015 from Michael Bettmann, Chief Fire Inspector, Town of Orangetown Bureau of Fire Prevention (B.F.P.); the other documents submitted to the Board and the testimony of Applicant's representatives, the Board finds and concludes that the application conforms with the Performance Standards set forth in Zoning Code Section 4.1, subject to compliance with the orders, rules and regulations of the Orangetown Office of Building, Zoning & Planning Administration & Enforcement, D.E.M.E., and B.F.P., and all other departments having jurisdiction of the premises.

TOWN CLERKS OFFICE
2015 JUN 25 AM 11 07
TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents submitted, the Board RESOLVED that the Application for Performance Standards Conformance, pursuant to Zoning Code § 4.1, is APPROVED with the following SPECIFIC CONDITIONS: (1) that the Applicant adhere to all of the requirements set forth in the report by Chief Fire Inspector Bettmann, B.F.P., dated May 18, 2015; and (2) that the Applicant adhere to all of the requirements set forth by the report dated May 22, 2015 from Joseph J. Moran, P.E., Commissioner, DEME and submit more information to show that the standby generator conforms to Section 4.1 of the Orangetown Zoning Code.; AND FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN CLERKS OFFICE

2015 JUN 25 AM 11 07

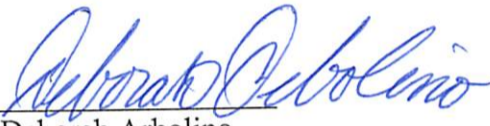
TOWN OF ORANGETOWN

The foregoing resolution to approve the application for Conformance to Zoning Code §4.1 Performance Standards Review with the Specific Conditions (a) that a report be provided by the DEME that the proposed standby emergency generator conforms to Section 4.1 of the Orangetown Zoning Code and (b) that the Applicant adhere to all of the requirements set forth in the report by Chief Fire Inspector Bettmann, B.F.P., dated May 18, 2015;, was presented and moved by Mr. Sullivan, seconded by Ms. Castelli and carried as follows: Mr. Feroldi, aye; Ms. Castelli, aye; Ms. Salomon, aye; and Mr. Sullivan, aye. Mr. Quinn and Mr. Bosco were absent.

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: June 3, 2015

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR -G.M.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERKS OFFICE
2015 JUN 25 AM 11 07
TOWN OF ORANGETOWN

DECISION
REAR YARD SETBACK VARIANCE APPROVED
CONFORMANCE TO PERFORMANCE STANDARDS APPROVED

To: Thomas McMEnamin (St. Agnes Generator)
175 Route 340
Sparkill, New York 10976

ZBA #18-18
Date: March 8, 2018
Permit # 47223

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#18-17: Application of St. Agnes Residence requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code (Orangetown Code Chapter 43) Section 4.1 Performance Standards: review of an emergency generator and from Section 3.12, Group E, R-40 District Column 11 (Rear Yard: 50' required, 28.75' proposed). The premises are located at Dominican Convent, 175 Route 340, Sparkill, New York and are identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 2.1; in the R-22 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, March 7 , 2018 at which time the Board made the determination hereinafter set forth.

Thomas McMEnamin, P.E., and Sister Margaret Saich appeared and testified.

The following documents were presented:

1. Location plan, site plan, zoning analysis, construction and fire access labeled "Saint Agnes Hall Dominican Convent of our Lady of the Rosary" dated December 19, 2002 with the latest revision date of February 6, 2018 signed and sealed by Judith A. Lawler, RA..
2. A plan labeled "Amendment to Site Plan-Proposed Emergency Generator" dated 12/29/2017 signed and sealed by Thomas "D. McMEnamin, P.E. (13 pages).
3. Use Subject to Performance Standards Resume of Operations and Equipment dated February 8, 2018.
4. Fire Prevention Supplement.
5. A letter dated February 23, 2018 from Joseph J. Moran, P.E., Department of Environmental Management and Engineering, Town of Orangetown.
6. A memorandum dated February 26, 2018 from the Town of Orangetown Bureau of Fire Prevention from Michael B. Bettmann, Chief Fire Inspector.
7. A letter dated February 16, 2018 from the County of Rockland Highway Department signed by Dyan Rajasingham, Engineer III.
8. A letter dated March 1, 2018 from the Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
9. Submitted at Zoning Board meeting by Thomas McMEnamin, P.E.,(a) high resolution photo of generator, (b) Certification of Quality; (c) Sound emission data for SD 130 7.7L Diesel Engine Generator; (d) Sound attenuation calculations at convent property line and at face of building; (e) Sample Noise Level Tables; (f) Statement of exhaust emission for SD 130 diesel generator; and (f) MSDS for Low Sulfur #2 diesel fuel.

Ms. Castelli, Acting Chair, made a motion to open the Public Hearing which motion was seconded by Mr. Feroldi and carried unanimously.

Ms. Castelli moved for a Board determination, based upon the testimony heard by this Board and the facts as presented in the application submissions and in the record, that since the application entails the ZBA engaging in a review to determine compliance with technical requirements the application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (28); which does not require SEQRA environmental review. The motion was seconded by Mr. Quinn and carried as follows: Ms. Castelli, aye; Mr. Quinn, aye; and Mr. Feroldi , aye. Mr. Bosco, Ms. Salomon, and Mr. Sullivan were absent.

Thomas McMenamin, P.E., testified that the emergency generator is needed because the existing generator is not large enough to run the elevator; that the new larger generator will service 90% of the building and will be able to run the hydraulic elevator; that it will not impinge on the fire access road; and it will be exercised once a week.

Sister Margaret Saich testified that there are 28 to 30 sisters in the building and all of them are over 90 years old; and that the only part of the house not powered during an emergency is the Chapel.

Public Comment:

No Public comment.

The Board reviewed the Performance Standards and Fire Supplement forms.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Ms. Castelli made a motion to close the Public Hearing which motion was seconded by Mr. Quinn and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all of the documents submitted, the Board found and concluded that:

Based upon the information contained in the applicant's Resume of Operations and Equipment and the Fire Prevention Supplement; the report dated February 23, 2018 from Joseph J. Moran, P.E., Commissioner of the Orangetown Department of Environmental Management and Engineering (D.E.M.E.); the report dated February 26, 2018 from Michael B. Bettmann, Chief Fire Inspector, Town of Orangetown Bureau of Fire Prevention (B.F.P.); and the report dated March 1, 2018 from Douglas Schuetz, Acting Commissioner of Planning, Rockland County Department of Planning; the other documents submitted to the Board and the testimony of Applicant's representatives, the Board finds and concludes that the application conforms with the Performance Standards set forth in Zoning Code Section 4.1, subject to compliance with the orders, rules and regulations of the Orangetown Office of Building, Zoning & Planning Administration & Enforcement, D.E.M.E., and B.F.P., and all other departments having jurisdiction of the premises.

DECISION: In view of the foregoing and the testimony and documents submitted, the Board **RESOLVED** that the Application for a rear yard setback variance and Performance Standards Conformance, pursuant to Zoning Code § 4.1, is **APPROVED** with the following **SPECIFIC CONDITIONS**: (1) the report dated February 23, 2018 from Joseph J. Moran, P.E., Commissioner of the Orangetown Department of Environmental Management and Engineering (D.E.M.E.); (2) the report dated February 26, 2018 from Michael B. Bettmann, Chief Fire Inspector, Town of Orangetown Bureau of Fire Prevention (B.F.P.); and the report dated March 1, 2018 by Douglas J. Schuetz, Acting Commissioner of Planning, Rockland County Department of Planning; shall be complied with; **AND FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN OF ORANGETOWN
2018 MAR 14 P 12:28
ZONING DEPARTMENT

The foregoing Resolution, to approve the application for the rear yard setback variance and requested conformance to Performance Standards with the following conditions: (1) the report dated February 23, 2018 from Joseph J. Moran, P.E., Commissioner of the Orangetown Department of Environmental Management and Engineering (D.E.M.E.); (2) the report dated February 26, 2018 from Michael B. Bettmann, Chief Fire Inspector, Town of Orangetown Bureau of Fire Prevention (B.F.P.); and (3) the report dated March 1, 2018 from Douglas J. Schuetz, acting Commissioner of Planning, Rockland County Department of Planning; shall be complied with; was presented and moved by Ms. Castelli, seconded by Mr. Quinn and carried as follows: Mr. Feroldi, aye; Mr. Quinn, aye; and Ms. Castelli, aye. Mr. Sullivan, Mr. Bosco and Ms. Salomon were absent.

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: March 8, 2018

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

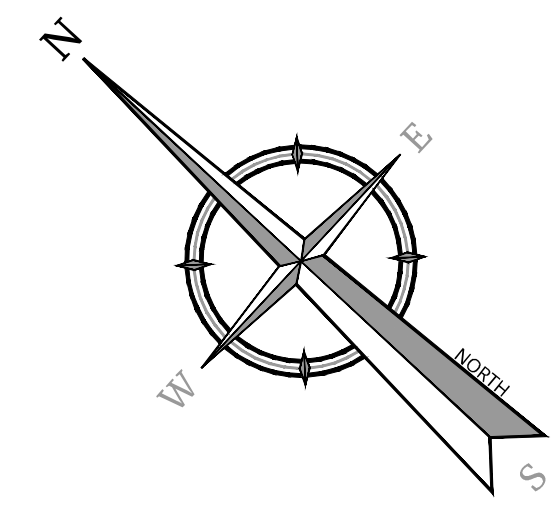
DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-GM

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE
2018 MAR 14 P 12:28
TOWN OF ORANGETOWN





DEMOLITION NOTES:

- 1. THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION:
A. 'LEASE AREA EXHIBIT' SHEET 1 OF 1, DATED FEBRUARY 8TH, 2023, PREPARED BY COLLIER ENGINEERING & DESIGN, P.L.S. L.C. NO. 050820 OF NEW YORK
B. GEOTECHNICAL EXPLORATION REPORT FOR ST. THOMAS AQUINAS COLLEGE TRACK AND FIELD, PREPARED BY COLLIER ENGINEERING AND DESIGN, CT,PC, DATED 7/17/24.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 651 et seq.).
3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CALL BEFORE YOU DIG NUMBER FOR NEW JERSEY IS 811 AND SHOULD BE NOTIFIED TO MARKOUT UTILITIES PRIOR TO CONSTRUCTION.
F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
6. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
8. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
10. EXPLOSIVES SHALL BE PROHIBITED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING TO MONITOR THE EFFECTS ON ALL ADJACENT STRUCTURES.
11. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL, AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
12. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
13. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
14. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
15. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
16. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
18. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
19. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
20. GC IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS, PAVEMENT, DRAINAGE STRUCTURES, ETC. WHICH ARE TO REMAIN. GC WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.



INFILTRATION TEST RESULTS table with columns: LOCATION ID, MEASURED INFILTRATION RATE (IN/HR), (MIN/MAX). Rows include IT-01 through IT-06 with values like 23/24, 13/19, 24/24, 10/15, 24/24, 24/24.

LEGEND section defining symbols for TP-XX (TEST PIT LOCATION), TB-1XX (TEST BORING LOCATION), TB-XX (TEST BORING LOCATION), TP-XX (TEST PIT LOCATION), IT-XX (INFILTRATION TEST LOCATION), T.B.R. (TO BE REMOVED), - - - (ITEMS TO BE REMOVED), and - - - (ITEMS TO REMAIN). Includes a scale bar for 1 inch = 30 feet.

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 239L8M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

Table with columns: REV, DATE, DRAWN BY, DESCRIPTION. It is currently empty.



Jesse Barrett Cokerley
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PRELIMINARY SITE PLAN
FOR ST. THOMAS AQUINAS COLLEGE

SECTION 74.16
BLOCK 1
LOT 2.1
125 ROUTE 340

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

Colliers Engineering & Design
WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
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COLLIERS ENGINEERING & DESIGN, P.C. DOING BUSINESS AS MASER CONSULTANTS

Table with columns: SCALE, DATE, DRAWN BY, CHECKED BY, PROJECT NUMBER, DRAWING NAME. Values include AS SHOWN, 8/21/24, JAG, JF, 180017878, C-DEMO.

DEMOLITION PLAN

