#### ZONING BOARD OF APPEALS Town of Orangetown 26 Orangeburg Road Orangeburg, New York 10962 (845) 359-8410 (ex. <u>4316</u>) Date: February 28, 2025

- TO: OBAPAE
   NYS Dept of Environmental Conservation
   New York State Dept. of Transportation
   Palisades Interstate Park Commission
   NYS Thruway Authority
   ACOE
   CSX
- Rockland County Drainage
- Rockland County Health
- Rockland County Planning
- Rockland County Highway
- Rockland County Sewer Dstrt #1
- / 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 <u>Zoning Board</u> on <u>Wednesday, April 2, 2025</u>. Kindly forward your completed review to this office *BEFORE* <u>April 2, 2025</u> Reviewing Agency\_\_\_\_\_

Name:\_\_\_\_\_Date:\_\_\_\_\_

Signature: \_\_\_\_\_\_ Thank you, <u>Katlyn Bettmann (EXT. 4316)</u>

#### Name of Municipality: TOWN OF ORANGETOWN

3

Date Submitted:\_\_\_\_\_

|          | Please check all that apply:<br>Commercial Residential   |   |  |  |  |
|----------|--|---|--|--|--|
|          | V  | Historical Board  |  |  |  |
|          | A Planning Board<br>X Zoning Board of Appeals  | X Architectural Board   |  |  |  |
|          |  |   |  |  |  |
|          | Subdivision<br>Number of Lots<br>XSite Plan<br>Conditional Use<br>Special Permit<br>Variance<br>Performance Standards Review<br>XUse Variance<br>Other ( <i>specify</i> ): | Consultation<br>Pre-Preliminary/Sketch<br>X Preliminary<br>Final<br>Interpretation<br>PERMIT#: <u>BLDC-4568-24</u><br>ASSIGNED<br>INSPECTOR: <u>GLNN</u><br>Referred from Planning Board: YES / NO<br>If yes provide date of Planning<br>Board meeting: |  |  |  |
|          | Name:STAC Track & Field<br>Address: _St. Thomas Aquinas College, 17  | 75 NY-340, Sparkill, NY 10976   |  |  |  |
| Tax Ma   | p Designation:<br>Section: 74.16 Block:  | Lot(s):2.1  |  |  |  |
|          | Section: Block   | LOI(S)  |  |  |  |
| Directio | onal Location:   |   |  |  |  |
| On the   | eastside ofNY-340  | . approximately   |  |  |  |
| 3 11     | 4 feet from of the intersecti  |   |  |  |  |
|          | Orangetown in the hamlet/village of  |   |  |  |  |
|          | Acreage of Parcel1.95  | Zoning District_R-40  |  |  |  |
| A        | School District South Orangetown Central   |   |  |  |  |
|          | mbulance District South Orangetown   |   |  |  |  |
|          | Vater District Orangetown  | Sewer District_Rockland County  |  |  |  |
| v        |  | Jewer District_Resident 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 ext | ension of the statutory time limit for scheduling a p | oublic hearing.     |
|----------------------------------|---|---------------------|
| Date: 2/26/2- Applican           | t's Signature: John Son-<br>RECEIVED                  | - RECEIVED          |
|                                  |   | FEB 2 4 2025        |
|                                  | FEB 2 7 2025  | TOWN OF ORANGETOWN  |
|                                  | TOWN OF OBANGETOWN                                    | BUILDING DEPARTMENT |

LAND USE BOARDS

#### **APPLICATION REVIEW FORM**

#### FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

#### If subdivision:

- Is any variance from the subdivision regulations required? N/A
- Is any open space being offered?If so, what amount? N/A
- Is this a standard or average density subdivision? N/A

#### If site plan:

- 1) Existing square footage \_\_\_\_\_
- 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 <u>N/A</u>

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 2 4 2025



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: Ja  | n. 17, 2024 Section: 74.16         | Block: 1         | Lot: 2.1 |
|-----------|------------------------------------|------------------|----------|
| Applicant | St. Thomas Aquinas College         | е                |          |
| Address:  | 125 NY RT 340, Sparkill, NY        | 10976            |          |
| RE: Appli | cation Made at: 175 NY Rt 340, Spa | arkill, NY 10976 |          |

Referred For: <u>§ 21A-4 Site development plan approval required.</u> [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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Signature of Director NOTE-PLEASE KEEP FOR YOUR RECORDS 1-30-2023 JSA FEB 2 4 2025

TOWN OF ORANGETOWN BUILDING DEPARTMENT

CC: Liz D Chery

Liz DeCort Cheryl Coopersmith

| 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   | Merna 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 Looram                 | 154 Kings Hwy, Orangeburg, NY 10962   |
|        |              |                              |                                       |

#### PAGE # 1

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### 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 for its students. The improvements would include a running track, long jump, and other similar   |  | ractice track and field facility |
|  |  |                                  |
| Name of Applicant or Sponsor:  | Telephone: 845-398-4040                                      | )                                |
| St. Thomas Aquinas College, attn: Joseph Donini E-Mail: jdonini@stac.edu   |  |                                  |
| Address:   |  | *                                |
| 175 NY-340   |  |                                  |
| City/PO:   | State:   | Zip Code:                        |
| Sparkill 1. Does the proposed action only involve the legislative adoption of a plan, loca   | NY   | 10976                            |
| <ol> <li>Does the proposed action only involve the legislative adoption of a plan, loca<br/>administrative rule, or regulation?</li> </ol>   | i law, ordinance,  | NO YES                           |
| If Yes, attach a narrative description of the intent of the proposed action and the e may be affected in the municipality and proceed to Part 2. If no, continue to ques   |  | at 🖌 🗌                           |
| 2. Does the proposed action require a permit, approval or funding from any other   |  | NO YES                           |
| If Yes, list agency(s) name and permit or approval: Building permit, Zoning Board of A   | ppeals   |                                  |
| <ul> <li>a. Total acreage of the site of the proposed action?</li> <li>b. Total acreage to be physically disturbed?</li> <li>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</li> </ul> | <u>1.95</u> acres<br><u>1.95</u> acres<br><u>32.24</u> acres |                                  |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:   |  |                                  |
| 5. Urban 🗌 Rural (non-agriculture) 🗌 Industrial 🗌 Commercia  | al 🔽 Residential (subur                                      | ban)                             |
| Forest Agriculture Aquatic I Other(Spec  | cify): Religious / Academic                                  | Institutes                       |
| Parkland   | R  | ECEIVED                          |
|  | F  | EB 2 4 2025                      |

| 5. Is the proposed action,  | NO   | YES                     | N/A          |
|---|------|-------------------------|--------------|
| a. A permitted use under the zoning regulations?  |      | $\checkmark$            |              |
| b. Consistent with the adopted comprehensive plan?  |      | $\checkmark$            |              |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape  | e?   | NO                      | YES          |
|   |      | $\checkmark$            |              |
| 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:   |      | $\checkmark$            |              |
|   |      | NO                      | YES          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?  |      |                         |              |
| b. Are public transportation services available at or near the site of the proposed action?   |      |                         |              |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?  |      |                         | $\checkmark$ |
| <ol> <li>Does the proposed action meet or exceed the state energy code requirements?</li> </ol>   |      | NO                      | YES          |
| If the proposed action will exceed requirements, describe design features and technologies:   |      |                         |              |
|   |      |                         |              |
| N <u>/A</u>   |      |                         |              |
|   |      |                         |              |
| 10. Will the proposed action connect to an existing public/private water supply?  |      | NO                      | YES          |
| If No, describe method for providing potable water:   |      |                         |              |
|   |      | $\checkmark$            |              |
|   |      |                         |              |
| 11. Will the proposed action connect to existing wastewater utilities?  |      | NO                      | YES          |
| If No, describe method for providing wastewater treatment:  |      |                         |              |
|   |      | $\checkmark$            |              |
|   |      |                         |              |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or dist  | rict | NO                      | YES          |
| which is listed on the National or State Register of Historic Places, or that has been determined by the  |      | $\checkmark$            | $\checkmark$ |
| Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on t<br>State Register of Historic Places?   | ne   |                         |              |
| State Register of Historie Flaces.  |      |                         |              |
| L. T. d   |      | $\checkmark$            | $\checkmark$ |
| 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? |      |                         |              |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain   |      | NO                      | YES          |
| wetlands or other waterbodies regulated by a federal, state or local agency?  |      |                         | $\checkmark$ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?   |      | $\overline{\mathbf{V}}$ |              |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  |      |                         |              |
|   |      |                         |              |
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| , 7 4 2825  |      |                         |              |

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| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:   |              |              |
|--|--------------|--------------|
| Shoreline Forest Agricultural/grasslands Early mid-successional  |              |              |
| □Wetland □ Urban 🖌 Suburban  |              |              |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or   | NO           | YES          |
| Federal government as threatened or endangered?  | $\checkmark$ | $\checkmark$ |
| 16. Is the project site located in the 100-year flood plan?  | NO           | YES          |
|  | $\checkmark$ | $\checkmark$ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?   | NO           | YES          |
| If Yes,  |              |              |
| a. Will storm water discharges flow to adjacent properties?  |              | $\checkmark$ |
| <ul> <li>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</li> <li>If Yes, briefly describe:</li> </ul>                     |              |              |
| Proposed storm-water basin will discharge to existing swale  |              |              |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water<br>or other liquids (e.g., retention pond, waste lagoon, dam)? | NO           | YES          |
| If Yes, explain the purpose and size of the impoundment:   |              |              |
|  |              |              |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?   | NO           | YES          |
| If Yes, describe:  | $\checkmark$ |              |
| 20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or  | NO           | YES          |
| completed) for hazardous waste?<br>If Yes, describe:   |              |              |
|  |              |              |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BI<br>MY KNOWLEDGE   | EST OF       | ,            |
| Applicant/sponsor/name: Justin Ferrazzano Date: 2/5/2025   |              |              |
| Signature:   |              |              |
|  |              |              |



3 2 4 2025

#### 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. <b>R40</b>               |                    |
|--------------------------------|--------------------|
| PERMITTED USE New Mother House | of Sparkill.       |
|                                |                    |
|                                |                    |
|                                |                    |
|                                |                    |
|                                |                    |
|                                | TOWN OF ORANGETOWN |

Effect Hecleno

Building Inspector Zoning Code Town of Orangetown Rockland County ECEIVED New York

B Z 4 2025

#### 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.

10 March 1990

21:37 / 1364 SO.

Dominican Convent Sparkill ZBA # 03-15 Page 2 of 4

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:

an topologic Parker, 17301

21:51 J. alt. 50.

2010 - 601 00 84**01** 

Dominican Convent Sparkill ZBA # 03-15 Page 3 of 4

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.

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Dominican Convent Sparkill ZBA # 03-15 Page 3 of 4

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.

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Dominican Convent Sparkill ZBA # 03-15 Page 4 of 4

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The foregoing resolution to approve the application for the variances was presented and moved by Mr. Sullivan, seconded by Mr. Mowerson, and carried as follows: Mr. Mowerson, aye; Mr. Munno, aye; Mr. Castagna, aye; Mr. Sullivan, aye; and Mr. Duffy, 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: February 5, 2003

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 – referral from Planning Board

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

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#### DECISION

#### PERFORMANCE STANDARDS APPROVED WITH CONDITIONS

To: Sister Joanne Deas (Emergency Generator)
 Dominican Sisters
 175 Route 340
 Sparkill, New York 10976

ZBA # 11-07 Date: January 19, 2011

#### FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 11-07: Application of Dominican Sisters Emergency Generator for a variance from Chapter 43 (Zoning), R-40 District, Section 4.1 Performance Standards for the installation of an emergency generator. The premises are located at 175 Route 340, Sparkill, New York an 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, January 19, 2011 at which time the Board made the determination hereinafter set forth.

Sister Joanne Deas and Thomas McMenamin, P.E., appeared and testified.

The following documents were presented:

- 1. Site plan dated 9/27/10 ( 5 pages) signed and sealed by Thomas D. McMenamin, P.E.
- 2. Installation drawing (2 pages).
- 3. Industrial Diesel Generator Set- EPA Emissions Certification: Tier III (9 pages).
- 4. Citgo No. 2 Fuel, Low Sulfur, All Grades Material Data Safety Sheet (12 pages).
- 5. Tier III Exhaust Requirements (3 pages).
- 6. Noise Attenuation by Distance (3 pages).
- 7. Performance Standards Resume of Operations and Equipment form.
- 8. Fire Prevention Supplement.
- 9. A letter dated December 14, 2010 from the County of Rockland Department of Health signed by Scott McKane, P.E., Senior Public Health Engineer.
- 10. A letter dated January 3, 2011 from Scott Burton, Director, Department of Environmental Management and Engineering, Town of Orangetown.
- 11. A memorandum dated 1/19/11 from Michael Bettman, Orangetown Fire Inspector.
- 12. A letter dated December 14, 2010 from the County of Rockland Department of Planning signed by Salvatore Corallo, Commissioner of Planning.
- 13. A letter dated December 29, 2010 from the County of Rockland Department of Highways signed by Joseph Arena, Principal Engineering Technician.

Ms. Castelli made a motion to open the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Ms. Castelli moved for a Board determination that since the application entails the ZBA engaging in a review to determine compliance with technical requirements, this application is exempt from environmental review under the State Environmental Quality Review Act pursuant to SEQRA Regulation §617.5 (c)(28). The motion was seconded by Ms. Salomon and carried as follows: Ms. Salomon, aye; Ms. Castelli, aye; Ms. Albanese, aye; and. Mr. Sullivan, aye. Mr. Mowerson was absent.

TOWN OF ORANGETOWN

#### Dominican Sister Generator Performance Standards ZBA#11-07 Page 2 of 4

Thomas McMenamin, 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 AM 9 18 TOWN OF ORANGETOWN

Dominican Sister Generator Performance Standards ZBA # 11-07 Page 3 of 4

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, DEME 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 AM 9 18 TOWN OF ORANGETOWN

Dominican Sisters Emergency Generator Performance Standards ZBA # 11-07 Page 4 of 4

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

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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

#### DECISION PERFORMANCE STANDARDS APPROVED WITH CONDIIONS

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).
- Warshauer Generator LLC specifications (16 pages).
   Performance standards resume of operations and equipment dated April 30, 2015.
- Fire Prevention Supplement.
- Planning Board Decision #10-57 dated December 10, 2010.
- Zoning Board Decision #11-07 dated January 19, 2011.
- Zohnig Board Decision in Providence Characteristic providence of Environmental Management
   A letter dated May 22, 2015 from the Department of Environmental Management and Engineering signed by Joseph J. Moran, P.E., Town of Orangetown.
- A memorandum dated May 18, 2015 from Michael B. Bettmann, Chief Fire Inspector, Town of Orangetown.
- 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.

TOWN OF ORANGETOWN

Thomas D. McMenamin, P.E., testified that the 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 2<sup>nd</sup> 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.

Dominican Convent Performance Standards ZBA#15-47 Page 2 of 4

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.

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Dominican Convent Performance Standards ZBA#15-47 Page 3 of 4

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.

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Dominican Convent Performance Standards ZBA#15-47 Page 4 of 4

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 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.
- 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. St. Agnes Emergency Generator Performance Standards ZBA#18-18 Page 2 of 4 Permit # 47223

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 J. 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.

Permit # 47223

St. Agnes Emergency Generator Performance Standards ZBA#18-18 Page 3 of 4

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.

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Permit #47223

St. Agnes Emergency Generator Performance Standards ZBA#18-18 Page 4 of 4

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

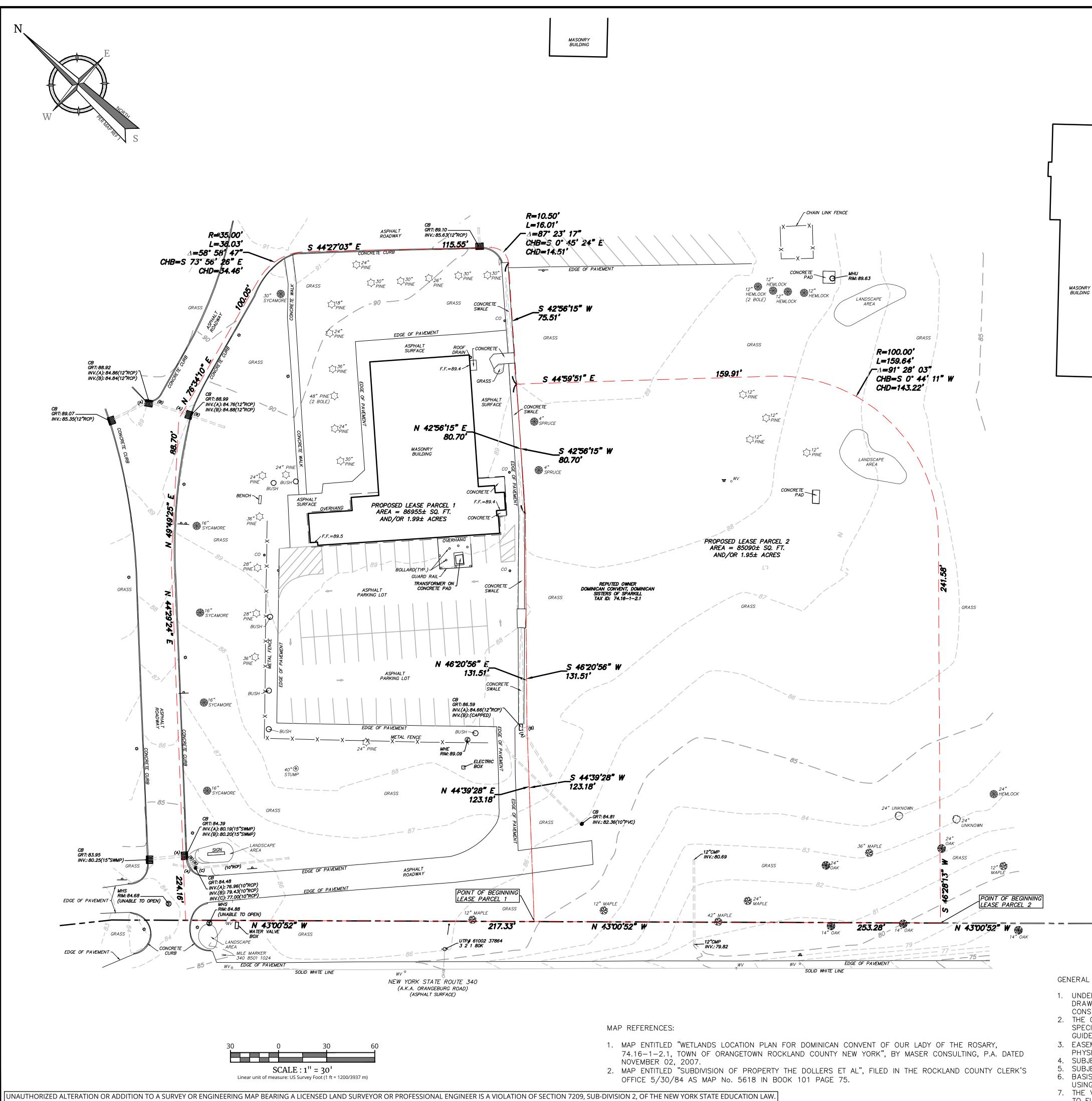
By

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 OF ORANGETOWN 2018 MAR LL P 12: 28 7010 MAR LL P 12: 28



ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

GENERAL NOTES:

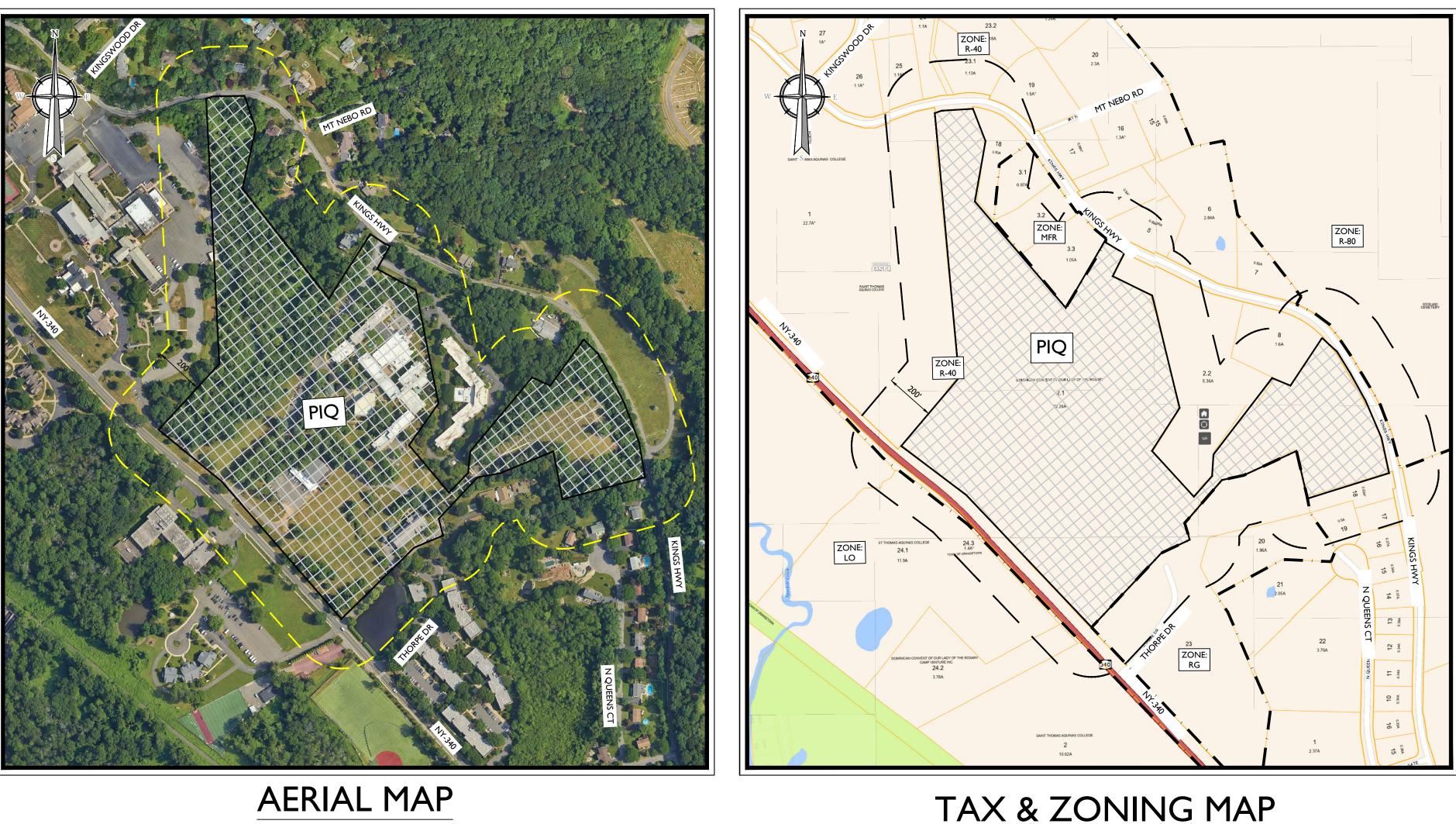
- 1. UNDERGROUND UTILITIES DRAWINGS AND ARE SU
- CONSTITUTE OR REPRES
- 2. THE OFFSETS OR DIMEN SPECIFIC PURPOSE AND
  - GUIDE THE ERECTION O 3. EASEMENTS AND/OR SU
  - PHYSICALLY EVIDENT ON
  - 4. SUBJECT TO ALL RIGHT
  - 5. SUBJECT TO ANY STATE 6. BASIS OF BEARING IS N
  - USING KEYNET VRS SYS
  - 7. THE VERTICAL POSITION

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|--|---|---|
| MASONRY<br>BUILDING  |   |   |
|  |   | REV         DATE         DRAWN BY         DESCRIPTION           ·         ·         ·         ·         ·           ·         ·         ·         ·         ·           ·         ·         ·         ·         ·           ·         ·         ·         ·         ·           ·         ·         ·         ·         ·           ·         ·         ·         ·         ·           ·         ·         ·         ·         ·           ·         ·         ·         ·         ·         ·           ·         ·         ·         ·         ·         ·         ·           ·         ·         ·         ·         ·         ·         ·         ·           ·         ·         ·         ·         ·         ·         ·         ·           ·         ·         ·         ·         ·         ·         ·         · |
|  |   | UNAUTHORIZED ALTERATION OR ADDITION<br>TO A SURVEY MAP BEARING A LICENSED LAND<br>SURVEYOR'S SEAL IS A VIOLATION OF SECTION<br>7209, SUB-DIVISION 2, OF THE NEW YORK STATE<br>EDUCATION LAW.<br>ONLY BOUNDARY SURVEY MAPS WITH THE<br>SURVEYOR'S SEAL ARE GENUINE TRUE AND<br>CORRECT COPIES OF THE SURVEYOR'S ORIGINAL<br>WORK AND OPINION.<br>DONALD P. SCHEL<br>NEW YORK LICENSED LAND SURVEYOR<br>LICENSE NUMBER: 050820<br>COLLIERS ENGINEERING & DESIGN CT, P.C.<br>N.Y. C.O.A #: 0017608   |
|  |   | LEASE AREA EXHIBIT<br>FOR<br>DOMINICAN<br>CONVENT   |
| POINT OF COMMENCEMENT<br>LEASE PARCEL 1 & 2<br>211.14'   |   | SECTION 74.16<br>BLOCK 1<br>LOT 2.1<br>TOWN OF ORANGETOWN<br>COUNTY OF ORANGE<br>STATE OF NEW YORK  |
| NERAL NOTES:<br>UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY F<br>DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXC<br>CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR<br>THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PR<br>SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT IN<br>GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES O<br>EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED O | AVATION. UTILITIES SHOWN DO NOT PURPORT TO<br>ADJACENT TO THE SURVEYED PREMISES.<br>OPERTY LINES TO THE STRUCTURES, ARE FOR A<br>TENDED TO MONUMENT THE PROPERTY LINES OR TO<br>OR ANY OTHER IMPROVEMENTS.<br>IR UNRECORDED ARE NOT GUARANTEED UNLESS | Colliers       18 Computer Drive East,<br>Suite 203<br>Albany, NY 12205         Engineering<br>& Design       Phone: 518.459.3252         Colliers Engineering & Design       Colliers Engineering & Design CT, P.C.<br>DOING BUSINESS AS MASER CONSULTING<br>ENGINEERING & LAND SURVEYING         Scale:       DATE:       DRAWN BY:       CHECKED BY:         AS SHOWN       02/08/2023       JHM       DPS         PROJECT NUMBER:       DRAWING NAME:       V-SURV-BASE         SHEET TITLE:       SHEET TITLE:   |
| PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE<br>SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND REST<br>SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRA<br>BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE<br>USING KEYNET VRS SYSTEM. THE HORIZONTAL DATUM IS REL<br>THE VERTICAL POSITION OF THE HEREIN SURVEY IS BASED O<br>TO FURTHER ADJUSTMENT TO ANY LOCAL NGS BENCHMARKS.                    | E SURVEY.<br>TRICTIONS OF RECORD.<br>ACT OF TITLE WOULD DISCLOSE.<br>SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED<br>ATIVE TO NAD83.<br>N THE KEYNET RTK GPS NETWORK AND IS SUBJECT  | LEASE AREA EXHIBIT  |



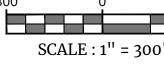
|   | I  |
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| S | EC |

| <u>200'</u> F | PROPERTY OWNER LIST   |
|---------------|---|
| PARCEL ID NO. | OWNER'S NAME/ADDRESS  |
| 74.12-1-15    | James R Jones<br>30 Mt Nebo Rd, Orangeburg NY 10962                   |
| 74.12-1-16    | Richard A McQuade<br>157A Kings Highway, Orangeburg NY 10962          |
| 74.12-1-17    | Susan R Ferguson  |
| 74.12-1-18    | I 57 Kings Highway, Orangeburg NY 10962<br>John P Bartolotta          |
| 74.12-1-19    | 148 Kings Highway, Orangeburg NY 10962<br>Mia C Pagnozzi              |
| 74.12-1-20    | 147 Kings Highway, Orangeburg NY 10962<br>Peter Gordon                |
| 74.12-1-21.1  | 141 Kings Highway, Orangeburg NY 10962<br>Lori Destefano              |
| 74.12-1-23.1  | 135 Kings Highway, Orangeburg NY 10962<br>Michael Woulfe              |
| 74.12-1-23.2  | 129 Kings Highway, Orangeburg NY 10962<br>Michael Woulfe              |
| 74.12-1-25    | 131 Kings Highway, Orangeburg NY 10962                                |
|               | Feliberto Germosen<br>I 17 Kings Highway, Orangeburg NY 10962         |
| 74.12-1-26    | Denis Doyle<br>I Kingswood Dr, Orangeburg NY 10962                    |
| 74.15-1-17    | St. Thomas Aquinas College<br>I 25 Route 340, Sparkill NY 10976       |
| 74.16-1-1     | St. Thomas Aquinas College<br>125 Route 340, Sparkill NY 10976        |
| 74.16-1-2.1   | Dominican Convent<br>175 Route 340, Sparkill NY 10976                 |
| 74.16-1-2.2   | Dowling Housing Corp  |
| 74.16-1-4     | 9 Thorpe Dr, Sparkill NY 10976<br>Victor S Alemany                    |
| 74.16-1-5     | I 59 Kings Highway, Orangeburg NY 10962<br>Joel J Rhodes              |
| 74.16-1-6     | 165 Kings Highway, Orangeburg NY 10962<br>Walter Aurell               |
| 74.16-1-7     | 171 Kings Highway, Orangeburg NY 10962<br>Regina Fogarty              |
| 74. 6- -8     | 175 Kings Highway, Orangeburg NY 10962<br>Camp Venture Inc.           |
| 74.16-1-14    | 25 Smith St, Suite 512, Nanuet NY 10962<br>Joey Poblete               |
| 74.16-1-15    | 7 N Queens Ct, Orangeburg NY 10962<br>Merna Binns                     |
|               | 8 N Queens Ct, Orangeburg NY 10962                                    |
| 74.16-1-16    | Fauzia Abdul-Quader<br>9 N Queens Ct, Orangeburg NY 10962             |
| 74.16-1-17    | NY Oratory of St Philip Neri<br>175 Route 340, Sparkill NY 10976      |
| 74.16-1-18    | Thomas Artin<br>PO Box 206, Sparkill NY 10976                         |
| 74.16-1-19    | Anthony Scorziello<br>10 N Queens Ct, Orangeburg NY 10962             |
| 74.16-1-20    | Fernando O Dy<br>11 N Queens Ct, Orangeburg NY 10962                  |
| 74.16-1-21    | Mary F Contreras<br>12 N Queens Ct, Orangeburg NY 10962               |
| 74.16-1-22    | Khris M Arvanites   |
| 74.16-1-23    | 13 N Queens Ct, Orangeburg NY 10962<br>Thorpe Housing                 |
| 74.16-1-24.1  | PO Box 254, Sparkill NY 10976<br>St. Thomas Aquinas College           |
| 74.16-1-24.2  | 125 Route 340, Sparkill NY 10976<br>Camp Venture Inc.                 |
| 74.20-1-2     | 25 Smith St, Suite 512, Nanuet NY 10962<br>St. Thomas Aquinas College |
| 74.16-1-3.1   | I 25 Route 340, Sparkill NY 10976<br>Mary Kate Dillon                 |
| 74.16-1-3.2   | I 50 Kings Highway, Orangeburg NY 10962<br>Gianna Moyles              |
| 74.16-1-3.3   | 152 Kings Highway, Orangeburg NY 10962<br>Shawn Looram                |
| , ידי, 3.3    | Snawn Looram<br>154 Kings Highway, Orangeburg NY 10962                |
|               |   |

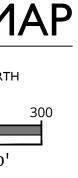




SOURCE: GOOGLE EARTH



# PRELIMINARY SITE PLAN FOR ST. THOMAS AQUINAS COLLEGE PROPOSED TRACK & FIELD CTION 74.16, BLOCK 1, LOT 2.1 175 ROUTE 340 TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

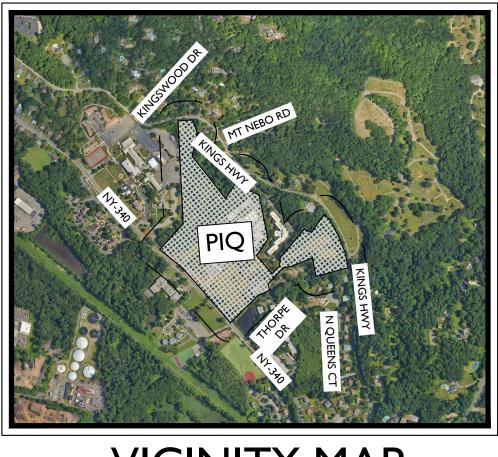


SCALE : 1" = 300

SOURCE: ROCKLAND COUNTY GIS

**PREPARED BY:** 

COLLIERS ENGINEERING & DESIGN, CT, P.C. 300 TICE BOULEVARD, SUITE 101 WOODCLIFF LAKE, NJ 07677



VICINITY MAP SOURCE: GOOGLE EARTH

|          | INDEX OF SHEETS                             |                    |  |  |
|----------|---|--------------------|--|--|
| SHT. No. | DRAWING TITLE                               | LATEST<br>REVISION |  |  |
| I        | COVER SHEET                                 |                    |  |  |
| 2        | DEMOLITION PLAN                             |                    |  |  |
| 3        | OVERALL LAYOUT PLAN                         |                    |  |  |
| 4        | LAYOUT PLAN                                 |                    |  |  |
| 5        | GRADING, DRAINAGE, & UTILITIES PLAN         |                    |  |  |
| 6        | GRADING, DRAINAGE, & UTILITIES BLOW-UP PLAN |                    |  |  |
| 7        | LANDSCAPE PLAN                              |                    |  |  |
| 8        | SOIL EROSION & SEDIMENT CONTROL PLAN        |                    |  |  |
| 9        | CONSTRUCTION DETAILS                        |                    |  |  |
| 10       | CONSTRUCTION DETAILS                        |                    |  |  |
| 11       | CONSTRUCTION DETAILS                        |                    |  |  |
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| and all whom  | <b>www.colliersengineering.com</b><br>Copyright © 2024. Colliers Engineering & Design All Rights Reserved. This drawing<br>and all the information contained herein is authorized for use only by the party for<br>whom the services were contracted or to whom it is certified. This drawing may not<br>be copied, reused, disclosed, distributed or relied upon for any other purpose<br>without the express written consent of Colliers Engineering & Design. |       |      |    |            |     |    |   |              |          |  |  |
| Doi   | ng B   | lusir | ness | as | 4          |     | Ņ  |   | Ş <b>Ę</b> ] | <b>R</b> |  |  |
| Ca  | PROTECT YOURSELF         ALL STATES REQUIRE NOTIFICATION OF         EXCAVATORS, DESIGNERS, OR ANY PERSON         PREPARING TO DISTURB THE EARTH'S         SURFACE ANYWHERE IN ANY STATE         Know what's below.         Call before you dig.         FOR STATE SPECIFIC DIRECT PHONE NUMBERS         VISIT: WWW.CALL811.COM   |       |      |    |            |     |    |   |              |          |  |  |
|   |  |       |      |    |            |     |    |   |              | Ŕ        |  |  |
| DATE DRAWN BY DESCRIPTION   |  |       |      |    |            |     |    |   |              |          |  |  |
| REV   |  |       | •    | •  | •          | •   | •  | • | •            | ·        |  |  |
| Image: Normalized state       Image: Normalized state         Image: Normalized state       Image: Normalized state |  |       |      |    |            |     |    |   |              |          |  |  |
|   |  | S     |      | BL | ON<br>OCI  | K 1 | 16 | ) |              |          |  |  |

LOT 2.1 125 ROUTE 340

#### TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK

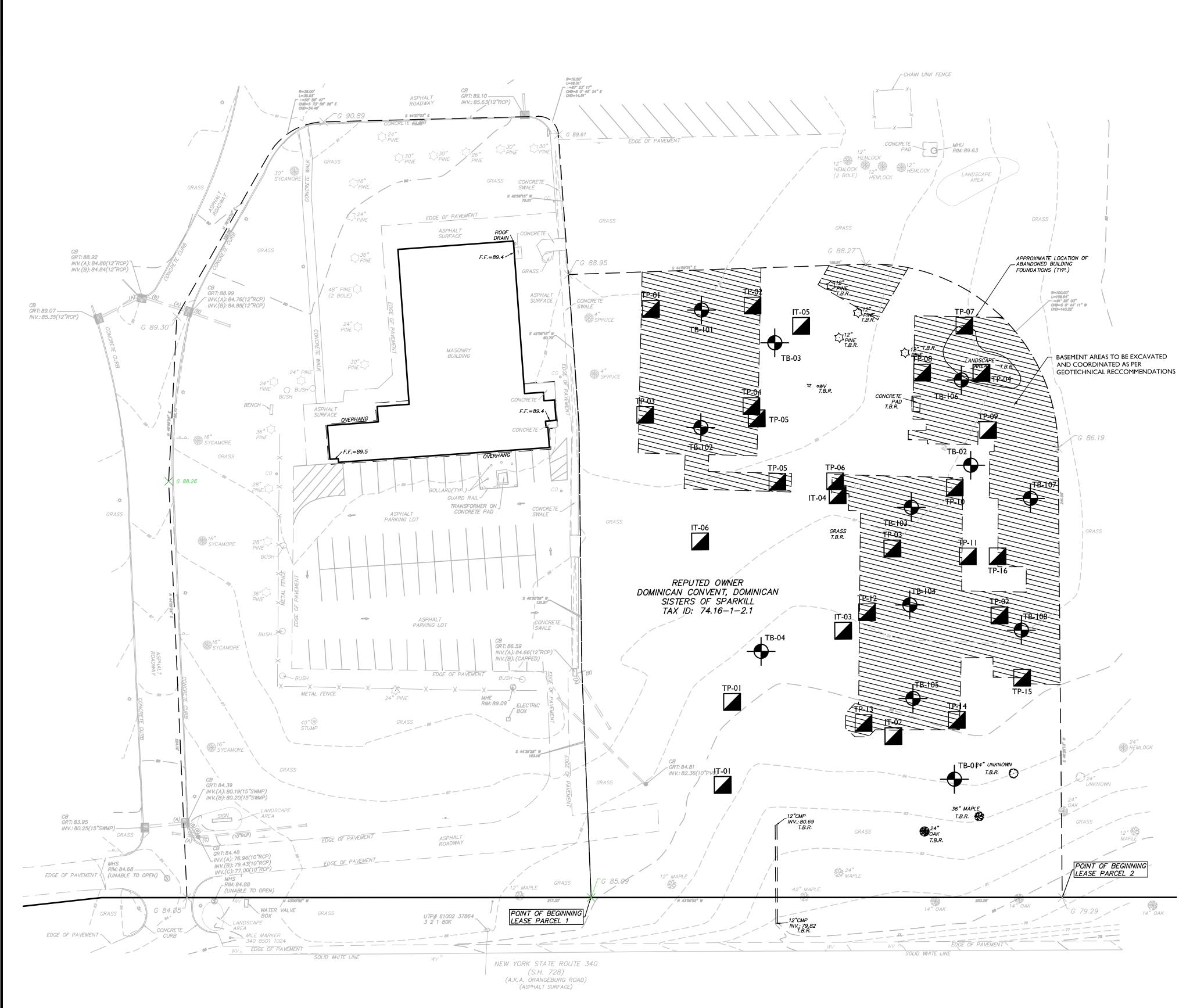
| Colli           | ers   | WOODCLIFF LAKE<br>300 Tice Boulevard<br>Suite 101  |           |             |  |  |  |  |
|-----------------|-------|--|-----------|-------------|--|--|--|--|
| nginee<br>& Des |       | Woodcliff Lake, NJ 07677<br>Phone: 845.352.0411<br>Colliers engineering & design, inc. doing<br>business as maser consulting |           |             |  |  |  |  |
| :               | DATE: |  | DRAWN BY: | CHECKED BY: |  |  |  |  |
| HOWN            | 8/2   | 1/24   | JAG       | JF          |  |  |  |  |
| CT NUMBE        | R:    | DRAWING NAME:  |           |             |  |  |  |  |
| 18001787        | 'B    | C-CVER   |           |             |  |  |  |  |
| COVER SHEET     |       |  |           |             |  |  |  |  |

of

| I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN<br>DEPICTED AND THAT I CONCUR WITH THE SUBMISSION. |      |
|--|------|
| OWNER  | DATE |
|  |      |
| APPROVED BY THE PLANNING BOARD OF THE TOWN OF ORANGETOWN AT REGULAR MEETING OF<br>DATE                               | THE  |
| CHAIRMAN   | DATE |
|  |      |
|  |      |
| SECRETARY  | DATE |
|  |      |
|  |      |

ENGINEER

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

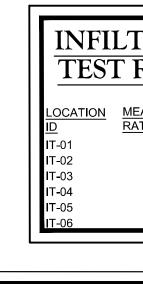


# **DEMOLITION NOTES:**

- I. THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION:
- OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- 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:

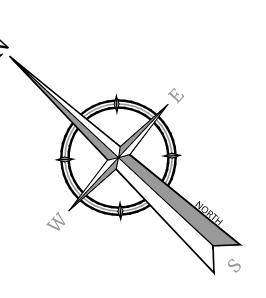
- MARK OUT IN ADVANCE OF ANY EXCAVATION.
- MARKOUT UTILITIES PRIOR TO CONSTRUCTION F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

- 8. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE STRUCTURAL OR GEOTECHNICAL ENGINEER.
- 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.
- OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- 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.
- APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
- SAFE WORK SITE.
- TO THE OWNER UPON REQUEST.
- OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
- BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.



UNDERGROUND.

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THI MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW



A. "LEASE AREA EXHIBIT", SHEET I OF I, DATED FEBRUARY 8TH , 2023, PREPARED BY COLLIER ENGINEERING & DESIGN, P.L.S. LIC. NO. 050820 OF NEW YORK B. GEOTECHNICAL EXPLORATION REPORT FOR ST. THOMAS AQUINAS COLLEGE TRACK AND FIELD, PREPARED BY COLLIERS ENGINEERING AND DESIGN, CT, PC, DATED 7/1/24.

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.). THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE

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

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

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

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.

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

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

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

13. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL

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.

16. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER

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

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

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

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

#### LEGEND TP-XX = TEST PIT LOCATION (JUNE, 2024); (SEE GEOTECHNICAL DATA REPORT DATED JULY 1, 2024) INFILTRATION TB-IXX 125 ROUTE 340 = TEST BORING LOCATION (JUNE, 2024); **TEST RESULTS** (SEE GEOTECHNICAL DATĂ REPORT DATED JULY 1, 2024) MEASURED INFILTRAT RATE (IN/HR) (MIN/MAX TB-XX = TEST BORING LOCATION (JANUARY, 2024); 23 / 24 (SEE GEOTECHNICAL DATĂ REPORT NEW YORK 13 / 19 DATED JULY 1, 2024) 24 / 24 TP-XX 10 / 15 = TEST PIT LOCATION (OCTOBER, 2023); Collie 24 / 24 (SEE GEOTECHNICAL DATA REPORT DATED NOVEMBER 14, 2023) 24/24 IT-X = INFILTRATION TEST LOCATION (OCTOBER, 2023 Engineer (SEE GEOTECHNICAL DATA REPORT & Desig DATED NOVEMBER 14, 2023) ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLE T.B.R = TO BE REMOVED = ITEMS TO BE REMOVED \_\_\_\_\_ = ITEMS TO REMAIN ABANDONED FOUNDATIONS TO BE REMOVED DEMOLITION PLAN SCALE : 1" = 30' of

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

# ATES REQUIRE NOTIFICAT EXCAVATORS, DESIGNERS, OR ANY PER PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE ow what's **below.** Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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Jesse Barrett Cokeley NEW YORK LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: 090987-01 COLLIERS ENGINEERING & DESIGN CT, P.C. N.Y. C.O.A #: 0017609

## PRELIMINARY SITE PLAN

FOR ST. THOMAS AQUINAS COLLEGE

> SECTION 74.16 BLOCK 1 LOT 2.1

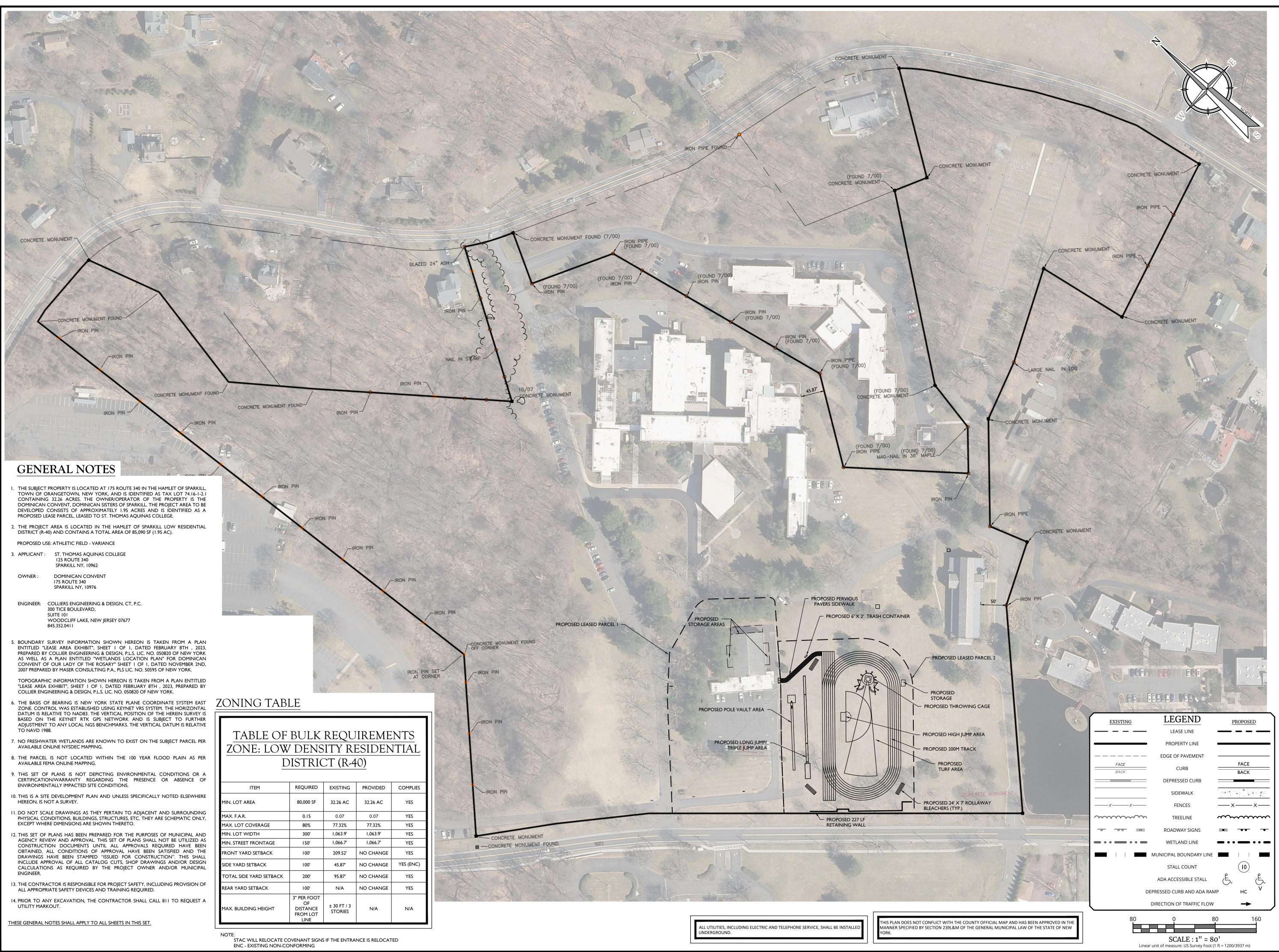
TOWN OF ORANGETOWN **ROCKLAND COUNTY** 

| _           | WOODCLIFF LAKE   |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|
| ers         | 300 Tice Boulevard<br>Suite 101<br>Woodcliff Lake, NJ 07677                                      |  |  |  |  |  |  |  |
| ring<br>ign | Phone: 845.352.0411<br>Colliers Engineering & Design, Inc. Doing<br>Business as maser consulting |  |  |  |  |  |  |  |
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



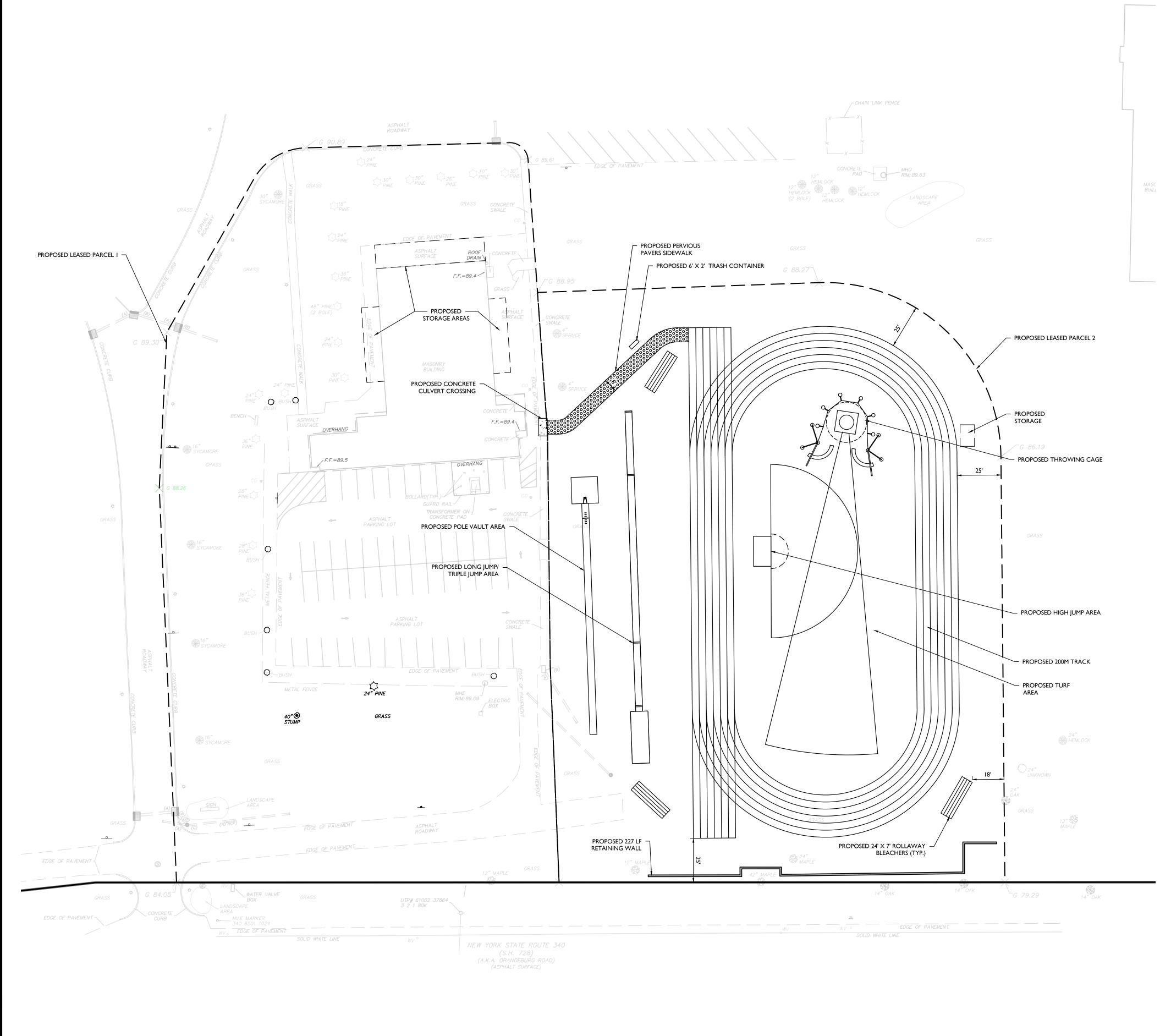
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|             | PRELIMINARY<br>SITE PLAN<br>FOR<br>ST. THOMAS AQUINAS<br>COLLEGE   |  |               |     |      |                                    |  |  |                                   |                                  |       |
|             | SECTION 74.16<br>BLOCK 1<br>LOT 2.1<br>125 ROUTE 340<br>TOWN OF ORANGETOWN<br>ROCKLAND COUNTY<br>NEW YORK  |  |               |     |      |                                    |  |  |                                   |                                  |       |
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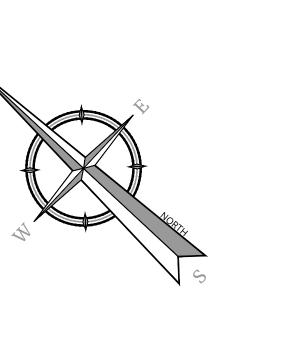
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ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.



|                 |   |              | C                   | 0                    | <b>[]i</b>                | er                               | s   |  |                                  |                   |
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| EXISTING                                | LEGEND                    | PROPOSED                                |
|---|---------------------------|---|
|   | LEASE LINE                |   |
|   | PROPERTY LINE             |   |
|   | EDGE OF PAVEMENT          |   |
| FACE<br>BACK                            | CURB                      | FACE<br>BACK                            |
|   | DEPRESSED CURB            |   |
|   | SIDEWALK                  |   |
| xx                                      | FENCES                    | xx                                      |
| ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ | TREELINE                  | ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ |
| <del></del>                             | ROADWAY SIGNS             | <u> </u>                                |
|   | WETLAND LINE              |   |
|   | MUNICIPAL BOUNDARY LINE   |   |
|   | STALL COUNT               | 10                                      |
|   | ADA ACCESSIBLE STALL      | L L                                     |
| D                                       | EPRESSED CURB AND ADA RAM | IP HC V                                 |
|   | DIRECTION OF TRAFFIC FLOW | <b>→</b>                                |
|   |                           |   |



SCALE : 1" = 30' Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m) NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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