

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, March 25, 2020

Time: 7:30 p.m.

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York

Project Name: West Lewis Avenue Minor Subdivision Plan;
Continued item from the September 25, 2019 meeting; PB#19-57

Location of Parcel: The site is located at 38 West Lewis Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 1, Lot 44 in the RG zoning district.

Distribution:

Rockland County:

- Planning Department
- Highway Department
- Park Commission
- Environmental Resources
- Drainage Agency
- Health Dept.
- Sewer District No.1

Town of Orangetown:

- Drainage Consultant
- **OBZPA** ✓
- **DEME** ✓
- **Highway** ✓
- **DTA** ✓
- **Fire Prevention (2)** ✓
- **TAB** ✓
- ZBA

2/20/2020

Other:

- New York State Department of Environmental Conservation
- U.S. Army Corp of Engineers
- Orange and Rockland Utilities
- Suez New York

Project Description: Prepreliminary/ Preliminary Subdivision Plan Review
If your comments are not received by this date, the Board assumes your agency does not have any comments.

Joseph G. Thompson Architect, PLLC

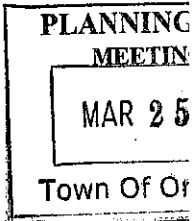
1006 Brown Street, Suite 212, Peekskill, New York 10566
PH: (845) 532-8156; EM: jgthompsonarchitect@gmail.com

To: **Town of Orangetown Planning Board**
Town of Orangetown
26 West Orangeburg Road, Orangeburg, New York 10962

Cc: Stokes Custom Homes, LLC
Attn: Daniel Stokes, Owner
39 West Lewis Avenue, Pearl River, New York 10965

Date: February 17, 2020

RE: **PROJECT NARRATIVE- WEST LEWIS AVENUE PROPOSED SUB-DIVISION**
39 West Lewis Avenue, Pearl River, New York 10965
S-B-L: 68.12-1-44



The project planned for 39 West Lewis Avenue, as originally presented to the Planning Board in September of 2019, is a proposed two-lot sub-division of an existing property located in a RG Single-Family Residence Zone. Since our initial meeting with the Planning Board, and subsequent meeting with the Zoning Board of Appeals, changes have been made alleviate concerns over a previously required lot area variance. The revised site plan proposes to annex 5'-0" of property along the Eastern border from the neighboring 33 West Lewis Avenue lot. This increases the size of the lot to be in compliance with the 10,000 SF minimum zoning bulk area requirement which addresses what has been the primary concern of the surrounding community.

Please contact my office with any questions or should any additional information be required at this juncture. We look forward to the opportunity to further review this project again in its revised format with the Planning Board.

Respectfully Submitted,

Joseph G Thompson, RA, M.Arch, NCARB, LEED AP, CSBA, CDT
NYS Registered Architect



Attachments:

1. Revised Drawing Sheet C1.01 REV 1 dated February 17, 2020 (1 Sheet).

*Continued
already had
into the
record*

Orangetown Quick Stop Site Plan
Prepreliminary/ Preliminary/ Final and SEQRA Review
Route 303 Overlay Zone
299 Route 303, Orangeburg; 74.11/2/48; CC zoning district

PB #19-56

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

X
West Lewis Avenue Minor Subdivision Plan
Prepreliminary/ Preliminary/ Final Subdivision and SEQRA Review
39 West Lewis Avenue, Pearl River; 68.12/1/44; RG zoning district

PB #19-57

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Western Highway Enterprises Site Plan - Consultation
423-427 Western Highway, Tappan; 74.14/2/39; LO & LI zoning district

PB #19-58

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

30 Rockland Park Avenue Site Plan
Final Site Plan Review
30 Rockland Park Road, Tappan; 77.16/1/33; LIO zoning district

PB #19-59

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

125 East Central Avenue Site Plan
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
125 East Central Avenue, Pearl River; 68.16/6/44; CS zoning district

PB #19-60

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Attendees: B. Peters, J. Dean, J. Slavin, M. Bettmann, R. Pakola
Non-Members: M. Mandel, D. Sampath

*Continued
go to ZBA*

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
Tel. (914) 271-4762 Fax. (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

Town of Orangetown Planning Board
20 Greenbush Road
Orangeburg, NY 10962

September 25, 2019

Attn: Thomas Warren, Chairman
Joseph Thompson, Architect

Re: Stokes, West Lewis Avenue Subdivision – Town of Orangetown
Pearl River, NY
Section 68.12, Block1, Lot 44

Dear Chair and Members:

Please be advised that our office performed a preliminary review and site inspection of the proposed sub-division of 39 West Lewis Avenue on September 25, 2019.

The work involved a soil test hole and a percolation test. The purpose of the test was to determine if there were any impediments to either a drywell or rain garden solution to the runoff from the proposed new house.

We noted well drained soil on both lots. Accordingly, we are confident, within a reasonable degree of engineering certainty that below grade infiltration devices can be designed to adequately accommodate storm water for both properties in conformance with current codes and regulations.

Please call if you any questions or require additional information.

Sincerely,



A handwritten signature in black ink, appearing to read "Ralph G. Mastromonaco", written over a horizontal line.

Ralph G. Mastromonaco, PE



**Department of
Transportation**

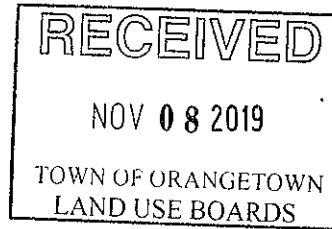
ANDREW M. CUOMO
Governor

MARIE THERESE DOMINGUEZ
Commissioner

LANCE MacMILLAN, P.E.
Regional Director

November 5, 2019

Christian Catania
Town of Orangetown Planning Board
20 Greenbush Road
Orangeburg, NY 10962



Re: **NYSDOT SEQRA# 19-221**
39 West Lewis Subdivision
39 West Lewis Avenue; Pearl River
Rockland County

Dear Mr. Catania:

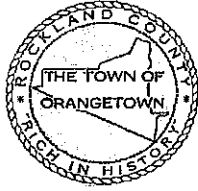
The New York State Department of Transportation (NYSDOT) is in receipt of a submittal for the subject project, received in our office on October 18, 2019.

As proposed, the project has minimal impact on the State Highway system and the NYSDOT has no additional comments at this time. The effort to involve the Department in the review process is appreciated.

Very truly yours,

Mohammed S. Islam
Assistant Engineer

cc: Steve DeMassio, P.E., Acting Resident Engineer, Residency 8-6
Rockland County Planning Department



**OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT**
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGETOWN, N.Y. 10962

Jane Slavin, RA
Director

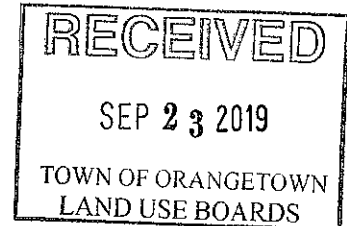
(845) 359-8410

Fax: (845) 359-8526

Date: September 23, 2019

To: Cheryl Coopersmith, Chief Clerk
Planning Board

From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.



Subject: **West Lewis Avenue Minor Subdivision Plan PB #19-57**
Prepreliminary/ Preliminary/ Final Subdivision and SEQRA Review
39 West Lewis Avenue, Pearl River;
68.12/1/44; RG zoning district

Submission Reviewed

New site plan C1.01 as prepared by Joseph G. Thompson Architect dated August 6, 2019.

1. The following variances are required: Rear Yard 25 feet required with 19.1' and 20.0' proposed; Lot area for Lot 1, 10,000 square feet required and 8,646 square feet proposed.
2. Per Chapter 2, section 2-4 A, the Applicant is required to obtain ACABOR approval.
3. Upon submission of proposed house plan for a building permit, the Applicant will be required to obtain ACABOR approval.
4. A full subdivision plan is required to be submitted that includes the items in the subdivision checklist.

JS
9/23/19



Department of Environmental Management and Engineering Town of Orangetown

127 Route 303 Orangeburg New York 10962
Tel: (845) 359-6502 • Fax: (845) 359-6951

September 20, 2019

Planning Board
Town of Orangetown
1 Greenbush Road
Orangeburg, New York 10962
Attn: Cheryl Coopersmith, Chief Clerk

Re: West Lewis Avenue Minor Subdivision Plan



Gentlemen:

This Department has the following comments/ recommendations.

1. The location of the sanitary house connections shall be shown for the two lots, including their connection (with invert elevations) to the sanitary mains.
2. Cleanouts (with invert elevations) shall be shown along the new sanitary house connection at all changes in direction and just inside property lines/ R.O.W. Also, a cleanout detail shall be added to the plans.
3. A sanitary sewer house sewer connection detail to the existing main shall be added to the plans.
4. All proposed grading shall be shown on the plan.
5. The plans shall show how the stormwater runoff from the new impervious areas will be handled.
6. The metes and bounds, as well as intended ownership, of all proposed easement(s) shall be shown on the plans.
7. Soil erosion and sediment control plans and details shall be submitted to this Department for review and approval.
8. Legends shall be added to the plans.
9. Monuments shall be drawn and labeled at all subdivision corners and along the R.O.Ws.
10. Iron pins shall be drawn and labeled at each property corner.
11. The existing edge of pavement shall be labeled along West Carroll Street and West Lewis Avenue.

Very truly yours,



cc: Highway file
Sewer file



BROOKER ENGINEERING, PLLC

NY OFFICE

74 Lafayette Avenue
Suite 501
Suffern, NY 10901

845.357.4411 Tel.
845.357.1896 Fax

NJ OFFICE

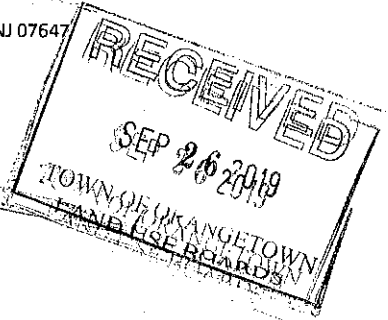
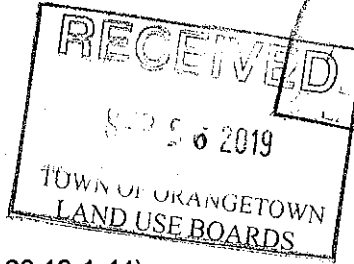
22 Paris Avenue
Suite 105
Rockleigh, NJ 07647

201.750.3527 Tel.

September 25, 2019

Town of Orangetown Planning Board
20 Greenbush Road
Orangeburg, New York 10962

Attn: Cheryl Coopersmith, Chief Clerk



Re: West Lewis Avenue Subdivision (tax lot 68.12-1-44)
Planning Board Drainage Review (for September 25, 2019 Planning Board meeting)
BBE #OTN0132

Dear Ms. Coopersmith:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following report in support of the West Lewis Avenue Subdivision application to the Town of Orangetown Planning Board:

Information Reviewed

1. "Topographical Survey of Lot 44 on Block 1 as shown on the Tax Map of the Town of Orangetown", Drawing not numbered, dated June 24, 2019, prepared by Steven L. Koestner, PE & PLS
2. "West Lewis Avenue Sub-Division", prepared by Joseph G. Thompson Architect, PLLC, signed and sealed by Joseph G. Thompson Architect, PE, dated August 6, 2019, Drawings CX1.01, C1.01
3. Project Application dated 8/01/2019

Project Description

The project consists of two lot subdivision with frontage on West Carroll Street and Lewis Avenue. The existing dwelling on the south side will remain and a new garage addition is proposed. The proposed lot to the north proposes a new single family dwelling, garage, and driveway. The land slopes downhill in a westerly direction. No stormwater mitigation is proposed for the project.

Project Comments

1. Proposed grading should be shown for the changes in land use.
2. Stormwater mitigation methods should be provided.
3. Total land disturbance should be provided.
4. Existing and proposed impervious surfaces should be quantified.
5. A Sediment and Erosion Control Plan should be prepared.

Drainage Review Recommendation

No information has been provided with respect to mitigation for potential significant impacts with respect to drainage. We therefore recommend that the West Lewis Subdivision not be approved for drainage at this time.

Very truly yours,

BROOKER ENGINEERING, P.L.L.C.
Kenneth DeGennaro, P.E.

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

Brian Brooker, P.E.	Eve Mancuso, P.E., C.M.E.	Ken DeGennaro, P.E., C.F.M.	Stuart Strow, P.E., C.F.M.
Anthony Riggi, P.E.	Dennis Rocks, P.E., C.F.M.	John Bezuyen, P.L.S.	
Hillary Chadwick, P.E.	Vincent Kane, P.E.	Nestor Celiz, P.E.	Benjamin Levitz, P.E.



Rockland County

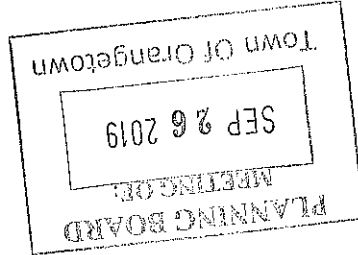
Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner



August 21, 2019

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 68.12-1-44

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N

Map Date: 8/1/2019

Date Review Received: 8/7/2019

Item: *WEST LEWIS AVENUE MINOR SUBDIVISION (O-2382)*

Two-lot subdivision of 0.4458 acres in the RG zoning district. Variances for lot area and rear setback are required for Lot #1, while a variance for rear setback is also required for Lot #2.

North side of West Lewis Avenue, south side of West Carroll Street, approximately 121 feet east of Railroad Avenue

Reason for Referral:

NYS Route 304

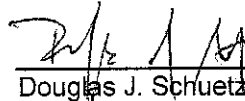
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 A review must be completed by the New York State Department of Transportation, any comments or concerns addressed, and required permits obtained.
- 2 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- 3 A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 4 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Standards for Urban Erosion and Sediment Control.
- 5 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 6 The site plan shall include map notes that list all appropriate information, including the district details.

WEST LEWIS AVENUE MINOR SUBDIVISION (O-2382)

7 We request the opportunity to review the variances that are needed to implement the proposed subdivision, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).



Douglas J. Schueta
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Health
Rockland County Drainage Agency
New York State Department of Transportation

Joseph G. Thompson Architect, PLLC

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

Rockland County HEALTH

CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health
Prevent. Promote. Protect.

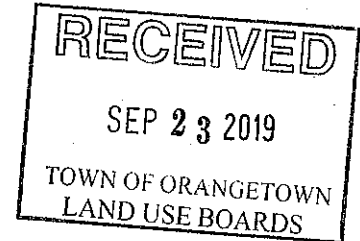
EDWIN J. DAY
County Executive

PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

September 19, 2019

Ms. Cheryl Coopersmith
Town of Orangetown Planning Board
20 Greenbush Road
Orangetown, NY 10962



Re: West Lewis Avenue Minor Subdivision
Tax Lot 68.12-1-44

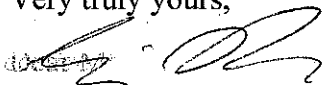
County Executive
Dear Ms. Coopersmith:

We have received an application and plans for the above referenced project prepared by Koestner Associates revised through July 17, 2019. Comments are as follows:

1. Should the board require a stormwater management system, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

If you have any questions, do not hesitate to contact the undersigned.

Very truly yours,

County Executive


Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Koestner Associates
Arlene Miller, Rockland County Department of Planning

County Executive PA



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

Phone: (845) 365-6111 Fax: (845) 365-6686

RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Dianne T. Philipps, P.E.
Executive Director

September 9, 2019

Ms. Cheryl Coopersmith
Town of Orangetown Planning Board
20 South Greenbush Road
Orangeburg, NY 10962

Re: West Lewis Avenue Minor Subdivision Plan
39 West Lewis Avenue, Pearl River
Tax Lot 89/68.12-1-44 (formerly 40-11-57.3)



Dear Ms. Coopersmith:

Our office has received and reviewed a proposed new site plan that was last revised on August 6, 2019, which Joseph G. Thompson, RA prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the Planning Board serving as lead agency for this review.
2. Rockland County Sewer District No. 1 does not object to the subdivision as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,

Joseph LaFiandra
Engineer II

cc: D. Philipps M. Saber
Helen Kenny-Burrows – Rockland County Department of Planning

File: TOO 68.12-1-44 – 39 West Lewis Avenue
Reader

Rocklandgov.com

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov



**Department of
Environmental
Conservation**

September 5, 2019

Cheryl Coopersmith
Town of Orangetown Planning Board
20 South Greenbush Road
Orangeburg, NY 10962



**Re: West Lewis Avenue Minor Subdivision – 39 West Lewis Avenue
Lead Agency Circulation Response
Town of Orangetown, Rockland County
CH# 8402**

Dear Ms. Coopersmith:

The New York State Department of Environmental Conservation (DEC or Department) has reviewed the submitted SEQR Notice of Intent to Serve as Lead Agency from the Town of Orangetown Planning Board for the above referenced project. Joseph G. Thompson Architect PLLC is proposing to subdivide an existing lot into two, construct a garage and addition to an existing residence, and construct a new single-family residence on 0.25 acre of a 0.45-acre site located at 39 West Lewis Avenue, Town of Orangetown, Rockland County.

The Department has no objection to the Town of Orangetown Planning Board assuming lead agency status for this project. Based upon our review of your inquiry received by the Department on August 14, 2019, we offer the following comments:

PROTECTION OF WATERS

There are no waterbodies that appear on our regulatory maps at the location you identified.

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.

FRESHWATER WETLANDS

Your site is not within a New York State protected Freshwater Wetland.



STATE-LISTED SPECIES

DEC has reviewed the State's Natural Heritage records. No records of sensitive resources were identified.

The absence of data does not necessarily mean that rare or other state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

SPDES STORMWATER (CONSTRUCTION)

The submitted documents indicate that approximately 0.25 acres (of the 0.45 acre site) are to be disturbed in order to develop the parcel. Compliance with the current SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-15-002) is required for projects that disturb one or more acres of land. If the project is revised so that one or more acres of land are proposed to be disturbed, the applicant must prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the current SPDES General Permit noted above.

As the Town of Orangetown is an MS4 area (Municipal Separate Storm Sewer System), the Town has responsibility for review of the SWPPP. The MS4 Acceptance Form must be submitted to the Department. For information on stormwater and the general permits, see the DEC website at <http://www.dec.ny.gov/chemical/8468.html>.

CULTURAL RESOURCES

We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is not located within an area considered to be sensitive with regard to archaeological resources. For more information, please visit the New York State Office of Historic Preservation website at <http://www.nysparks.com/shpo/>.

OTHER

Please note that this letter only addresses the requirements for the following permits from the Department: Protection of Waters, State-listed Species, and Freshwater Wetlands. Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. Applications may be downloaded from our website at www.dec.ny.gov under "Regulatory" then "Permits and Licenses."

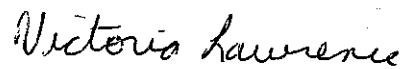
RE: West Lewis Avenue Minor Subdivision – 39 West Lewis Avenue
Lead Agency Circulation Response
Town of Orangetown, Rockland County
CH#: 8402

Date: September 5, 2019
Page 3 of 3

By copy of this letter we are advising the project sponsor of the above referenced resources, concerns and potential DEC permits. It is possible that the DEC permit requirements may change based upon additional information received or as project modifications occur.

Please contact this office if you have questions regarding the above information. Thank you.

Sincerely,



Victoria Lawrence
Division of Environmental Permits
Region 3, Telephone No. (845) 633-5454

Cc: Joseph G. Thompson Architect PLLC

Town of Orangetown Planning Board Meeting: September 25, 2019

Meeting Time - 7:30 p.m.

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York

- **Project Name: West Lewis Avenue Minor Subdivision Plan**

Location of Parcel: The site is located at 38 West Lewis Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 1, Lot 44 in the RG zoning district.

Response to request that the Town of Orangetown Planning Board BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:

On behalf of Rockland County Hwy Dept. (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that _____ serve as _____ intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

TAKES NO POSITION on Lead Agency designation in this matter

Dated: 08.19.19

Rockland County Hwy Dept.

Agency Name

By: [Signature]

Signature

Dyan Rajasingham

Printed Name of Signer

Please return within 30 days by

Fax: (845) 359-8526; E-mail: ccoopersmith@aol.com

Town of Orangetown Planning Board Meeting: September 25, 2019

Meeting Time - 7:30 p.m.

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York

- **Project Name: West Lewis Avenue Minor Subdivision Plan**

Location of Parcel: The site is located at 38 West Lewis Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 1, Lot 44 in the RG zoning district.

Response to request that the Town of Orangetown Planning Board BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:

On behalf of Orangetown ZBA (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that _____ serve as intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

TAKES NO POSITION on Lead Agency designation in this matter

Dated: Sept 4, 2019

Orangetown ZBA

Agency Name

By:

Signature

Dan Sullivan, Chairman

Printed Name of Signer

Please return within 30 days by

Fax: (845) 359-8526; E-mail: ccoopersmith@aol.com



Town of Orangetown Planning Board Meeting: September 25, 2019

Meeting Time - 7:30 p.m.

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York

- **Project Name: West Lewis Avenue Minor Subdivision Plan**

Location of Parcel: The site is located at 38 West Lewis Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 1, Lot 44 in the RG zoning district.

Response to request that the Town of Orangetown Planning Board BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:

On behalf of Rockland County Dept. of Planning (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that _____ serve as _____ intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

TAKES NO POSITION on Lead Agency designation in this matter

Dated: 8/19/2019

Rockland County Dept of Planning

Agency Name

By: [Signature]

Signature

Michael Keizer

Printed Name of Signer

Please return within 30 days by

Fax: (845) 359-8526; E-mail: ccoopersmith@aol.com

Town of Orangetown Planning Board Meeting: September 25, 2019

Meeting Time - 7:30 p.m.

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York

- **Project Name: West Lewis Avenue Minor Subdivision Plan**

Location of Parcel: The site is located at 38 West Lewis Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 1, Lot 44 in the RG zoning district.

Response to request that the Town of Orangetown Planning Board BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:

On behalf of Rockland County Health Dept (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

- CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.
- DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that _____ serve as intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.
- TAKES NO POSITION on Lead Agency designation in this matter

Dated: 9/19/19

Rockland County Health Dept
Agency Name
By: [Signature]
Signature Liz Mello
Printed Name of Signer

Please return within 30 days by
Fax: (845) 359-8526; E-mail: ccoopersmith@aol.com

**Planning Board Meeting of September 25, 2019
Town of Orangetown**

- **Project Name: West Lewis Avenue Minor Subdivision Plan**

Location of Parcel: The site is located at 38 West Lewis Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 1, Lot 44 in the RG zoning district.

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

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

- U.S. Postal: 20 South Greenbush Road, Orangeburg, New York 10962
 - Email to Planning Board at ccoopersmith@orangetown.com, or
 - Fax to the Town of Orangetown Planning Board @845 359-8526
- () Comments Attached (or to be provided prior to Meeting date noted above)
- () 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.

Dated: 08.19.19

Rockland County Highway Dept.
Agency Name
By: Dyan Rajasingham
Please Print Name

617.20
Appendix B
Short Environmental Assessment Form

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: West Lewis Avenue Sub-Division			
Project Location (describe, and attach a location map): 39 West Lewis Avenue, Pearl River, New York 10965			
Brief Description of Proposed Action: Sub-Division of existing lot into tow parcels. Existing residence fronting West Lewis Avenue to remain. New residence proposed to front West Carroll Street.			
Name of Applicant or Sponsor: Joseph G Thompson Architect, PLLC		Telephone: (845) 532-8156	
		E-Mail:	
Address: 1006 Brown Street, Suite 212			
City/PO: Peekskill		State: New York	Zip Code: 10566
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 checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Orange Town Zoning Variance from Zoning Board & Building Permit from Building Dept.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.45 acres	
b. Total acreage to be physically disturbed?		0.25+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.45 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<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 type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Joseph G Thompson Architect, PLLC	Date: August 2, 2019	
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



BULK TABLE REQUIREMENTS

ZONING INFORMATION	ZONE:	RG		
	Use:	Single-Family Residence		
	Permitted:	By Right		
MINIMUM REQUIREMENTS				
	Required	Existing	Proposed LOT 1	Proposed LOT 2
Lot Area	10,000 SF	19,421 SF +/-	10,000 SF +/-	10,156 SF +/-
Lot Width	75 FT	125.30 FT +/-	130.30 FT +/-	130.30 FT +/-
Street Frontage	50 FT	125.30 FT +/-	NO CHANGE	NO CHANGE
YARD SETBACKS- PRIMARY RESIDENCE/ GARAGE				
	Required	Existing	Proposed	Proposed
Front	25 FT	26.6 FT +/-	25.00 FT	NO CHANGE
Rear	25 FT	79.1 FT +/-	25.00 FT	11.4 FT +/-
Side	10 FT	21.5 FT +/-	24.0 FT	NO CHANGE
Total Side	30 FT	83.2 FT +/-	54.2 FT	59.6 FT +/-
MAXIMUM PERMITTED				
	Permitted	Existing	Proposed	Proposed
Floor Area Ratio	0.3 (6,058 SF) (TOTAL)	0.138 (2,614 SF +/-)	0.272 (2,724 SF +/-) (3,000 SF ALLOWED)	0.200 (3,058 SF +/-) (3,058 SF ALLOWED)
Building Height	1 FT 4 INCHES PER FT FROM LOT LINE (23'-2" @ 213')	<25'-2"	33'-4" @ 25' @ 33'-4"	15'-2" @ 11' @ 15'-2"

* INDICATES VARIANCE REQUIRED.

EXISTING FAR CALCULATION

	Area	FAR
Existing Residence- First Floor	1260 SF +/-	0.065
Existing Residence- Second Floor	934 SF +/-	0.048
Existing Garage	480 SF +/-	0.025
TOTAL	2,674 SF +/-	0.138

PROPOSED LOT 1 FAR CALCULATION

	Area	FAR
New Residence- First Floor	1,092 SF +/-	0.101
New Residence- Second Floor	1,092 SF +/-	0.101
New Garage	480 SF +/-	0.048
New Breezeway	60 SF +/-	0.006
TOTAL	2,724 SF +/-	0.256

PROPOSED LOT 2 FAR CALCULATION

	Area	FAR
Existing Residence- First Floor	1,090 SF +/-	0.101
Existing Residence- Second Floor	934 SF +/-	0.081
New Addition- First Floor	917 SF +/-	0.048
New Addition- Second Floor	917 SF +/-	0.048
TOTAL	3,058 SF +/-	0.286

NOTES:
 1. THIS SITE PLAN HAS BEEN PREPARED REFERENCING A PROPERTY SURVEY PREPARED BY STEVEN L. KOESTNER PL S NY'S LICENSE #50865 FOR DANNY STOKES DATED APRIL 1, 2019.
 2. LOT 1 NEW RESIDENCE FOOTPRINT SUBJECT TO CHANGE BASED ON FINAL DESIGN. CHANGES MUST CONFORM WITH ALL ZONING BULK REQUIREMENTS.
 3. NEW PLAN PROPOSES TO ANNEX 5'-0" OF PROPERTY FROM NEIGHBORING LOT ON EAST LOT LINE.

1 Proposed New Site Plan
 Scale: 1" = 10'-0"

Joseph G. Thompson Architect, PLLC
 1006 Brown Street, Suite 212, Peekskill, New York 10566 - PH: (845) 532-9156 - EM: jgthompsonarchitect@gmail.com



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

West Lewis Avenue Subdivision
 Daniel Stokes, Owner
 39 West Lewis Avenue
 Pearl River, New York 10965
 S-B-L: 88-12-1-44
 Town of Orangetown - Rockland County

Date: August 6, 2019
 Rev: 2.17.2020

C1.01

BOARD OF:
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FOR PLANNING BOARD REVIEW & APPROVAL