

**Town of Orangetown Planning Board Meeting**  
**Wednesday, April 22, 2020**



**Time:** 7:30 p.m.

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

**Project Name:** Tappan Plaza ~~Subdivision~~ and Site Plan

**Location of Parcel:** The site is located at 3-58 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 33, 34, 35, 36, 37 & 41 in the CS & LIO zoning district; in the Route 303 Overlay zone.

**Distribution:**

**Rockland County:**

- *Planning Department*
- *Highway Department*
- *Park Commission*
- *Environmental Resources*
- *Drainage Agency*
- *Health Dept.*
- *Sewer #1*

**Town of Orangetown:**

- *Drainage Consultant*
- *OBZPA*
- *DEME*
- *Highway*
- *DTA*
- *Fire Prev. (2)*
- *TAB*
- *ZBA*

**Other:**

- *New York State Department of Environmental Conservation*
- *New York State Department of Transportation: Permits/SEQRA*
- *U.S. Army Corps of Engineers*
- *Orange and Rockland Utilities*
- *Suez*
- *Borough of Northvale, New Jersey*
- *Tennessee Valley Gas*

**Project Description:** Prepreliminary/ Preliminary Subdivision and Prepreliminary/ Preliminary Site Plan Review

Please forward your completed review to this office by the meeting date. **If your comments are not received by this date, the Board assumes your agency does not have any comments.**

all by mail. 3/26

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**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](mailto: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: \_\_\_\_\_

Agency Name \_\_\_\_\_

By: \_\_\_\_\_

Please Print Name



**BOHLER**<sup>TM</sup>  
ENGINEERING

2929 Expressway Drive North, Suite 120  
Hauppauge, NY 11749  
PHONE 631.738.1200

14 Penn Plaza, Suite 814  
New York, NY 10122  
PHONE 646.661.4200

Subdivision

February 17, 2020  
Via Hand Delivery

Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown  
20 South Greenbush Road  
Orangeburg, New York 10962

Re: **Tappan Plaza**  
**3-58 Route 303**  
**Tappan, NY 10983**  
**Tax Map #: 77.15-1-33-37 & 41**  
**Project Narrative**

Dear Ms. Coopersmith,

Bohler Engineering, NY LLC has been retained to develop a Site Plan for a proposed 25,656 SF Lidl Supermarket and associated site work, including closure of the existing center curb cut, realignment and restriping of the parking lot, additional landscaped islands, new lighting, and new signage, at the above referenced location. The existing site is approximately 11.19-acre (487,237 SF) parcel with +/-847 linear feet of frontage along NYS Route 303. As part of the development, the existing multi-tenant building is proposed to be modified to demolish approximately 20,000 SF consisting of the previous buffet restaurant tenant space. All other tenants within the multi-tenant building are to remain. In addition, the pad buildings within the subject site are to remain undisturbed.

Additionally, as part of the site development the owner proposes to subdivide the existing parcel. A subdivision plan outlining the subdivision and parcels under contiguous ownership is provided under a separate application. The application proposes that the existing 11.19AC parcel be subdivided into three (3) new lots while maintaining three (3) additional existing lots resulting in a total of six (6) lots.

If you have any questions regarding the subject development, please do not hesitate to contact our office.

Sincerely,

**BOHLER ENGINEERING, NY PLLC**

Kristin DeLuca, P.E.  
Project Manager

RP/cm  
W:\2019\N19156\Admin\Letters\2020\N19156 - Project Narrative dated 2-17-2020.doc



# APPLICATION REVIEW FORM

**Applicant:** Lidl US, LLC Phone # 703-819-5305

**Address:** 144 LeFante Way Bayonne NJ 07002  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Benbrooke, LLC (c/o Pretium PM, LLC) Phone # 856-667-7601

**Address:** 130 Washington Ave Haddonfield NJ 08033  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Bohler Engineering, NY PLLC Phone # 631-738-1200

**Address:** 2929 Expressway Drive N Suite 120 Hauppauge NY 11749  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** Donald Brenner Phone # 845-359-2210

**Address:** 4 Independence Ave Tappan NY 10983  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** Donald Brenner Phone # 845-359-2210

**Address:** 4 Independence Ave Tappan NY 10983  
Street Name & Number (Post Office) City State Zip Code

## GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:  
(Check all that apply)

**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park     |
| <input type="checkbox"/> Long Path                       | <input checked="" type="checkbox"/> County Stream |
| <input checked="" type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> County Facility          |

List name(s) of facility checked above:

State Road - NYS Route 303, Municipal Boundary - NY/NJ state line, Sparkill Creek

### Referral Agencies:

- |  |  |
|--|--|
| <input type="checkbox"/> RC Highway Department       | <input type="checkbox"/> RC Division of Environmental Resources  |
| <input type="checkbox"/> RC Drainage Agency          | <input type="checkbox"/> RC Dept. of Health                      |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority       | <input type="checkbox"/> Palisades Interstate Park Commission    |
| <input type="checkbox"/> Adjacent Municipality _____ |  |
| <input type="checkbox"/> Other _____                 |  |

**APPLICATION REVIEW FORM**

**FILL IN WHERE APPLICABLE.**

**( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )**

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

**If site plan:**

- 1) Existing square footage 47,699 SF total buildings
- 2) Total square footage 53,387 SF total buildings
- 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 No

Are there **streams** on the site? If yes, please provide the names. Sparkill Creek

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

Attribute PFO1A

**Project History:**

Has this project ever been reviewed before? No

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.

77.15-1-33,36 & 41  
\_\_\_\_\_

# 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.

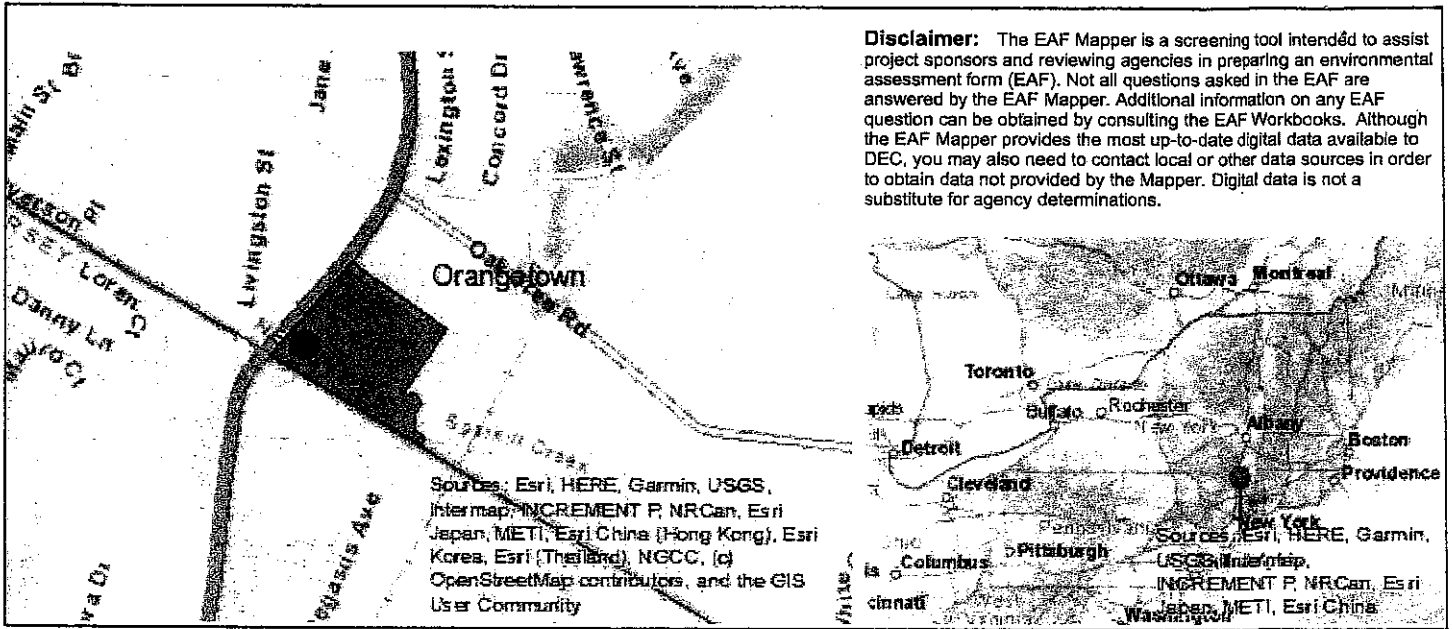
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Tappan Plaza Section 1.			
Project Location (describe, and attach a location map): 3-58 Route 303, Tappan NY 10983			
Brief Description of Proposed Action: Proposed 3 lot Commercial Subdivision			
Name of Applicant or Sponsor: Kristn DeLuca, Bohler Engineering NY PLLC		Telephone: (631) 738-1200 E-Mail: kdeluca@bohlereng.com	
Address: 2929 Expressway Drive North, Suite 120			
City/PO: Hauppauge		State: NY	Zip Code: 11479
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Rockland County Health Department, Rockland County Planning, NYSDOT, NYSDEC, Orangetown - Planning, Zoning, Architectural Review, Building Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		11.19 acres	
b. Total acreage to be physically disturbed?		3.54 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.19 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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			

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



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Discharge will flow to proposed inlets that will be connected to the existing stormwater system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) 72' x 35' temporary sediment basins during construction with a total capacity of 13,824 CF		
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:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Kristin DeLuca, Bohler Engineering NY PLLC</u> Date: <u>2/12/20</u> Signature: <u><i>Kristin DeLuca</i></u> Title: <u>Project Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No