

**June 10, 2020 Board Items:**

**New Items:**

**PB #20-25: 89 Western Highway Playground Site Plan**

Noble 9<sup>th</sup> German Masonic Park

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review

89 Western Highway, Tappan; 77.06/3/13; R-15 zoning district

**PB #20-26: Tappan Plaza Subdivision Plan**

Prepreliminary/ Preliminary/ Final Subdivision Plan and SEQRA Review

3-58 Route 303, Tappan

77.15/1/33-37 & 41; CS, LIO and Route 303 Overlay zoning district

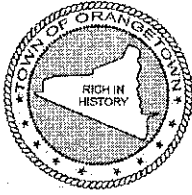
**PB #20-27: Tappan Plaza Site Plan**

Prepreliminary/ Preliminary Site Plan and SEQRA Review

3-58 Route 303, Tappan

77.15/1/33-37 & 41; CS, LIO and Route 303 Overlay zoning district

Dated: May 29, 2020.



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: June 4, 2020

To: Cheryl Coopersmith, Chief Clerk  
Planning Board

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



Subject: **86 Western Highway Playground Site Plan PB #20-25:**  
Noble 9<sup>th</sup> German Masonic Park  
Final Site Plan Review  
86 Western Highway, Tappan  
77.06/3/13; R-15 zoning district

Submission Reviewed:

New Playground site plans as prepared by Northern Civil and Draft Inc. last revised 3-25-2020.

1. On drawing A-2 the existing pavement is not shown being extended to the new parking area. Is the intent to extend the existing pavement? This area must be shown and included in the proposed area of disturbance and the proposed impervious area calculations.
2. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained and the Final Site Plan is stamped by the Chief Clerk to the Board.

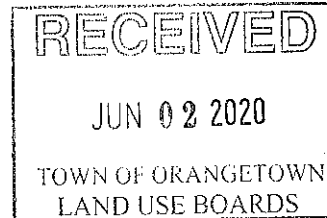


## Department of Environmental Management and Engineering Town of Orangetown

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

May 28, 2020

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



**Re: 86 Western Highway Playground Site Plan  
(Noble 9<sup>th</sup> German Masonic Park)**

**PB# 20-25**

Gentlemen:

This Department has the following comments/ recommendations.

1. The applicant still needs to comply with PB #20-09, conditions, 8 (total area of disturbance listed on plans – cover drawing through A3, A12), 9 (existing impervious vs. proposed impervious areas table on plans) and 10 (SESC plan.)
2. Drawings A1, A2 and A12 all seem to show different areas of disturbance (a.o.d.) This shall be corrected. The applicant's engineer is reminded and ALL demolition/ removal and all proposed work make up the entire a.o.d. and that complete a.o.d. needs to be shown and listed/ labeled on the drawings listed in comment #1 above.
3. While drawings A9 & A9.1 list proposed impervious coverage, existing impervious in those same areas is not clearly defined or shown. There is no comparison table of existing vs proposed impervious as requested in comment #1 above. Also, the pathways and areas listed are not clearly listed/ shown / defined on drawings A1 and A2. This shall all be coordinated and explained clearly.
4. Legends need to be added to the drawings.

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

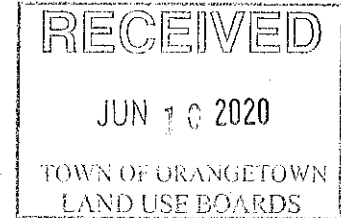
201.750.3527 Tel.

June 9, 2020

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

Attn: Cheryl Coopersmith, Chief Clerk

Re: 89 Western Highway Playground Site Plan (tax lot 77.06-3-13)  
Planning Board Drainage Review (for June 10, 2020 Planning Board meeting)  
BBE #OTN0142



Dear Ms. Coopersmith:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following report in support of the 89 Western Highway Site Plan application to the Town of Orangetown Planning Board:

### Information Reviewed

1. "New Playground at 89 Western Hwy Tappan, NY" Site Plans, prepared by Northern Civil and Draft Inc. signed and sealed by Brian F. Collins, PE, Drawings A-1, A-9 through A-15, E-1, drawings dated 9/18/2019
2. "Proposed Playground Site Plan", prepared by Northern Civil and Draft Inc. signed and sealed by Brian F. Collins, PE, Drawing A-2, drawing last revised 3/25/2020
3. Property Survey "Town of Orange Tax Map Sect: 77.06 Blk: 03.00 Lot: 013.00" signed and sealed by Louis H. Viscotti, Licensed Land Surveyor
4. Project Application dated 11/01/2019

### Project Description

This is our second drainage review report for this application; our last review was dated January 28, 2020. The property is the German Masonic Park located along the east side of Western Highway just south of Greenbush Road. The proposed work consists of the removal of an existing playground and replacement with a new playground at about the same location. The proposed playground surface consists of wood fiber over crushed stone and contains approximately 280 square feet of new sidewalks. The proposed land disturbance is located along the east side of the parcel, and stormwater runoff flows east toward the railroad.

### Project Comments

1. As per our January 28, 2020 report, add proposed contours to Drawing A-2.
2. As per our January 28, 2020 report, label and dimension new sidewalks and impervious areas on Drawing A-2. Provide the total new impervious area. Add the total land disturbance as a map note.
3. As per our January 28, 2020 report, show proposed grading within and adjacent to the playground. Provide a swale along the west (uphill) side of the playground to direct stormwater runoff around the playground. We recommend a part plan of this area be provided at a larger scale.
4. As per our January 28, 2020 report, the perimeter of the playground contains a concrete curb that is above existing grade as per the typical detail. Proposed grading should be shown on the Drawing A-2 to reflect the intent of the typical detail.
5. As per our January 28, 2020 report, show the proposed underdrains on Drawing A-10 on the Site Plan on Drawing A-2.

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.

6. ADA parking spaces adjacent to the playground have been added to for this submission. Show the paved drive aisle that will provide vehicular access for these spaces. Show proposed grades in this area that do not exceed ADA slope requirements.

**Drainage Review Recommendation**

The proposed action does not exceed the typical thresholds that require mitigation for potential significant adverse impacts with respect to drainage. We therefore recommend that the 89 Western Highway Playground Site Plan be approved for drainage subject to the above project comments.

Very truly yours,



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

**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 Miller**  
*Deputy Commissioner*

May 13, 2020

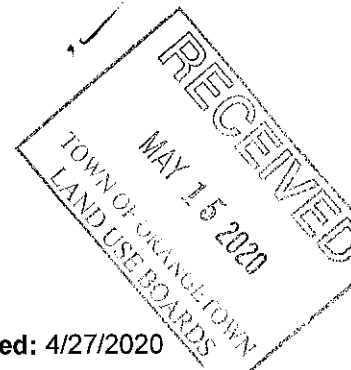
Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 77.06-3-13

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M

**Map Date:** 3/25/2020

**Date Review Received:** 4/27/2020



**Item:** 89 WESTERN HIGHWAY PLAYGROUND (O-2395A)

Site plan for the installation of a new playground at a camp located on 7.82 acres in the R-15 zoning district. A new concrete curb, fence, light poles, benches, and trash receptacles will be installed. The existing playground and chainlink fence are to be removed and replaced.

East side of Western Highway, west side of Greenbush Road, opposite Schreiber Street and Lafayette Road

**Reason for Referral:**

Western Highway (CR 15)


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 As per their letter of January 27, 2020, should a stormwater management system be required, a review shall be completed by the Rockland County Department of Health in compliance with the County Mosquito Code.
- 2 The applicant must comply with the comments made by the Rockland County Highway Department in their letter of December 20, 2019.
- 3 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- 4 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 5 The site plan must contain a vicinity map that has a north arrow and scale.

**89 WESTERN HIGHWAY PLAYGROUND (O-2395A)**

6 A lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

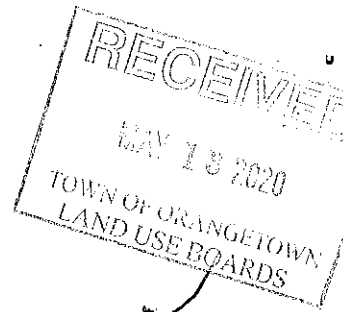
cc: Supervisor Teresa Kenny, Orangetown  
Rockland County Department of Health  
Rockland County Department of Highways  
Northern Civil And Draft Inc.

*\*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.*



**Planning Board Meeting of June 10, 2020  
Town of Orangetown**

**Project Name:** 89 Western Highway Playground Site Plan (Noble 9<sup>th</sup> German Masonic Park)

**Location of Parcel:** The site is located at 89 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.06, Block 3, Lot 13 in the R-15 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](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: 05.13.20

Rockland County Hwy Dept  
Agency Name  
By: Dyan Rajaningham  
Please Print Name