

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
--	--

PERMIT#: _____
ASSIGNED
INSPECTOR: _____

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

Project Name: The Carpentry Shop

Street Address: 238 Oak Tree Road
Tappan, NY 10983

Tax Map Designation:

Section: 77.15 Block: ~~77~~ 3 Lot(s): 3 18
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the left side of Oak Tree Road, approximately 53 feet set back of the intersection of Rockland Park Ave, in the Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel _____ School District <u>Orangetown</u> Ambulance District <u>Tappan</u> Water District <u>Suez</u>	Zoning District <u>LIO</u> Postal District <u>Tappan</u> Fire District <u>Tappan</u> Sewer District <u>Orangetown</u>
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Project Description: (If additional space required, please attach a narrative summary.)

Conditional use permit to occupy space, light manufacturing

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

Date: 12-7-2020 Applicant's Signature: Natalie M. Bin

APPLICATION REVIEW FORM

Applicant: Natalie Dion Phone # 646-761-1892

Address: 238 Oak Tree Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Property Owner: Dean/Carson Tappan LLC Phone # 201-662-1177 ext 104

Address: 24 W Railroad Ave PMB-278, Tenafly, NJ 07670
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: Natalie Dion Phone # 646-761-1892

Address: 238 Oak Tree Road 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.

_____ State or County Road
_____ Long Path
_____ Municipal Boundary

_____ State or County Park
_____ County Stream
_____ County Facility

List name(s) of facility checked above:

Referral Agencies:

_____ RC Highway Department
_____ RC Drainage Agency
_____ NYS Dept. of Transportation
_____ NYS Thruway Authority
_____ Adjacent Municipality
_____ Other _____

_____ RC Division of Environmental Resources
_____ RC Dept. of Health
_____ NYS Dept. of Environmental Conservation
_____ Palisades Interstate Park Commission

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 _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If **special permit**, list special permit use and what the property will be used for.

light manufacturing

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

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

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

Project History:

Has this project ever been reviewed before? Yes

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.

We went to the Planning Board for Conditional Use Permit
they approved and said next step is a Zoning Board

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

Debbie Arbolino

From: Natalie Dion <natalie@dcloc.com>
Sent: Thursday, January 28, 2021 11:03 AM
To: Debbie Arbolino
Subject: Fwd: list of property owners

[External Email]

----- Forwarded message -----

From: Cheryl Coopersmith <CCoopersmith@orangetown.com>
Date: Thu, Aug 27, 2020 at 11:40 AM
Subject: list of property owners
To: natalie@dcloc.com <natalie@dcloc.com>

Hi Natalie,

Here are the properties within 200 feet of 77.15-3-18 (your project site)

77.15-3-19: Susan Szeker, 210 Oak Tree Road, Tappan, New York 10983

77.15-3-20: Cain Mazariego, 200 Oak Tree Road, Tappan, New York 10983

77.15-3-17: Safden Realty Corp., 150 White Plains Road, #300, Tarrytown, NY 10591

77.15-3-21: Fedcar, 150 White Plains Road, #300, Tarrytown, NY 10591

77.15-3-36: Diane Krych, 60 Bennington Drive, Tappan, NY 10983

77.15-3-35: Donald Sullivan, 130 Lawrence St., Tappan, NY 10983

77.15-3-22: Homefront Realty, 29 N. Liberty Drive, Stony Point, NY 10980

77.15-3-23: Gustavo Madera, 116 Lawrence St., Tappan, NY 10983

77.15-1-30.1: Oak Tree Inn, 205 Oak Tree Road, Tappan, NY 10983

77.15-1-29: Leonard Sullivan, 201 Oak Tree Road, Tappan, NY 10983

77.15-1-30.2: Sullivan, 203 Oak Tree Road, Tappan, NY 10983

77.15-1-31: Little Bucs Gridiron, 215-245 Oak Tree Road, Tappan, NY 10983

77.16-1-33: Dean/Carson Tappan LLC, 150 White Plains Rd, Tarrytown, NY 10591

77.16-1-32: Dean/Carson Tappan LLC, 150 White Plains Rd, Tarrytown, NY 10591

77.20-1-1 Little Bucs Gridiron, 247-257 Oak Tree Road, Tappan, NY 10983

Any questions, please feel free to contact me.

Thank you,

Cheryl Coopersmith

Chief Clerk Boards and Commissions

Town of Orangetown

20 South Greenbush Road

Orangeburg, New York 10962

845-359-8410 ex 4330

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Natalie M Dion

Co- Owner and CFO of
DCL Outdoor Contracting &

Town of Orangetown Resume of Operations and Equipment

Application Instructions

This application is to define equipment and operations for a new or existing facility or process to determine applicability to Town of Orangetown Performance Standards. The information herein is required for the Town Zoning Board to make such determination regarding the Applicant's proposed use of the land.

Do not start work before obtaining necessary permits to avoid subjecting the Applicant and contractors engaged in The Project to enforcement action, which could include: 1) civil or criminal court action, or both; 2) fines; 3) an order to remove structures or materials or perform other remedial action; or 4) both a fine and an order.

If the facility has existing and applicable local, county, state or federal permits, licenses or certifications, copies of such are to be listed below and included in this application.

PROJECT NAME:

Type of Permit <small>e.g., air, water, waste, etc.</small>	Agency <small>local, county, state, federal</small>	Submitted Paper Copy? Y or N	URL or Website Information

The Applicant must provide information and background showing the derivation of anticipated air emissions, water discharges and waste disposal, appropriate to the Projects' applicability to Town Performance Standards.

This PDF document is based on Microsoft's Excel format converted to PDF. Data can be entered directly into the areas designated, or the application may be printed and filled in by hand. To fill in electronically, open this document in Adobe Acrobat, click on "Typewriter" under "Tools", and begin typing. Font size is restricted. Additional pages can be included in the application.

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PROJECT NAME: *The Carpentry Shop CO.*

Type of Permit <small>e.g., air, water, waste, etc.</small>	Agency <small>local, county, state, federal</small>	Submitted Paper Copy? Y or N	URL or Website Information
<i>Bldg Permit Town of Orangetown</i>			

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Town of Orangetown
Resume of Operations and Equipment

This Application is required for the Town to make a determination regarding the applicant's proposed use of the land and buildings. Attach Additional Sheets as Needed.

Certification and Identification Information

Type of Action/Application: Place an "X" to the left of the appropriate categories.

<input type="checkbox"/>	New	<input type="checkbox"/>	Significant Modification	Other:
<input type="checkbox"/>	Renewal	<input type="checkbox"/>	Administrative Amendment	
<input type="checkbox"/>	Minor Action	<input type="checkbox"/>	Major Action	

PROJECT NAME:

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein in this application, and information in support of it, and that based on my inquiry of those individuals responsible for obtaining the information, I believe that the submitted information is true, accurate and complete.

Responsible Official: Print <u>Natalie Dion</u>	Title: <u>EFO</u>
Signature: <u>Natalie M Dion</u>	Date: <u>12-7-2020</u>
Phone: <u>646-761-1892</u>	Email: <u>natalie@pdcloc.com</u>

Facility / Owner Information

Facility Name: <u>238 Oak Tree Road</u>	
Facility Address: <u>238 Oak Tree Road Tappan, NY 10983</u>	
Owner Name: <u>Dean/Carson Tappan III</u>	Business EIN:
Street: <u>24 W Railroad Ave PMB-278</u>	ZIP: <u>07670</u>
City/Town: <u>Tenafly, NJ</u>	State/Province: <u>NJ</u>

Ownership:	<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	
Place "X" to left of box	<input type="checkbox"/> Partnership	<input type="checkbox"/> Other:	

Owner/Firm/Facility Contact

Name: <u>Stephen Steiner</u>	Phone: <u>201-662-1177 ext 104</u>
Street Address: <u>24 W Railroad Ave PMB-278</u>	Fax:
City/Town: <u>Tenafly</u>	ZIP: <u>07670</u>
State/Province: <u>New Jersey</u>	Country:
Affiliation: <u>Property manager</u>	Title: <u>Property manager</u>
Email: <u>Stephen@Spmmanage.com</u>	

Town of Orangetown
Resume of Operations and Equipment

PROJECT NAME:

BUILDING & PROPERTY

Property Footprint, total sq. ft./acres	5000 sqft
Footprint, Largest structure, sq. ft.	5000 sqft
Highest 'Story' on Site	1
Total No. Structures	1

Parking sq. ft.	
No. Parking Spots	15
Full Time Employees	7
Part Time Employees	0

STATE ENVIRONMENTAL QUALITY REVIEW

This application requires completing and submitting to the Town only, the New York State Department of Environmental Conservation's Short Environmental Assessment Form, Appendix B to 6NYCRR 617.20. Some of this information may be duplicated herein. This form can be accessed at:

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf

The applicant must provide floor plans showing location of equipment, work stations, vents, exhausts, chimneys or stacks, and associated industrial processes.

OPERATIONS

Primary Line(s) of Business:		NAICS:	SIC:
1. Custom Architectural Woodwork and millwork		1. 337212	1. 2541
2. Manufacturing		2.	2.
3.		3.	3.
Week Days Operating	Monday to Friday		
No. Shifts per Day	1 Shift		
Hours per Day Operating	9Am to 5pm		

Principal Products of Manufacture/Assembly/Business

1.	Tables
2.	Desk
3.	Coffee Table
4.	Benches
5.	

Town of Orangetown
Resume of Operations and Equipment

PROJECT NAME: 238 Oak Tree Road ~~CA~~

NOISE

Based on descriptive decibel levels of Table A (following page), decibel corrections shown below as appropriate, and in accordance with the Town's Noise Performance Standard 4.181, evaluate the noise level for the processes you list below.

When appropriate, "frequency band cycles" as described in the Town's Noise Performance Standard will be evaluated by the facility in the event of non-compliance with levels proposed for this project. The Town may request this evaluation during the application process if more complex noise patterns are expected.

Type of Operation or Character of Noise	Decibel Correction
Daytime operation only	Plus 5
Noise source operates less than 20% of any one hour period	Plus 5
Noise source operates less than 5% of any one-hour period	Plus 10
Noise source operates less than 1% of any one-hour period	Plus 15
Noise of impulsive character (hammering, etc.)	Minus 5
Noise of periodic character (hum, screech, etc.)	Minus 5

Use dB categories in Table A following page	Noise Level/Range Anticipated Outdoor:			
'Loudest' Producers of Noise Include construction and process operations.	During Time of Busiest Activity	During Time of Slowest Activity	Frequency per day or Specific Time Ranges	Duration, denote hours or minutes
1. Table saws	9-5		9 AM to 5 PM	8 hrs
2. Drills	9-5		9 AM - 5 PM	8 hrs
3. Dust collection	9-5		9 AM - 5 PM	8 hrs
4.				
5.				

VIBRATION

It is understood that the applicant is familiar with, and anticipates compliance with, the Town's Vibration Performance Standard, 4.171, during project construction and ultimate project operations. Any anticipated aberrations from this expectation should be detailed below.

Town of Orangetown
Resume of Operations and Equipment

TABLE A
Decibel Levels

0	healthy hearing threshold	110	rock band; jackhammer, jet flyover @ 1000 ft.
10	a pin dropping	115	emergency vehicle siren; riveter
20	rustling leaves; quiet rural area, nighttime	120	thunderclap; oxygen torch
30	whisper, faint; quiet suburban area, nighttime	125	balloon popping
40	babbling brook, bird calls; quiet urban area, nighttime; computer	130	peak stadium crowd
50	light traffic; quiet urban area, daytime; refrigerator; residential air conditioner @ 50'	135	air raid siren, near jet engine
60	conversational speech @ 3'; air conditioner; heavy traffic @ 300'	140	jet engine at takeoff
70	shower; living room music; dishwasher	145	firecracker
75	toilet flushing; vacuum cleaner; gas lawnmower @ 100', commercial area	150	fighter jet launch
80	alarm clock; garbage disposal; noisy urban area, daytime	155	cap gun
85	passing diesel truck; snow blower	160	shotgun
90	squeeze toy; lawn mower, food blender, motorcycle @ 25'; arc welder; diesel truck @ 50' @ 50 mph.	165	.357 magnum revolver
95	inside subway car; food processor; belt sander	170	safety airbag
100	motorcycle (riding); loud auto horn @ 10'; lawn mower @ 3'; handheld drill	175	howitzer cannon
105	sporting event; table saw	180	rocket launch
<p>Most noise levels are given in dBA, which are decibels adjusted to reflect the ear's response to different frequencies of sound. Sudden, brief impulse sounds, like many of those shown at 120 dB or greater, are often given in dB (no adjustment).</p>		194	sound waves become shock waves

30 faint

50 moderate

70 loud

90 very loud

120 deafening

130 threshold of pain

Town of Orangetown
Resume of Operations Equipment

PROJECT NAME: 238 Oak Tree Road

Permits and Applicable Local, County, State & Federal Regulations

Does the new or modified facility, process(es) or equipment require ANY additional permits, licenses, certifications or other authorizations under local, county, state or federal jurisdiction, or adherence to the regulations below? If so, list the main applicable regulatory parts for each category.

For example, NYSDEC Air State Facility Permit: Part 201-5; Industrial wastewater discharge, State Pollutant Discharge Elimination System (SPDES), Part 750; large gas burning engines, NSPS Subpart JJJ.

Answers in the positive may cause the Town to only conditionally approve this project until these other requirements are met. Additional information and specificity of regulations may be required. It is the applicant's responsibility to provide proof of evidence of meeting all requirements.

AIR*

- EPA New Source Performance Standards
- NYSDEC:
 - Registration
 - Air State Facility Permit
 - Federal Title V Major Facility Permit

PRIMARY APPLICABLE REGULATIONS

Independent dust collection system

WASTE**

- Pesticide Control
- Solid & Hazardous Waste
- Radiation
- Mineral Resources & Mined Land Reclamation
- Noise from Heavy Motor Vehicles

RESOURCE MANAGEMENT***

- Land Use
- Mineral Resources
- Invasive Species
- Real Property and Land Acquisitions
- Water Regulator

WATER****

- All other water applicable matters

Suez water

GENERAL

- State Environmental Quality Review
- New York State Department of Health
- Uniform Procedures per 6NYCRR 621.1
- NYS Department of State
- Additional

N/A

* <http://www.dec.ny.gov/regs/2492.html>
 ** <http://www.dec.ny.gov/regs/2491.html>
 *** <http://www.dec.ny.gov/regs/2490.html>
 **** <http://www.dec.ny.gov/regs/2485.html>

Town of Orangetown
Resume of Operations and Equipment

PROJECT NAME: 238 Oak Tree Road Tappan

Combustion Sources

Combustion Source (engine, turbine, boiler, etc.)	No. of Units	Equipment Rating List HP, KW, MMBtu/hr, CFM with units	Fuels (e.g., natural gas, fuel oil, distillate or residual oil, waste oil, wood)
See Attachment			

Processes

Will any process, including combustion, use or storage, disposal, discharge, emission, or release to the environment, be applicable and/or reportable to:	*
---	---

EPA Greenhouse Gas Reporting	
EPA Toxic Release Inventory	
National Emission Standards for Hazardous Air Pollutants	
High Toxicity Air Contaminants per NYSDEC Part 212-2.2 Table 2	
Emergency Planning and Community Right-to-Know Act (EPCRA)	
Tier II NYS Emergency Response Commission	
*Solid Waste	X
Hazardous Waste	
FHWA or NYSDOT	
SPDES or NPDES	

* Mark with an 'X' those that are applicable.

Chemical Characterization Codes

Table B

Use these codes to characterize chemicals and chemical products.

Does any operation involve the use of any of the following:

Y or N

- B explosive and blasting agents
- C poison: gas,g; liquid,l; solid,s
- D irritant
- E flammable liquid
- F flammable solid
- H flammable gas: specify propane and/or butane
- H-a flammables, NOS
- I oxidizer
- J organic peroxide
- K combustible liquid
- L radioactive material
- M corrosive material
- N "dangerous when wet" material
- O etiological material
- P combustible fibers

N
N
N
Y
Y
N
N
N
N
N
N
N
N
N
N
N
N

Does any operation consist of the following:

- Q produces dust subject to explosion or spontaneous combustion
- R product poisonous fumes or gases
- T spray operations
- U fuel dispensing
- V propane gas forklifts
- W any other operation which may present a fire, explosive, radiological or other hazard

Y
N
N
N
Y
N

If none of the above, identify substances as:

- A aerosol
- G gas
- L liquid
- S/P solid/powder
- S/L slurry

Chemical Bulk Inventory

PROJECT NAME: 238 Oak Tree Road

SINGLE, NON-MIXTURE CHEMICALS Top 5 by Amounts Used/Stored	CAS Identification*	Table B Characterization Code List all that apply	Yearly Use/Stored (list gallons or pounds)
1. Wood cleaner (mineral spirits)	64741-88-4	G4741	
2. Wood finishes (Polyurethane)	68400-67-9		
3.			
4.			
5.			

Is there any mixing on-site of any combination of single, bulk substances and/or purchased mixtures? Indicate YES or NO

Identify any on-site, single non-mixture chemical that is:		
Known Human Carcinogen - KHC Probable Human Carcinogen - PrHC Possible Human Carcinogen - PHC Other - Indicate	Carcinogen Characteristic [#]	Yearly Consumption (gallons or pounds)
1. None		
2.		
3.		

CAS Identification*
https://ofmpub.epa.gov/sor_internet/registry/substreg/searchandretrieve/substancesearch/search.do?search=&substanceName=ethyl%20ketone&substanceNameScope=contains&substanceType=-1&hasComponents=both

[#] As would be expected to be found in agreement among bodies such as the National Academy of Sciences, the U.S. Department of Health and Human Services' Agency for Toxic Substance and Disease Registry, the World Health Organization's International Agency for Research on Cancer.

Chemical Mixtures Inventory

PROJECT NAME: _____

PURCHASED CHEMICAL MIXTURES List Top Three By Amount Used or Stored, and % of top three components of each mixture, excluding water.	CAS Identification* & Percentage	Table B Characterization Code List all that apply	Yearly Used/Stored (include units: gallons, g, or pounds, p)
M1. See Attachment			
a.			
b.			
c.			
M2.			
a.			
b.			
c.			
M3.			
a.			
b.			
c.			

Identify <u>any</u> on-site chemicals in any mixtures that are: Know Human Carcinogen - KHC Probable Human Carcinogen - PrHC Possible Human Carcinogen - PHC Other - Indicate	Carcinogen Characteristic	Yearly Used/Stored, gallons or pounds
1.		
2.		
3.		

Minwax wood finish premium oil base	10 quarts
Minwax wood finish water base.	8 quarts
Minwax polyurethane	3 quarts
Minwax polyurethane.	1 gallon
Rustoleum primer.	1 quart
Rustoleum primer	1 gallon
Valspar paint and primer	29 Oz x 4
Arborcoat deck and siding.	2 gallons
Valspar porch, floor and patio paint	1 gallon
Messmer's U.V. plus	2 gallons
Blue water Marine paint Epoxy primer	1 quart
Blue water Marine paint Epoxy primer	1 gallon
Minwax Heisman semi gloss	1 gallon
West System Epoxy Kit	1 gallon
Ecopoxy Flow Cast	3 Litres

Disposal of chemicals:

Garbage pick up weekly by Kenneth Hiep Inc.

Oil based cans are dropped off at the Household Hazardous Waste (HHW) Facility
(35 Firemens Memorial Dr Pomona, NY 10970) as needed.

Chemical Discharges

PROJECT NAME:

List raw material, or products, that emit to the atmosphere or discharge to land or water.	Does this material - or products they form - emit or discharge to a pollution control device? If so, list device(s).
SINGLE, NON-MIXTURE CHEMICALS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	

CHEMICAL MIXTURES	
1.	
2.	
3.	
4.	
5.	
6.	
7.	

Primary Process Descriptions

PROJECT NAME: _____

Describe Primary Processes:

Provide a facility blueprint, drawing or schematic showing locations of the processes described below.

**Characterization Codes from
Table B
List all that apply**

PP1		
PP2		
PP3		
PP4		
PP5		
PP6		
PP7		
PP8		
PP9		
PP10		

Control Systems

PROJECT NAME:

Describe control methods such as pollution and odor controls, fire alarm systems, automatic fire suppression devices such as sprinklers, portable fire extinguishers, and any other safety devices.

C1	
C2	
C3	
C4	
C5	
C6	
C7	
C8	
C9	
C10	

DEFINITIONS

Responsible official. A president, vice president, secretary, treasurer, general partner, proprietor, principal executive officer, ranking elected official, or any other person who performs policy or decision making functions and is authorized to legally bind a corporation, partnership, sole proprietorship, or government entity which operates a facility that is subject to the provisions of this Application. Whenever the term responsible official is used in this document or in any other Town regulations, it shall be deemed to refer to the "designated representative" with regard to all matters under this application.

Major action/project - actions for which permit applications are to be sent to the NYSDEC under 6NYCRR621.1.

Refer to: [https://govt.westlaw.com/nycrr/Document/l4ec443aacd1711dda432a117e6e0f345?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/nycrr/Document/l4ec443aacd1711dda432a117e6e0f345?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

Minor Project - Projects as described under NYSDEC's Uniform Procedures, 6 CRR-NY 621.4

Refer to: [https://govt.westlaw.com/nycrr/Document/l4ec46aa7cd1711dda432a117e6e0f345?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/nycrr/Document/l4ec46aa7cd1711dda432a117e6e0f345?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

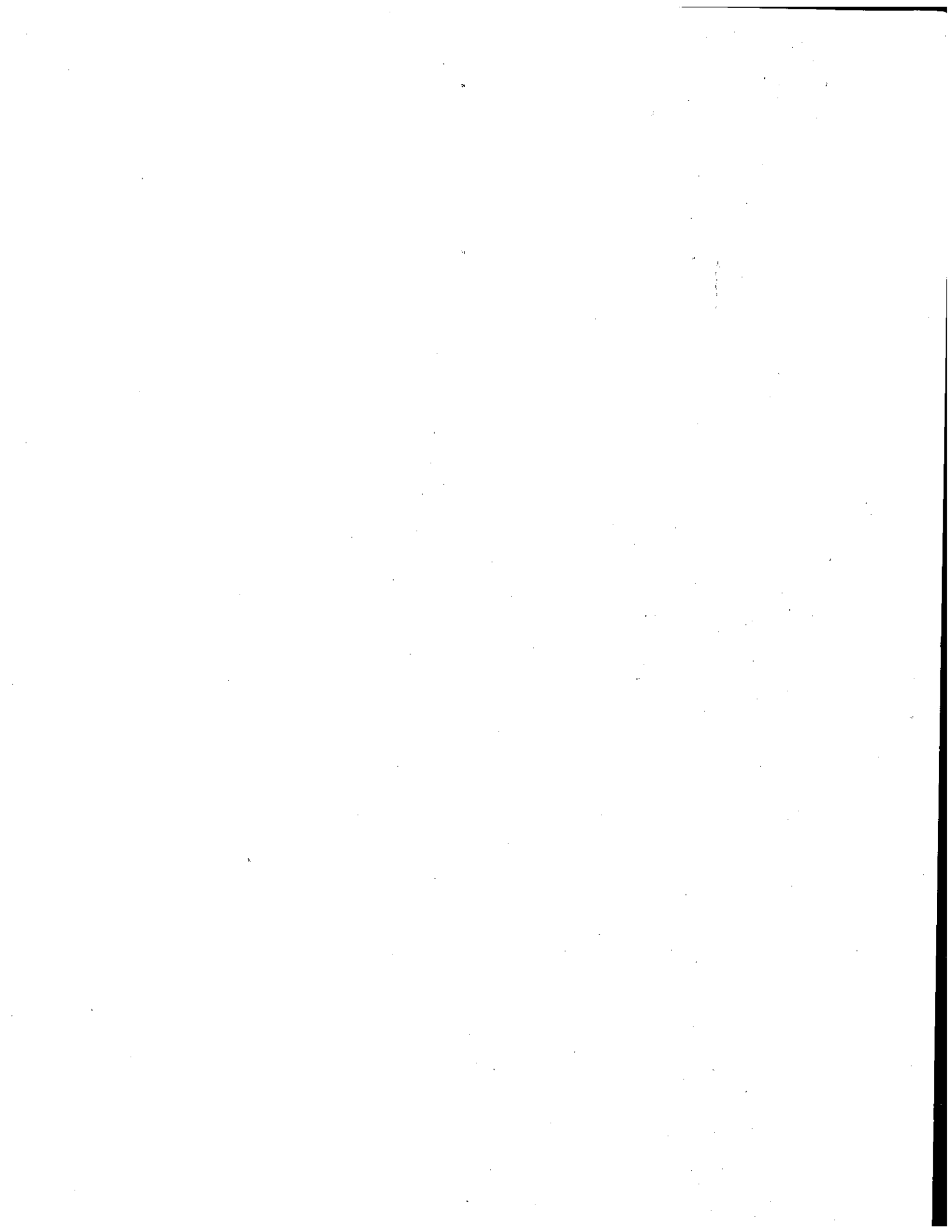
Modification means any change or amendment whatsoever to a permit that is currently in force, including permit transfer.

Research and Development activities. The primary purpose of such activities is to conduct research and development into processes and products, where such activities are conducted under the close supervision of technically trained personnel. Research and development activities do not include activities whose primary purpose is to produce commercial quantities of materials.

RESERVED

Additional Information or Explanations

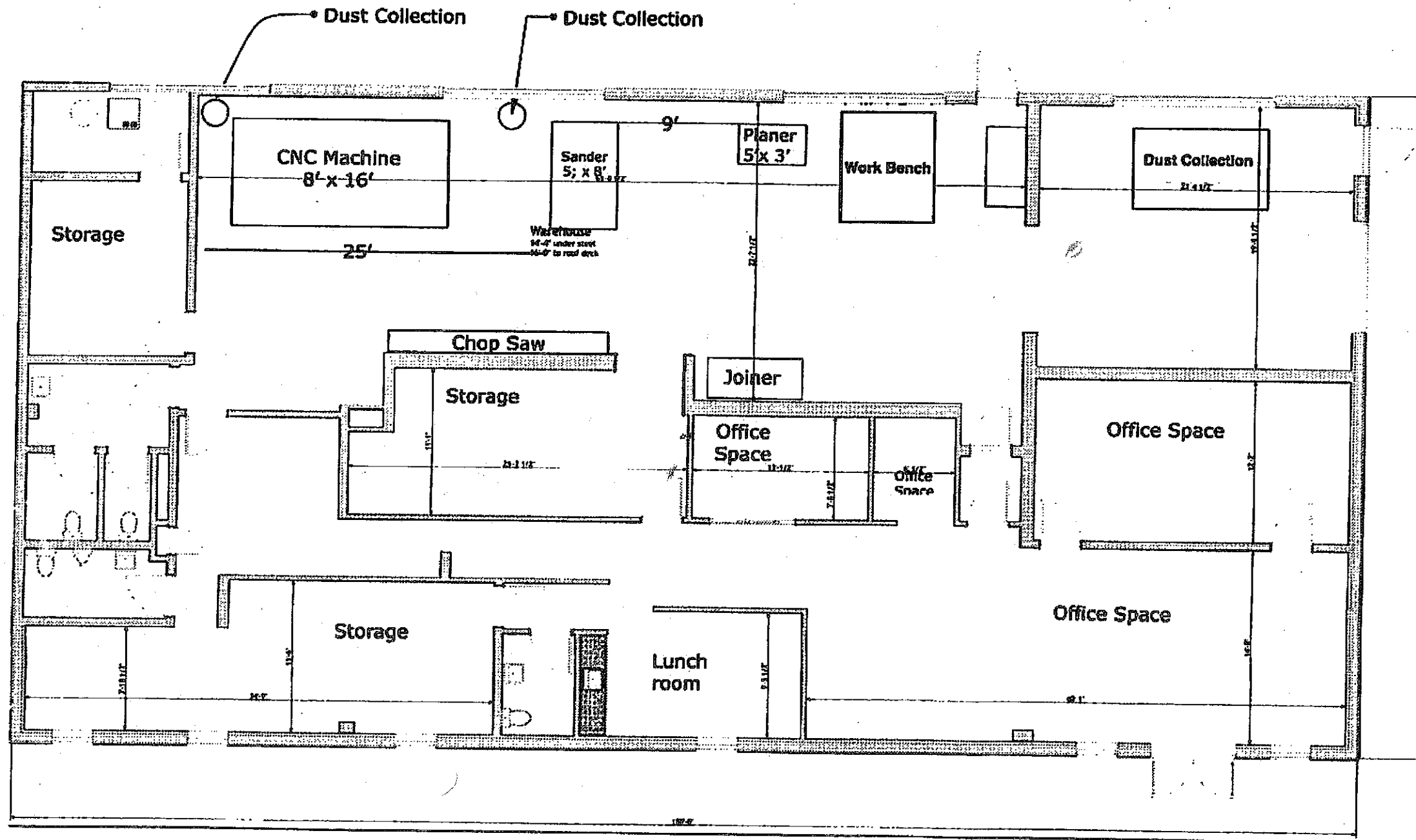
PROJECT NAME:



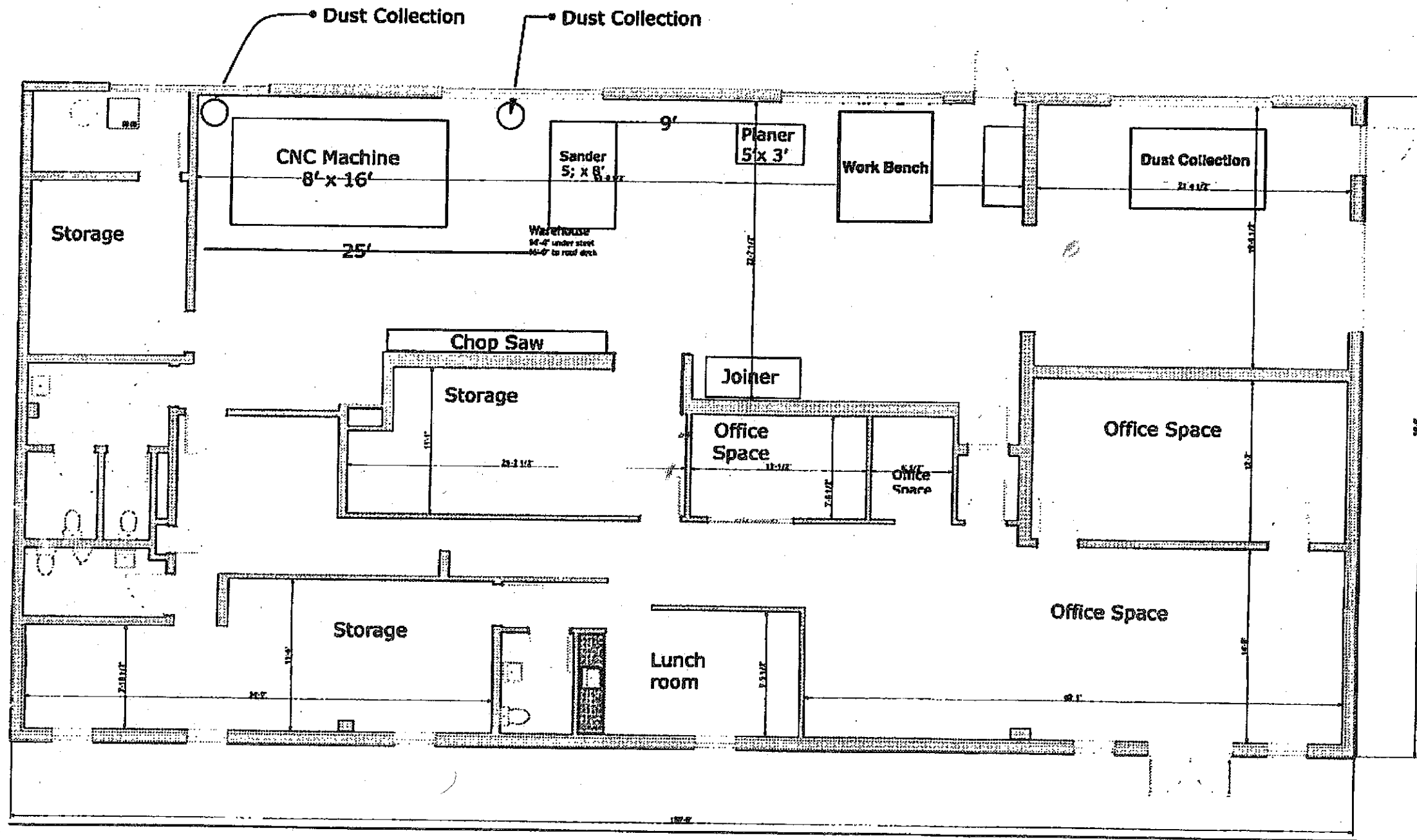
Plan Information:
Owner Name: Dean/Carson Tappan LLC
Address: 238 Oak Tree Road Tappan, NY 10983
Sec-Blk-Lot: 77.15 . 3. 18

Prepared by: Natalie Dion

Date: January 5, 2020



MAR - 3 2021



Plan Information:
Owner Name: Dean/Carson Tappan LLC
Address: 238 Oak Tree Road Tappan, NY 10983
Sec-Blk-Lot: 77.15 . 3. 18

Prepared by: Natalie Dion

Date: January 5, 2020

MAR - 3 2021
 TOWN OF TAPPAN

**PB#20-42: The Carpentry Shop
Granted Final Conditional Use Permit/ Neg. Dec.**

Permit # 50407

Town of Orangetown Planning Board Decision

October 28, 2020

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TO: Natalie Dion, 238 Oak Tree Road, Tappan, New York 10983
FROM: Orangetown Planning Board

RE: The Carpentry Shop - Conditional Use Permit: The application of Natalie Dion, applicant, for Dean/Carson Tappan, LLC, owner, for Prepreliminary/ Preliminary/ Final Conditional Use Permit Review, at a site to be known as **"The Carpentry Shop"**, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown, Chapter 43, Section 8.1 of the Town of Orangetown Zoning Code and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 238 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 3, Lot 18, in the LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, October 28, 2020**, at which time the Board made the following determination:

Natalie and Julian Dion appeared and testified.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, dated October 21, 2020.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated October 27, 2020.
3. Letters from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated September 29, 2020 and Michael Kezner, dated September 25, 2020.
4. A letter from Rockland County Drainage Agency, signed by Vincent Altieri, Executive Director, dated October 5, 2020.
5. A notice from the Rockland County Highway Department signed by Dyan Rajasingham, dated September 23, 2020.
6. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated October 27, 2020.
7. Letters from the Town of Orangetown Zoning Board of Appeals, signed by Daniel Sullivan, Chair, dated October 7, 2020.
8. A Short Environmental Assessment Form, signed by Natalie Dion, dated August 31, 2020.

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9. Project plans noting location of site and interior space.
10. Project Narrative prepared by Natalie and Julian Dion, with photographs.
11. Copy of Building Permit application, dated August 6, 2020, prepared by Rick Oliver, Building Inspector.

The Board reviewed the Plan. The Board opened the item to the Public.

There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and second by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye

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 Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye, the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management

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and Engineering, and having heard from the following involved and interested agencies: Rockland County Drainage Agency, Rockland County Department of Planning, Rockland County Sewer No. 1 and having reviewed the proposed plan, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources; -Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown's Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye, the Board made a Negative Declaration pursuant to SEQRA.

In view of the foregoing and the testimony before the Board, the application was Granted a Final Conditional Use Permit, pursuant to Chapter 43, Section 8.1 of the Town of Orangetown Zoning Code. The Board made the following Findings and Comments:

- The proposed use, size and character is in harmony with the development in the district in which it is proposed to be situated and will not be detrimental to the zoning classification of such properties.
- The proposed location and size of the use, nature and intensity of operations involved, and the site layout in relation to access streets will not be hazardous to pedestrian or vehicular traffic.

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- The proposed location of the use will not hinder or discourage development or use of adjacent land and buildings.
- The proposed use will not require additional public services or create fiscal burdens upon the Town of Orangetown greater than those which characterize uses permitted by right.

In addition, the approval is SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant is proposing to operate a landscaping business and a carpentry business.
2. Conditional Use approval by the Planning Board is required per Chapter 43, table 3.11, column 4, number 4;
 - i. *"Light manufacturing uses, subject to performance standards procedure,*
 - ii. *§ 4.12, and additional use requirements."*
3. Application must be made to the Town or Orangetown Zoning Board of Appeals for Performance standards review and approval.
4. Review and approval are required for all signage from the Town of Orangetown Architecture and Community Appearance Board of Review.
5. The Short Environmental Assessment Form must be revised and resubmitted as follows:
 - Part 1, #2, must be checked "Yes" and indicate that Zoning Board of Appeals approval and a building permit are required.
 - Part 1, #3, a, b, c, must be provided.
 - Part 1, #5, a and b shall be checked "Yes."
 - Part 1, #10 shall be checked "Yes."
6. Rockland County Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:
 1. Conditional Uses are subject to a higher standard of review than as-of right uses. The Town Planning Board shall be satisfied that the proposed light manufacturing use complies with the general standards for conditional uses outlined in Section 8.1 of the Town Code.
 2. A review must be completed by the Rockland County Drainage Agency, and any comments or concerns addressed, and any required permits obtained.

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Continuation of Condition #6...

3. A review must be completed by the Rockland County Department of Health, and any required permits obtained.

4. The number of employees must be provided, as well as a parking calculations, to ensure there is adequate parking in compliance with the minimum required off-street parking spaces for the LIO zoning district found in Column 6 of the Table of General Use Regulations.

5. As column 4 of the Table of General Use Regulations, light manufacturing uses are subject to the performance standard procedure. The Rockland County Department of Planning requests the opportunity to review any variances that may be needed to implement the proposed subdivision, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

7. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.

8. The Rockland County Drainage Agency (RCDA) reviewed the submitted information and found that the site is within the jurisdiction of the RCDA. However, a Stream Control Act permit from the RCDA is not requested for the proposal. Please note that any future development proposal for this site will require a review and written determination from the RCDA as to whether a permit is required.

9. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Rockland County Sewer District #1
- Rockland County Department of Health
- Town of Orangetown Zoning Board of Appeals
- Rockland County Department of Planning

The foregoing Resolution was made and moved by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Bruce Bond, abstain; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, and Mike McCrory, aye.

The Clerk of the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and this Office of the Planning Board.

Dated: October 28, 2020

Town of Orangetown Planning Board

attachment

**State Environmental Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

**PB#20-42: The Carpentry Shop
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This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

NAME OF ACTION: The Carpentry Shop

SEQR STATUS: Type I _____ Unlisted XXXXXX
CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Conditional Use Permit

LOCATION: The site is located at 238 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 3, Lot 18, in the LIO zoning district.

REASONS SUPPORTING THIS DETERMINATION:

The Orangetown Planning Board, 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:

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

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning
Administration and Enforcement; Town of Orangetown; 20 South Greenbush
Road Orangeburg, NY 10962; Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant
- Involved Agencies