

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: August 18, 2020

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway
- Fire Prevention (Performance Standards)

- Rockland County Drainage
- Rockland County Health ✓
- Rockland County Planning ✓
- Rockland County Highway ✓
- NYS DEC
- US Army Corps

Review of Plans: Chefman Site Plan, 29 Corporate Drive, Orangeburg, NY

Section 73.19 Block 7 / Lot 8; LIO zone

This matter is scheduled for:

Chapter 43, LIO District, Group CC, Section 3.12, Columns 7 (Front Yard: 100' required, 129' existing, 57.1' proposed), 9 (Side Yard: 100' required, 100.4' existing, 57' proposed), 11 (Rear Yard: 100' required, 66' existing, 1' proposed; to 100' buffer); and 12 Building Height: 14.25' permitted, 27.8' proposed) and from Section 3.11 Column 7 refers to LO District, Column 7 #2 (All loading berths shall be within completely enclosed buildings: 4 new outdoor loading berths proposed), #3 (No parking is permitted in any required yard, 8 parking spots are proposed in the front yard) for an expansion to an existing building.

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

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

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: October 7, 2020

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, October 7, 2020** . **Kindly forward your completed review to this office by October 7, 2020.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



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: July 31, 2020

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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

Subject: **Chefman Site Plan** **PB#20-03**
Prepreliminary/Preliminary Site Plan and SEQRA
29 Corporate Drive, Orangeburg
73.19-2-8; LIO zoning district.

Submission Reviewed:

Site Plan last revised June 26, 2020 as prepared by Lanc and Tully, PC.

Application is for an expansion of an existing building to add warehouse space.

- 1) Applicant must confirm compliance with ZBA decision #92-20, shipping and receiving and truck traffic of any kind only permitted from 5:00 am until 11:00 pm.
- 2) The following variances are required:

Per Chapter 43, Table 3.12, Bulk Regulations:

- Front Yard required 100', 129.0' existing and 57.1' proposed.
- Side Yard required 100', 100.4' existing and 57' proposed.
- Rear Yard required 100', 66' existing and 1' proposed (to required 100' buffer)
- Building Height permitted 14.25' with 27.8' proposed.
- All accessory off-street loading berths shall be within completely enclosed buildings, 4 new loading docks proposed.
- No parking is permitted in any yard, with 8 spots proposed in front yard.

JS 7-31-2020



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: July 30, 2020

Applicant: Chefman Site Plan

Address: 29 Corporate Drive, Orangeburg, NY

Section: 73.19

Block: 2

Lot: 8 LIO

Permit# 49378

Plans Submitted: Chefman signed and sealed by David Edward Higgins PE
dated August 12, 2018 last revised June 26, 2020

Project Name: Chefman Site Plan

Date of Submittal to Land Use Board: 7/30/ 2020

Date of Board Meeting: TBD

RECEIVED

JUL 30 2020

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Sincerely,

Debbie Arbolino

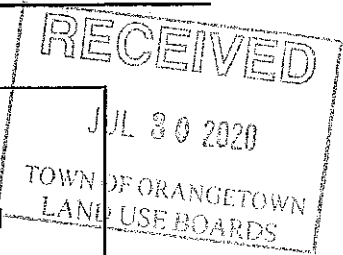
Administrative Aide

Date/Initial of OBZPAE Review Completed: *JS* 7-31-2020

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2020 LAND USE BOARD APPLICATION



Please check all that apply:

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

PERMIT#: 49378

ASSIGNED

INSPECTOR: _____

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

Project Name: Chefman

Street Address: 29 Corporate Drive
Orangetown, N.Y. 10962

Tax Map Designation:
Section: 73 Block: 1 Lot(s): 8
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the South side of Corporate Drive, approximately
1,500 feet of the intersection of Blaisdale Road, in the
Town of ORANGETOWN in the hamlet/village of Orangeburg.

Acreage of Parcel <u>7.21</u>	Zoning District <u>LIO</u>
School District <u>Pearl River</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>So. Orangetown</u>	Fire District <u>Orangeburg</u>
Water District <u>Suez Water</u>	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*
The project proposes a 36,683 sq. ft. addition to the south and west side of the existing one story 50,000 sq. ft. building to enlarge the warehouse portion of the building.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 7/23/2020 Applicant's Signature: Ralph [Signature]

APPLICATION REVIEW FORM

Applicant: Ralph Newhouse, CEO - Chefman Phone # 845-233-2435

Address: 200 Performance Drive Mahwah NJ 07495
Street Name & Number (Post Office) City State Zip Code

Property Owner: 29 Corporate Drive LLC Phone # 845-553-0000

Address: 200 Performance Drive Mahwah NJ 07495
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: David Higgin, PE, Lane & Tully PC Phone # 845-294-3700

Address: P.O. Box 687 Goshen NY 10924
Street Name & Number (Post Office) City State Zip Code

Attorney: Donald Brenner, PE, LLB Phone # 845-359-2210

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

Contact Person: David Higgins, PE, Lane & Tully PC Phone # 845-294-3700

Address: P.O. Box 687 Goshen NY 10964
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 type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input checked="" type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

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 50,000 _____
- 2) Total square footage 86,683 _____
- 3) Number of dwelling units _____

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 _____

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? _____

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.

**PB#20-03: Chefman Site Plan
Preliminary Site Plan Approval Subject
to Conditions/ Neg. Dec.**

Permit #49378

**Town of Orangetown Planning Board Decision
June 15, 2020
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**TO: David Higgins, Lanc & Tully, P.O. Box 687, Goshen, New York
FROM: Orangetown Planning Board**

RE: Chefman Site Plan: The application of Ralph Newhouse, applicant, for 29 Corporate Drive, LLC, owner, for a Prepreliminary/ Preliminary Site Plan Review. The site is known as "Chefman Site Plan", 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 21A of the Code of the Town of Orangetown. The Planning Board is 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 29 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.19, Block 1, Lot 8; in the LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, January 15, 2020 and at a Virtual Meeting held June 15, 2020**, the Board made the following determinations:

January 15, 2020

David Higgins and Ralph Newhouse appeared and testified.

The Board received the following communications:

1. A Project Review Committee Review dated January 8, 2020.
2. An Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R. A., A.I.A., Director, dated January 13, 2020.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 13, 2020.
4. A letter from Brooker Engineering signed by Kenneth DeGennaro, P.E., dated January 14, 2020.
5. A letter from the Rockland County Department of Planning, signed by Arlene Miller, Principal Planner, dated November 18, 2019.
6. A letter and a notice from the Rockland County Department of Highways, signed by Dyan Rajasingham, Engineer II, dated November 19, 2019.
7. Letters from the Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer, dated January 14, 2020.
8. A letter from the Rockland County Sewer District No.1, signed by Joseph LaFindra, Engineer I, dated January 7, 2020.

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9. A notice from Rockland County Division of Environmental Resources, signed by Allen Beers, dated November 18, 2019.
10. A notice from Suez, signed by Bill Prehoda, dated December 31, 2019.
11. An Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael Bettmann, Chief Fire Inspector, dated January 8, 2020.
12. A letter and notice from the Town of Orangetown Zoning Board of Appeals, signed by Patricia Castelli, Acting Chair, dated November 20, 2019.
13. A Short Environmental Assessment Form, signed by Ralph Newhouse, dated August 15, 2019.
14. A Project Narrative prepared by Lanc & Tully, Engineering and Surveying, signed by David Higgins, dated November 1, 2019.
15. A Building Permit Referral dated September 27, 2019, prepared by Rick Oliver, Deputy Building Inspector.
16. Site Plan prepared by Lanc & Tully, Engineering and Surveying, dated August 12, 2019.

The Board reviewed the plans. The hearing was opened to the Public.

The Applicant requested a **CONTINUATION**.

June 15, 2020

David Higgins, Jay Greenwell and Donald Brenner 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, R. A., A.I.A., Director, dated June 15, 2020.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated May 28, 2020.
3. A letter from Brooker Engineering signed by Kenneth DeGennaro, P.E., dated June 12, 2020.
4. An Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael Bettmann, Chief Fire Inspector, dated January 8, 2020.
5. Site Plan prepared by Lanc & Tully, Engineering and Surveying, dated August 12, 2019, last revised March 25, 2020.
6. A Stormwater Pollution Prevention Plan summary, prepared by Lanc & Tully Engineering and Surveying, dated March 20, 2020.

The Board reviewed the submitted information. The hearing was then open to the Public.

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

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) 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 William Young and seconded by Andrew Andrews and carried as follows: Thomas Warren, Chairman, aye; William Young, Vice Chairman, aye; Michael McCrory, aye; Andrew Andrews, aye; Michael Mandel, aye; Robert Dell, aye; Bruce Bond, abstain and Stephen Sweeney, 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, the applicant's professional representatives, namely Lanc & Tully, Engineering and Surveying, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): The Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Sewer District No.1, Rockland County Drainage Agency No.1, Rockland County Department of Health, and having reviewed proposed Site Plan by prepared by Lanc & Tully, Engineering and Surveying, a summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action:

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

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Preliminary Site Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a Pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting".
2. Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.

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3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. Prior to appearing at the Town of Orangetown Architecture and Community Appearance Board of Review, the applicant shall come back to the Planning Board present the revised site plan and landscaping plan. Clearly delineate the fire lanes.
5. Clearly delineate the drainage easements on the Site Plan.
6. The existing 15-foot drainage easement along the south property line shall be shown on the Site Plan.
7. The Applicant must confirm compliance with the Town of Orangetown Zoning Board of Appeals decision #92-20, shipping and receiving and truck traffic of any kind only permitted from 5:00 a.m. until 11:00 p.m.
8. The proposed Site Plan requires the following variances from the Town of Orangetown Zoning Board of Appeals, per Chapter 43, Table 3.12, Bulk Regulations:

	Existing	Proposed
Minimum Street Frontage Required is 100'	129.0'	57'
Minimum Side Yard Required is 100'	100.4'	57'
Minimum Rear Yard Required is 100'	66'	1' (to required 100' buffer)
Building Height Permitted 14.25'		27.8'
9. Floor plans and building elevations must be provided.

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10. Is there any additional lighting proposed?

11. Existing and proposed mechanical equipment must be shown.

12. Indicate the extent of tree clearing required for the proposed addition. Mark trees to be removed with "X".

13. The site, landscaping, architectural plans and pylon sign shall be reviewed by the Town of Orangetown Architecture and Community Appearance Board of Review.

14. The Environmental Assessment Form has been reviewed and the following items need to be corrected:

- Part I, number 2 shall be marked "Yes" as approval from the Town of Orangetown Zoning Board of Appeals is required.
- Part 1, numbers 10 and 11 shall be marked "Yes" and confirmation of system capacity provided.
- Part 1, number 17 shall be marked "Yes"

15. Permit number 31919, dated July 31, 1991 for a new rooftop HVAC unit is expired. The applicant must contact the Town of Orangetown Building department to obtain required inspections and close out.

16. The total area of disturbance (a.o.d.) shall be clearly defined on the plans and stated in the required SWPPP.

17. The applicant's engineer is advised that the SWPPP shall be prepared, submitted AND approved PRIOR to this site plan receiving Final Approval. This letter supplied by the applicant's engineer, contains no backup or calculations so its conclusions cannot be verified. The SWPPP shall be prepared and sealed by a NYS Licensed Professional Engineer, in compliance with the New York State Stormwater Management Design Manual (NYSDEC SMDM), the NYS SPDES General Permit for Stormwater Discharges from Construction Activities (SPDES GP -0-20-001), the NYS Standards and Specifications for Erosion and Sediment Control (Blue Book) and Town of Orangetown Town Code (Chapter 30C & 30D), shall be prepared for the proposed site plan. The SWPPP shall include water quality and Water quantity measures, pre and post stormwater runoff calculations utilizing the current rainfall intensity values for this area (example: 100 yr. - 9.07 inches/hour.) It shall also include pollution control measures, calculations/ breakdown of all proposed land disturbances, showing how the total a.o.d was determined, etc. The SWPPP/ calculations shall design onsite storage to achieve zero net increase in runoff as well as describe by explanation and calculations, how Chapter 6 (Green Infrastructure) and Chapter 9 (Redevelopment) of the NYS SMDM are satisfied by the stormwater management design.

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18. The SWPPP shall also include the following:
 - a. The SWPPP shall be bound by a 3-ring binder.
 - b. The introduction to the SWPPP and the drawings shall clearly identify the specific type of infiltration pond that is being proposed using the naming system spelled out in the NYSDEC Stormwater Management Design Manual.
 - c. The beginning of the SWPPP shall include a table showing elevation vs. area vs. Volume numbers for the proposed infiltration pond system & water quality (WQ) practices.
 - d. The drainage calculations shall contain year storm vs volume vs elevation tables for all of the proposed stormwater systems and WQ features.
 - e. The drainage calculations shall also include storage-elevation tables and curves for the stormwater infiltration system and WQ practices. Pre and post hydrographs shall also be provided in the calculations. It is recommended that the pre and post calculations and hydrographs be separated into separate appendices.

19. Soil borings, perc tests and determination of groundwater elevation shall be administered at the proposed drywell location. These tests shall be performed **PRIOR** to this proposal receiving **Final Approval** to ensure the adequacy of the proposed design. This information shall be added to the drainage calculations. The tests shall be performed in the spring when the ground water table is typically at its highest. The applicant's engineer shall provide a copy of the field perc test results to DEMA and the Building Department for review and approval.

20. Safety benches, aquatic benches, sediment depth markers, 25 foot buffer designation from high water mark, low flow channels, pond drains, plantings and plaques/ signs indicating SPDES number for the proposed stormwater forebay/ bio-retention basin and stormwater storage pond shall be added to the basin plans.

21. A 12-foot wide maintenance path shall be clearly depicted around the proposed forebay/ bioretention area and stormwater storage pond. The path shall be placed in order to reach all critical components: spillways, inlet & outlet structures, emergency spillway, etc.

22. "Blow-ups" of the proposed forebay/ bioretention area and stormwater storage pond shall be added to the plans. Cross-sections depicting the elevations at all the year storms designed for, plus their related storage volumes shall be included in said profiles.

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- 23.** The proposed limit of disturbance shall be clearly defined on the drawings. A suggestion would be to have only two drawings showing the "google" view of the property (one existing conditions and one proposed.) All other drawings shall be "standard", as per Site Plan previously submitted.
- 24.** Rip rap, or other approved energy dissipating device shall be depicted at all drainage exhaust piping including the stormwater basin exhaust. Details for same shall be added to the drawings.
- 25.** The location of the 100 year flood zone and any flood zones shall be clearly shown, if applicable.
- 26.** This revised Site Plan contains less information than the site plan submitted for the January 15, 2020 Planning Board Meeting. For example, the existing drainage easement along the front and east side of the property is not depicted on the current drawing. All existing and proposed easements (with the associated utilities/ improvements) and dedications, shall be shown on the drawings.
- 27.** The existing 5.56 x 3.6 RCP oval stormwater drainage line, along the North east side of the property, appears to be outside of the existing Town drainage easement (as depicted on the previous site plan submission.) The applicant shall prepare and show a widening of the existing easement to encompass this stormwater drainage line. The easement shall extend at least 10 feet beyond the "southern side" of the stormwater drainage line. The proposed easement shall be submitted to the Town of Orangetown Town Attorney's Office and DEME for review and approval.
- 28.** The monument sign is located directly over the 5.56 x 3.6 RCP oval stormwater drain line, this is unacceptable. The sign must be relocated away from the drainage line and outside of the easement requested in condition #27.
- 29.** The existing storm drain line located in the northern parking area, appears to be cut off due to the installation of the new addition. More detail shall be provided as to what is to happen with that drainage line.
- 30.** Separate drainage plans shall be added to the drawings showing all modifications to the existing system, as well as how/ where runoff from the new impervious areas shall be handled/ mitigated. See condition #17.

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- 31.** With the new 18 inch HDPE drainage line being constructed along the southern property line, will the existing drain facilities (catch basins, piping, headwall, be removed? If so, they shall be labeled as such.
- 32.** Profiles shall be added to the drawing set for all existing and proposed storm drain lines.
- 33.** The proposed contours are shown "tying into" the existing contours at right angles. This is unacceptable. The proposed contours shall tie into the existing contours in line/ gradually.
- 34.** A proposed grading plan shall be added to the drawing set.
- 35.** Copies of all correspondence, including any and all approvals, with the NYS Department of Environmental Conservation, U.S. Army Corps of Engineers, the Rockland County Drainage Agency, etc., in connection with this proposed site plan, shall be supplied to the Planning Board and DEME, prior to signing the map.
- 36.** A post construction stormwater maintenance agreement, in accordance with NYSDEC Phase II regulations, for the proposed stormwater systems, shall be submitted to DEME and the Orangetown Town Attorney's Office for review and approval. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with a telephone number, yearly report to be submitted to DEME, etc.
- 37.** Soil erosion and sediment control plans and details shall be added to the application drawing and submitted to DEME for review and approval.
- 38.** Because the project description states that approximately 15-20 new employees will occupy the building, sanitary calculations for the proposed site, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to DEME for review and approval. The applicant/ applicant's engineer is advised that the added number of employees may require addition facilities and sewer unit charges.
- 39.** Details and a profile shall be added for the proposed sewer (sanitary) line replacement called for on the drawing.
- 40.** The existing Town owned sanitary forcemain shall be shown in its' entirety and labeled on the site plan.

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41. The page and liber, or instrument number, ownership for **ALL** easements and dedications shall be given on the plan, not just the filed map number.

42. Legends shall be added to the plans. They shall clearly identify and distinguish between all existing and proposed features on the site plan.

43. The source bench with elevations for the referenced datum shall be added to the Site Plan.

44. Typical details, curbing, pavement, catch basin, outlet structure, inlet structure, etc. shall be added to the drawings.

**45. Drainage Review Recommendation - Brooker Engineering
Drainage Review Recommendation**

The proposed action has provided information that demonstrates that potential significant adverse impacts with respect to drainage can be mitigated. The Drainage Consultant, Brooker Engineering, therefore recommends that the Chefman Site Plan be approved for drainage subject to the following comments.

Project Description

This is the second drainage review report for this application, the last review was dated January 14, 2020. The property is located at southwest side of Corporate Drive about 1500 feet east of the intersection with Blasdell Road. There is an existing warehouse building located in the middle of the property. The size of the building addition has been increased to 47,335 square feet for this submission; it is proposed along the north, south, and west sides of the building. A small portion of the parking lot will be removed to accommodate the building expansion; expansion of the parking lot is proposed along the northern portion on the property.

The property has an east/west ridge and stormwater runoff flows from the ridge north towards Corporate Drive and south from the ridge towards the corporate limits with New Jersey. Stormwater runoff from the new building will be directed to the new stormwater management basin near Corporate Drive.

Post construction stormwater detention facilities have been added for this submission. The stormwater management facility can provide storage of approximately seven inches of rainfall runoff over the new building and 4.8 inches of rainfall runoff from the new impervious areas summaries have been provided that demonstrate a reduction in peak runoff rates for the 1-year, 10-year, and 100 year design storms.

TOWN OF ORANGETOWN
2020 JUL 14 4 43 PM
TOWN CLERK'S OFFICE

**Town of Orangetown Planning Board Decision
June 15, 2020
Page 11 of 14**

Continuation of Condition #45...

Project Comments

1. Show door locations at the building addition.
2. Show the locations of the existing and proposed roof drains.
3. Show proposed grades at all corners of the building addition.
4. Show positive drainage away from the building on the north side
5. Show the existing contours in the parking lot.
6. Provide full drainage calculations for the stormwater management basin. Include stage versus storage and stage versus discharge calculations.
7. Provide construction details for the outlet structure and drainage structures.
8. Verify the stormwater management pond has horizontal separation to the new building per NYSDEC requirements.
9. The drainage calculations shall account for any off-site subareas from the west that are directed to the new stormwater management basin.
10. Test pits to verify soil percolation rate and separation to groundwater are required.

46. The Town of Orangetown Bureau of Fire Prevention (Bureau) had the following comments, herein as conditions of approval:

- The Bureau requests that the driveway/ parking area on the north side of the building by the office area be extended to the full length of the proposed addition for fire apparatus access. The minimum clear width must be 26 feet and all areas other than designated new and existing parking spots be striped and signed as Fire Lane.
- On the southeast corner of the building, an area shall be a designed fire lane with a clear width of 26 feet and have clear access from Corporate Drive to this area.
- What is the reason for re-locating the fire department sprinkler connection as shown on the plan. This connection must also be changed to a 4-inch storz connection.

47. The Rockland County Health Department reviewed the submitted information and found that should the Board require a Stormwater management system to remediate the increase in impervious surface, application is to be made to the Health Department for review of the stormwater system for compliance with the County Mosquito Code

48. 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.

TOWN CLERK'S OFFICE
2020 JUL 14 A 3:34
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
June 15, 2020
Page 12 of 14**

49. Based upon Rockland County Drainage Agency (RCDA) evaluation of available mapping and information submitted, it has been determined that the proposed activity is outside the jurisdiction of the RCDA. Therefore, a permit from the RCDA pursuant to the Rockland County Stream Control Act, Chapter 846, is not required based upon its review of the information provided.

50. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

51. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

52. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and/or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

53. TREE PROTECTION: The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
 - One (1) foot radius from trunk per inch DBH
 - Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
 - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.

TOWN OF ORANGETOWN
2020 JUL 14 A 9 34
TOWN CLERK'S OFFICE

Continuation of Condition #53...

- Light Impacts Only -- Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

54. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

55. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

56. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

57. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

TOWN OF ORANGETOWN
JUL 14 4 34
TOWN CLERK'S OFFICE

**Town of Orangetown Planning Board Decision
June 15, 2020
Page 14 of 14**

58. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

59. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEMA with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

60. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

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

The Clerk to 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 the Office of the Planning Board.

Dated: June 15, 2020

Cheryl Coopersmith
**Cheryl Coopersmith, Chief Clerk Boards and Commissions
Town of Orangetown Planning Board**

attachment

TOWN OF ORANGETOWN
2020 JUL 14 A 9 34
TOWN CLERK'S OFFICE

NEGATIVE DECLARATION
Notice of Determination of Non-Significance

PB#20-03: Chefman Site Plan
Preliminary Site Plan Approval Subject
to Conditions/ Neg. Dec.

Permit #49378

Town of Orangetown Planning Board Decision
June 15, 2020

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: Chefman Site Plan: Preliminary Site Plan Approval
Subject to Conditions/ Neg. Dec.

SEQR STATUS: Type I _____ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Site Plan Review

LOCATION: The site is located at 29 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.19, Block 1, Lot 8; 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 action. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

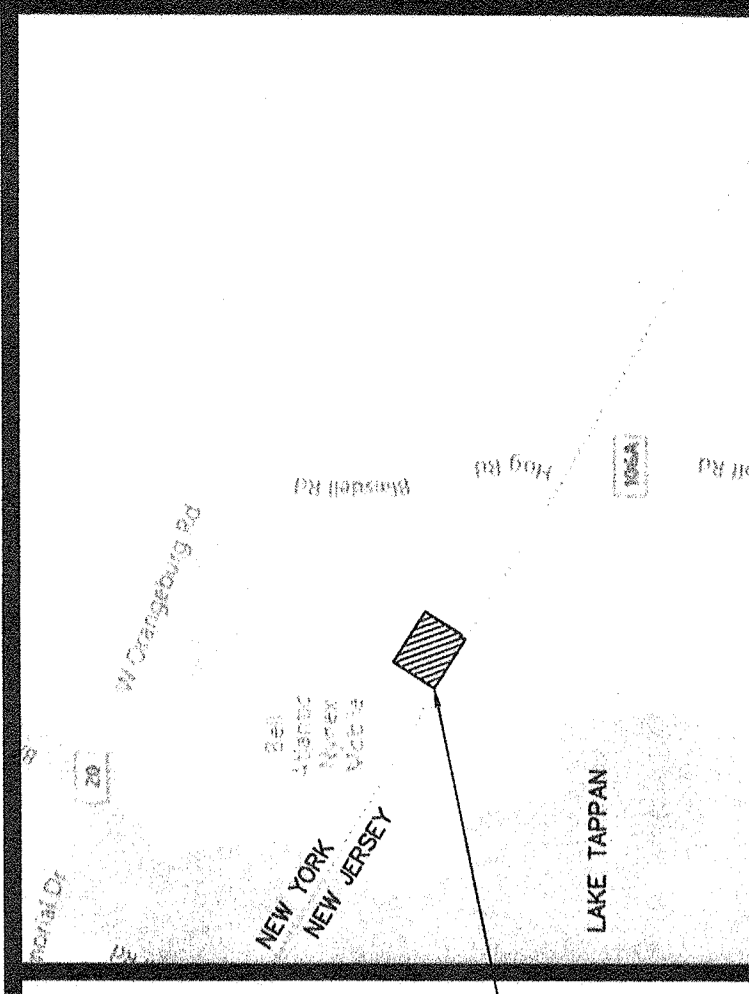
If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning Administration and Enforcement
Town of Orangetown, 20 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, Town Supervisor, Applicant, Involved Agencies

TOWN CLERK'S OFFICE
JUL 14 A 4 34
TOWN OF ORANGETOWN



LOCATION PLAN
1 INCH = 2000 FEET

NOTES:

- TAX MAP NO.: 7319-1-8
- TOTAL AREA: 7.21 ACRES
- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:

MAP ENTITLED "SUBDIVISION OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 23, 1984, LAST REVISED MARCH 5, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 25, 1985, AS FILED MAP NO. 5761.

MAP ENTITLED "SECTION 1 - REMAINDER SUBDIVISION OF TAX LOT 26-345-18.6, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 11, 1985, LAST REVISED DECEMBER 12, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985, AS FILED MAP NO. 5832.

MAP ENTITLED "SECTION II, SUBDIVISION OF TAX LOT 26-345-18.3, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED SEPTEMBER 30, 1986 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 3, 1986, AS FILED MAP NO. 5957.

- CONTOURS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. ELEVATIONS ARE BASED ON APPROXIMATE USGS DATUM.
- CONTOURS, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 LAM OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- ON ACCORDANCE WITH ZBA DECISION #92-20, SHIPPING AND RECEIVING AND TRUCK TRAFFIC OF ANY KIND ONLY PERMITTED FROM 5:00 A.M. UNTIL 11:00 P.M.

TABLE OF BULK REQUIREMENTS
TOWN OF ORANGETOWN ZONING CODE

MINIMUM	EXISTING	PROPOSED
LOT AREA (ACRES)	2.21 ACRES	7.21 ACRES
LOT WIDTH (FT.)	300 FT.	624.6 FT.
LOT DEPTH (FT.)	57.1 FT.	624.6 FT.
ONE SIDE YARD (FOOT) (FT.)	100/200 FT.	100/200 FT.
REAR YARD (FOOT) (FT.)	100 FT.	106.19 FT.
MAXIMUM	ALLOWED	
BUILDING HEIGHT (FT.)	33.75' ± (3'/FOOT)³	27.8' ±
FLOOR AREA RATIO	0.4	0.334
LAND COVERAGE	75%	51.46%

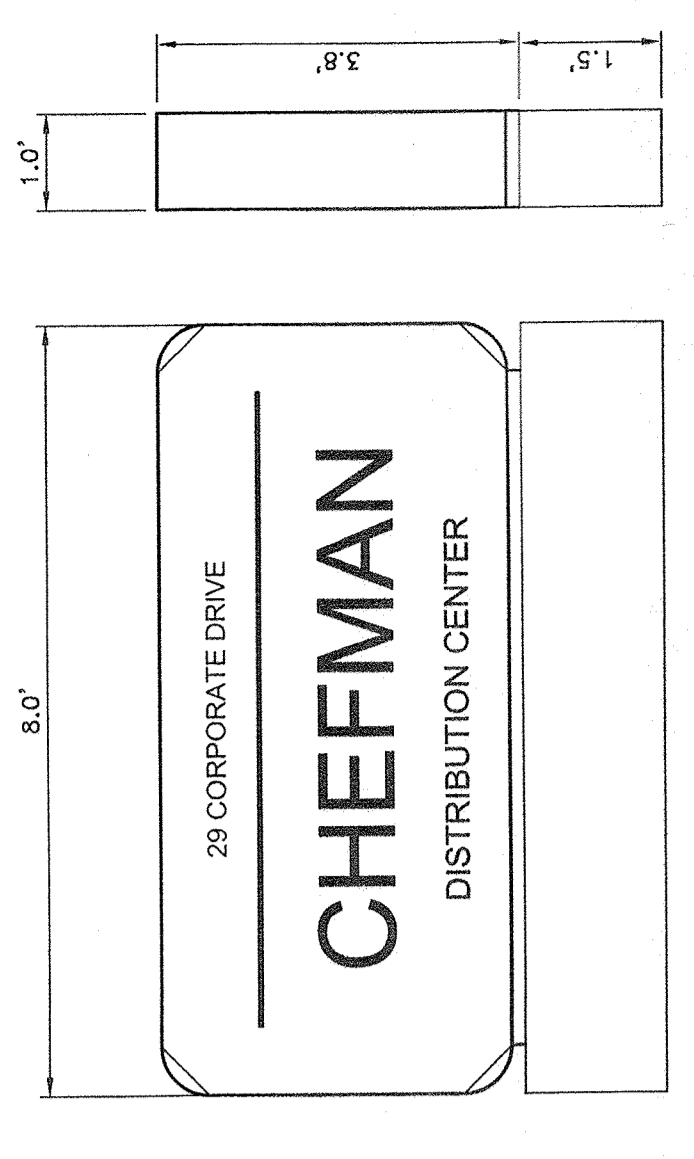
- NOTES:
- PROPOSED FRONT YARD IS 57 FEET, WHICH IS LESS THAN THE 100 FEET REQUIRED. A VARIANCE IN THE AMOUNT OF 43 FEET IS REQUESTED.
 - PROPOSED SIDE YARD IS 57 FEET, WHICH IS LESS THAN THE 100 FEET REQUIRED. A VARIANCE IN THE AMOUNT OF 43 FEET IS REQUESTED.
 - MAXIMUM PERMITTED BUILDING HEIGHT IS CALCULATED AS 3' PER FOOT OF DISTANCE FROM PROPERTY LINE SETBACK. MAX SIDE YARD SETBACK OF 87'. THE MAXIMUM PERMITTED HEIGHT IS 14'-3" (3'/FOOT OF SETBACK PROVIDED). A VARIANCE OF 13'-7" IS REQUESTED FOR PROPOSED BUILDING HEIGHT OF 27.8' TO MATCH EXISTING BUILDING.

BUILDING FLOOR AREA

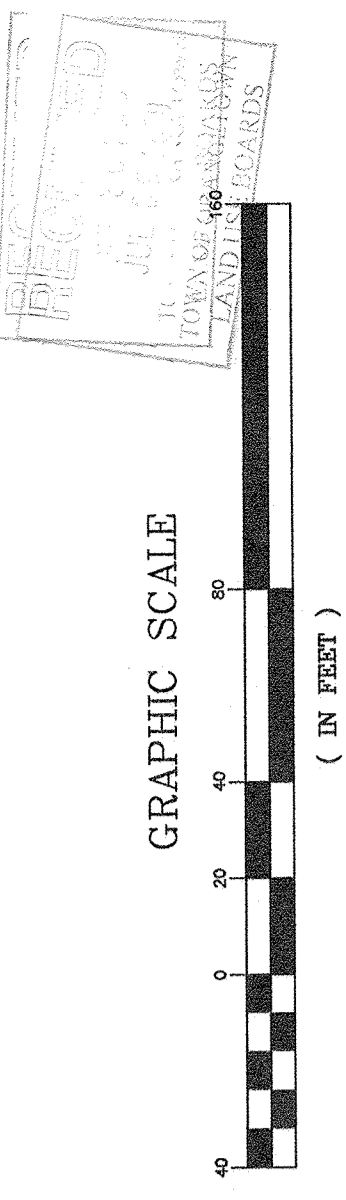
EXISTING	50,000 ± SQ. FT.
PROPOSED ADDITION	47,335 ± SQ. FT.
TOTAL	97,335 ± SQ. FT.

RECORD OWNER:

MREC ORANGETOWN NY LLC
10000 BUSINESS CENTER DRIVE, SUITE 3C
3469 UNIVERSITY PLACE, SUITE 3C
FREEHOLD, NEW JERSEY 07728



MONUMENT SIGN

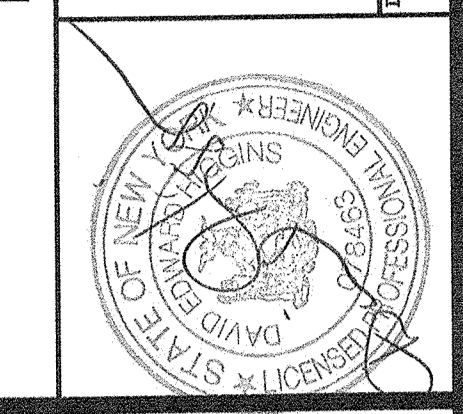


(IN FEET)
1 inch = 40 ft.

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

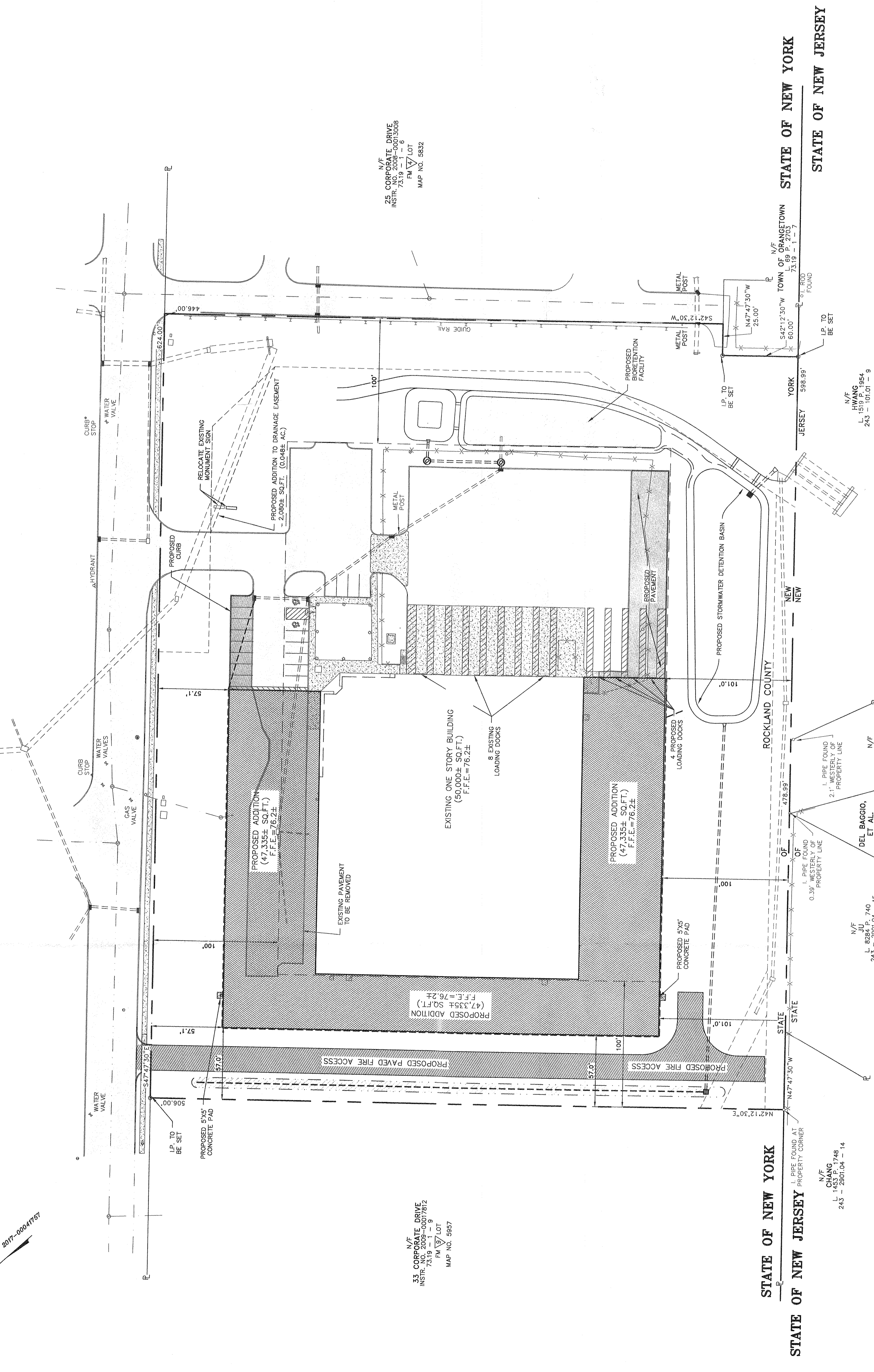
SITE PLAN
PREPARED FOR



CHEFMAN

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

P.O. Box 687, Rt. 207
Orangetown, N.Y. 10924
(845) 254-5700
August 12, 2019
Reviewed: MARCH 4, 2020
Reviewed: MARCH 23, 2020
Reviewed: MARCH 25, 2020
Reviewed: JUNE 26, 2020
CADD: LANC & TULLY
DATE: 08/12/19
Drawing No.: L-CP-18
Sheet No.: A-19-0020-01
Scale: 1" = 40'
7319-1-8



STATE OF NEW YORK
STATE OF NEW JERSEY

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STATE OF NEW JERSEY

N/E
33 CORPORATE DRIVE
INST. NO. 2009-0007812
FM 7 LOT
MAP NO. 5957

N/E
L. CHANG
243 - 2901.04 - 14

N/E
L. BAGOIO, ET AL
243 - 2901.04 - 18

N/E
L. YOUNG
243 - 2901.04 - 8

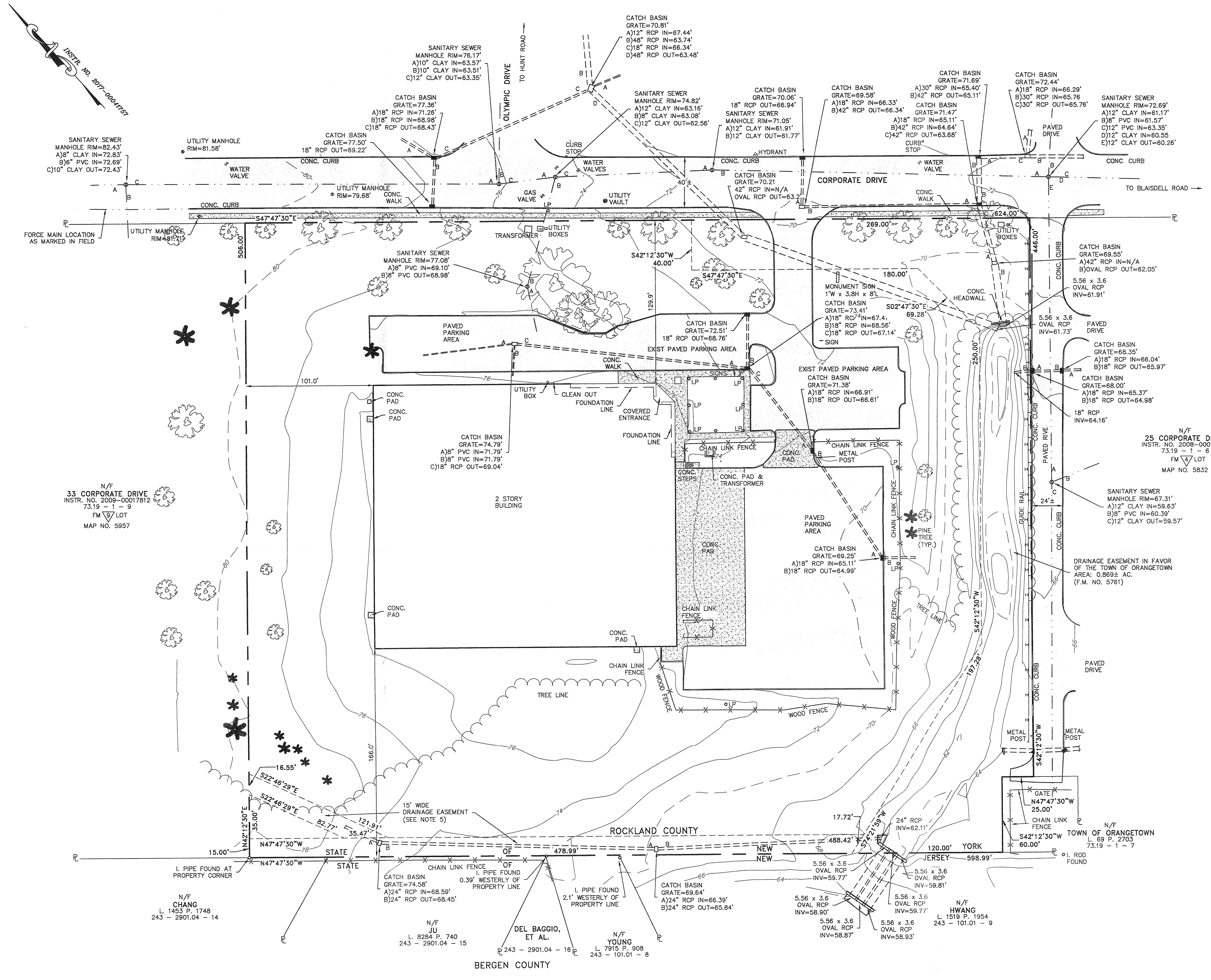
USE	MINIMUM REQUIRED PARKING	AREA / # EMPLOYEES	PARKING SPACES PROVIDED
EXISTING OFFICE	1 SPACE PER 200 SQ.FT.	3,200 SQ.FT.	16 SPACES
PROPOSED EMPLOYEES	1 SPACE PER 2 EMPLOYEES	24 EMPLOYEES	12 SPACES
TOTAL			28 SPACES

LEGEND

---	EXISTING PROPERTY LINE
---	BUILDING SETBACKS
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR



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UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.



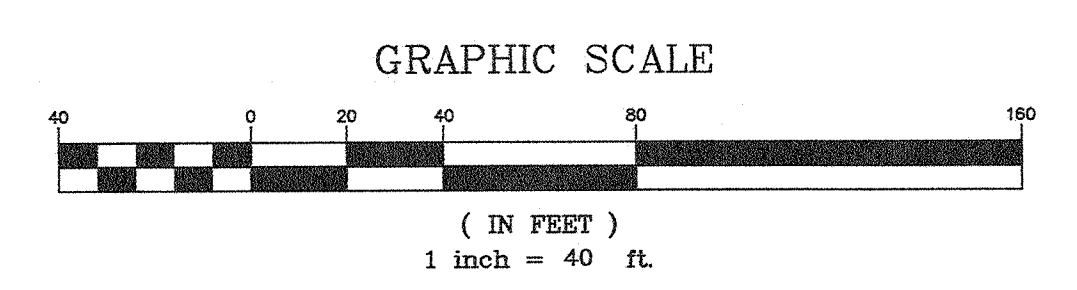
NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:
 MAP ENTITLED "SUBDIVISION OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 23, 1984, LAST REVISED MARCH 5, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 25, 1985, AS FILED MAP NO. 5761.
 MAP ENTITLED "SECTION I - REMAINDER, SUBDIVISION OF TAX LOT 26-345-18.6, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 14, 1985, LAST REVISED DECEMBER 12, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985, AS FILED MAP NO. 5832.
 MAP ENTITLED "SECTION II, SUBDIVISION OF TAX LOT 26-345-18.3, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JANUARY 16, 1986, LAST REVISED SEPTEMBER 30, 1986 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 3, 1986, AS FILED MAP NO. 5957.
- CONTOURS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. ELEVATIONS ARE BASED ON APPROXIMATE USGS DATUM.
- 15' WIDE DRAINAGE EASEMENT SHOWN HEREON AS SHOWN ON A MAP ENTITLED "FINAL - SITE PLAN, LOT 5 - SECTION I, ROCKLAND CORPORATION, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED SEPTEMBER 23, 1989, LAST REVISED MAY 4, 1990, PREPARED BY HENRY HOROWITZ, INC., CIVIL ENGINEERS AND LAND PLANNING CONSULTANTS.

RECORD OWNER:

29 CORPORATE DRIVE LLC
 10 SHARP PLAZA
 MAHWAH, NJ 07436
 73.19 - 1 - 8
 INSTRUMENT NO. 2017-00041757
 LOT 5 FILED MAP NO. 5832 &
 AREA OF SECTION II ON FILED MAP 5957

AREA:
 7.214± AC.



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	LANC & TULLY ENGINEERING AND SURVEYING, P.C.	P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700
	JUNE 26, 2020 Date:	
EXISTING CONDITIONS MAP PREPARED FOR		
CHEFMAN		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
Drawn By:	Checked By:	Scale: 1" = 40' Date: 7.31.19 - 1 - 8 Title Map No.: 73.19 - 1 - 8 Drawing No.: A-19 - 0020 - 01

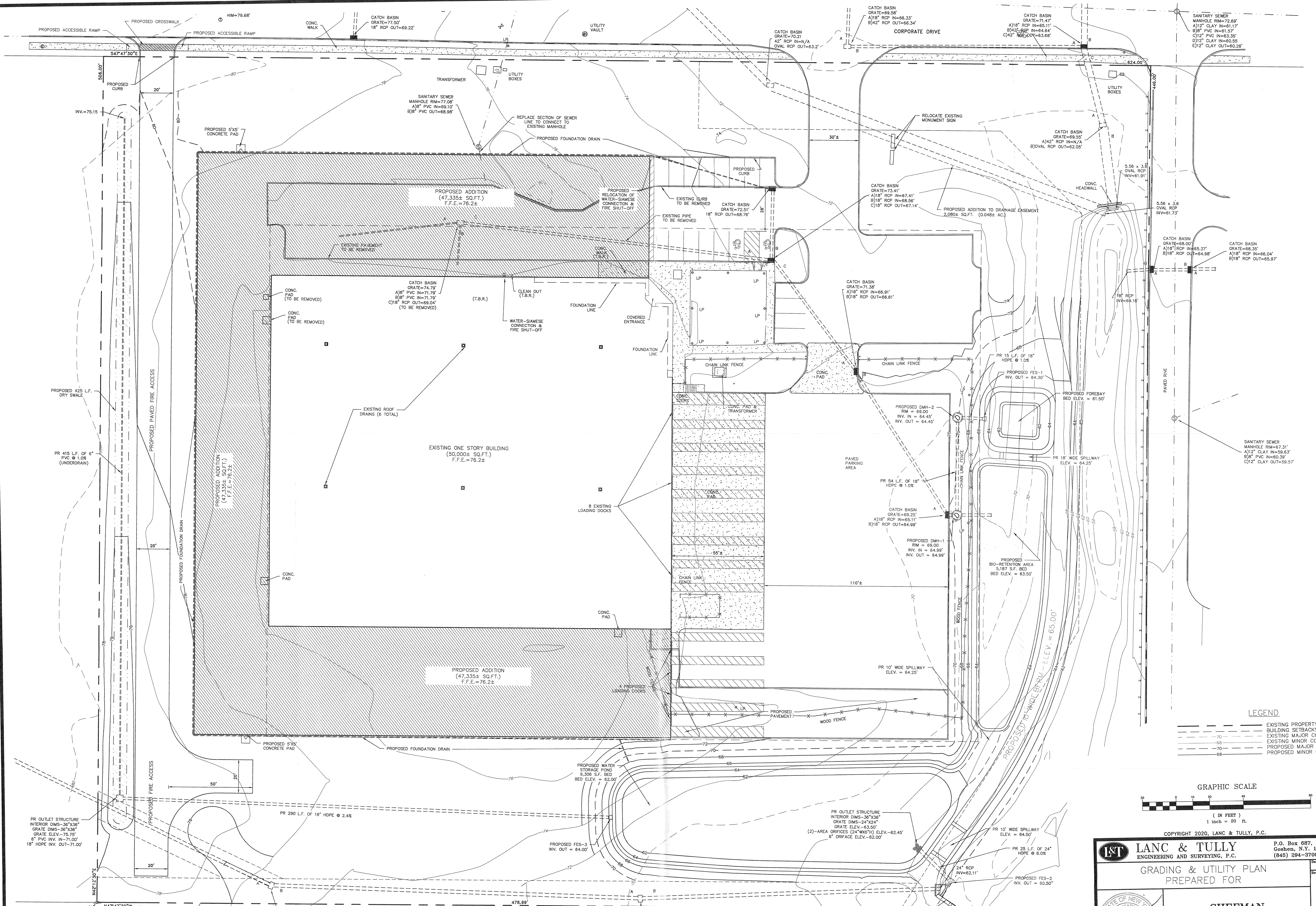
CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JUNE 19, 2019.

29 CORPORATE DRIVE LLC NEW YORK
 JERRY A. WOODS, L.S.
 NEW YORK STATE LICENSE NO. 20866

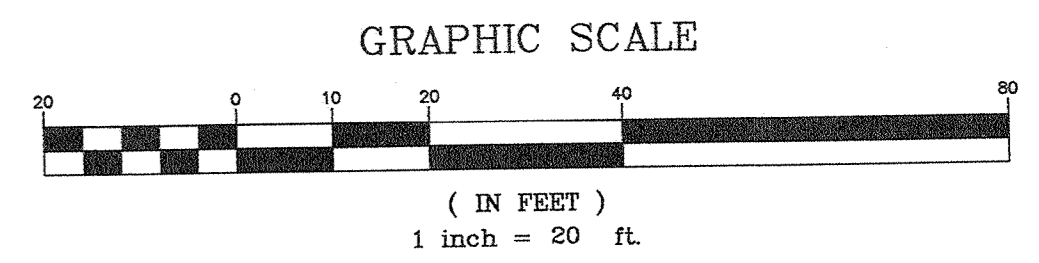
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LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

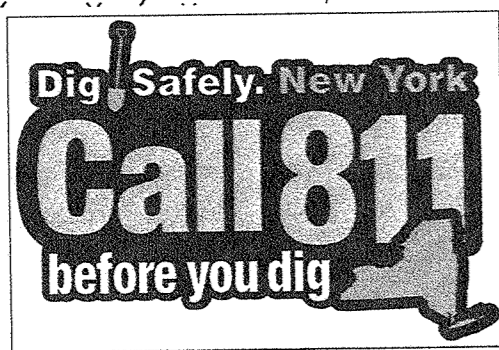


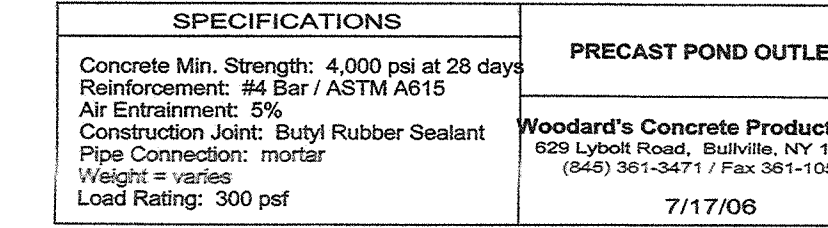
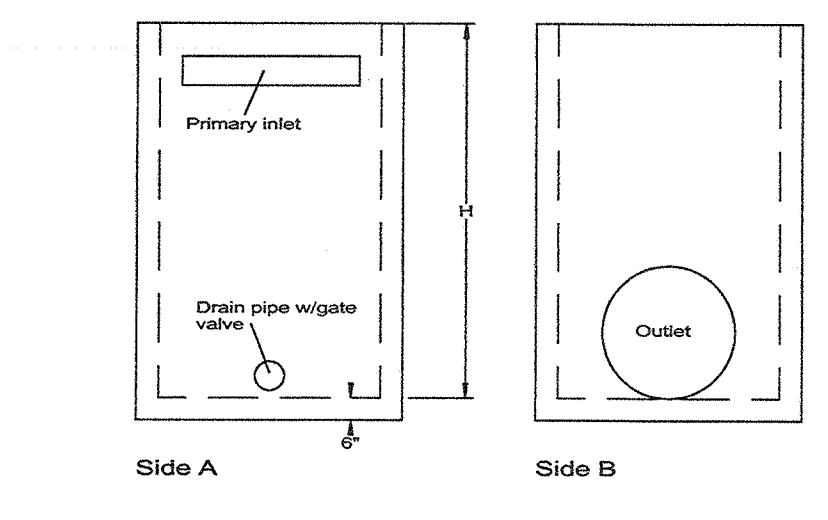
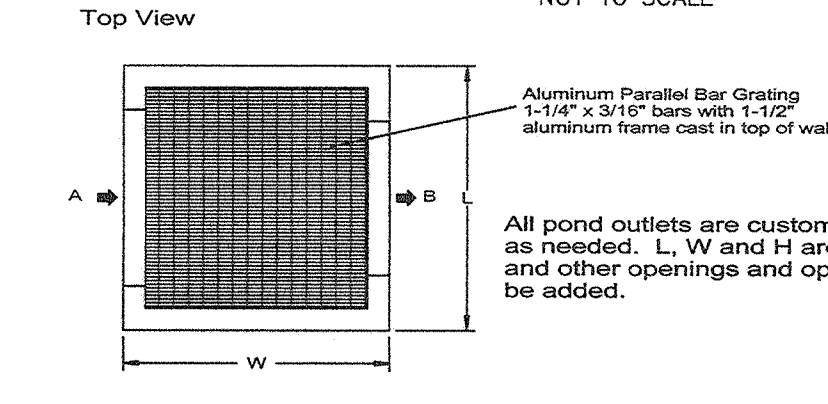
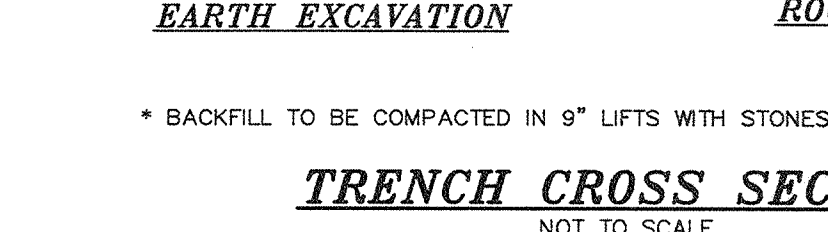
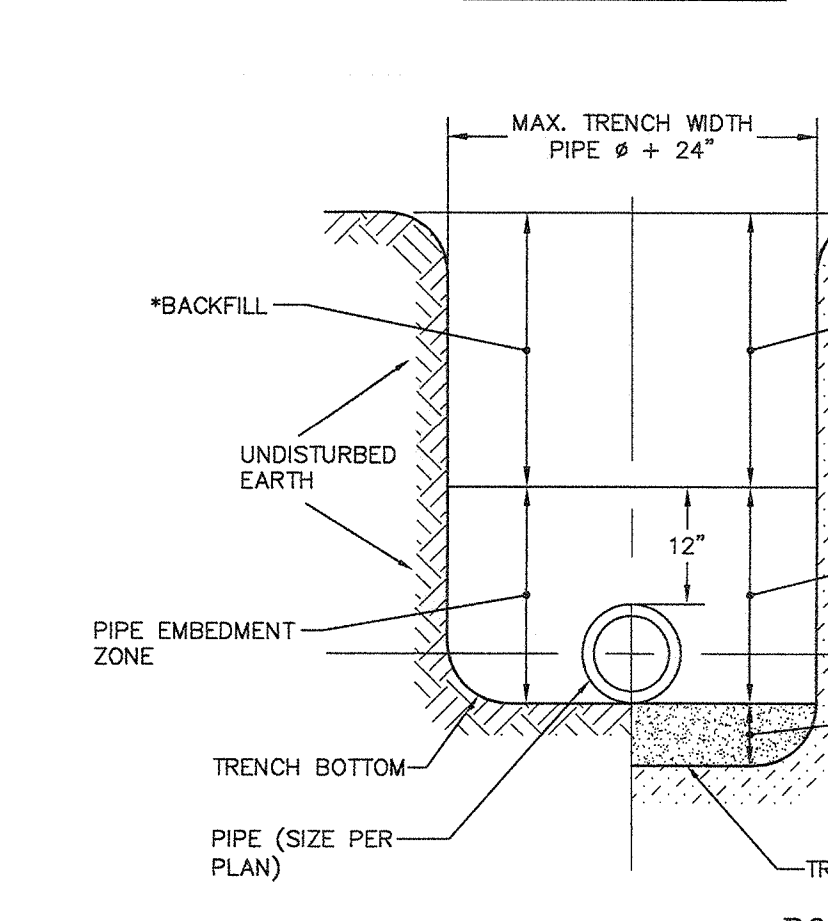
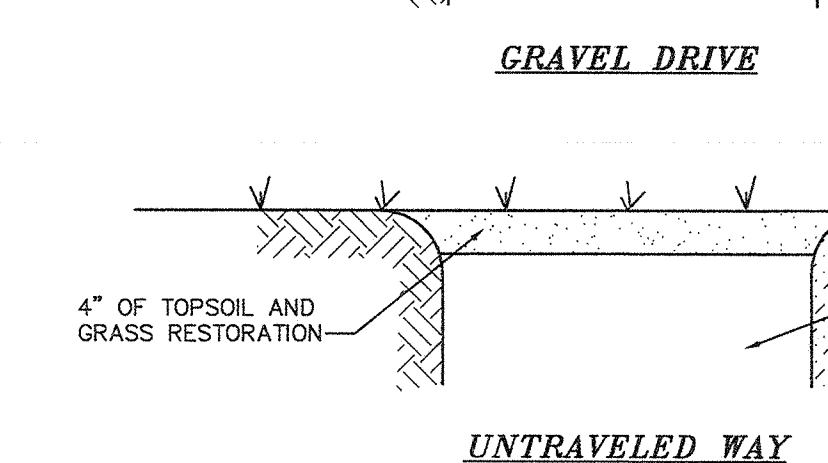
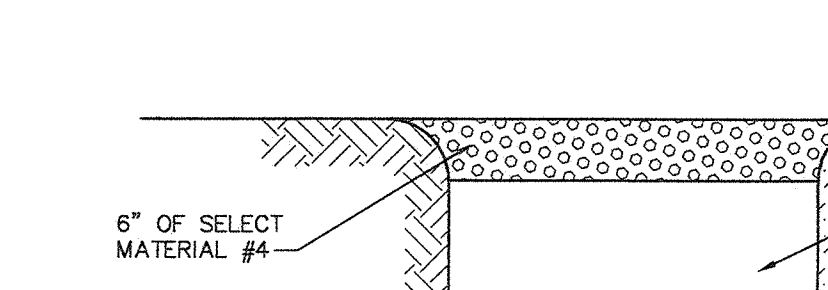
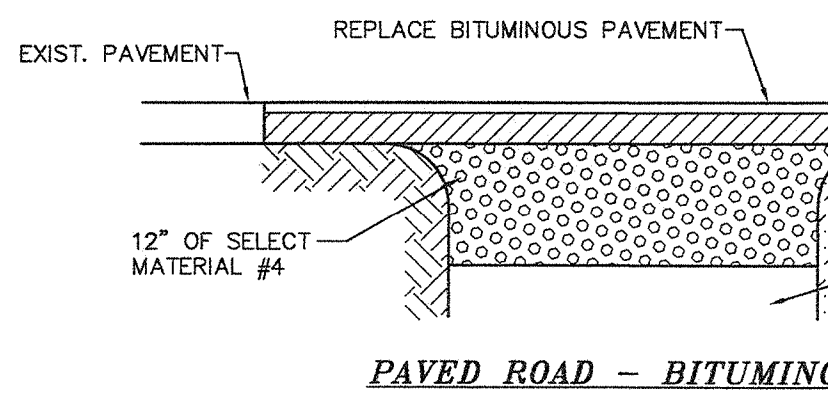
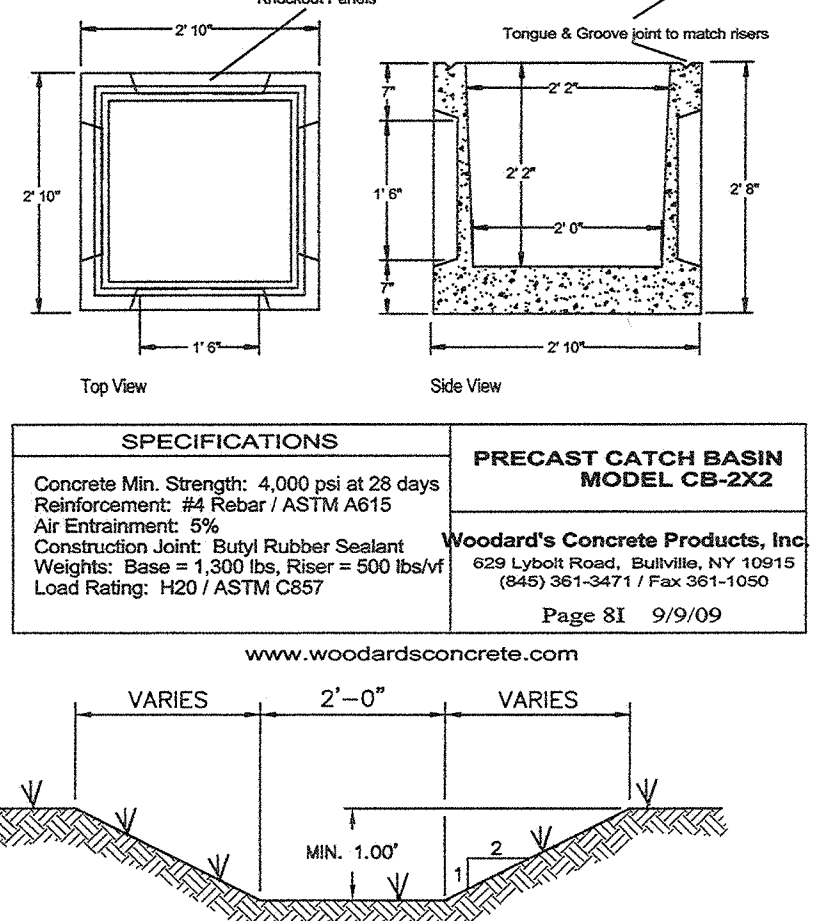
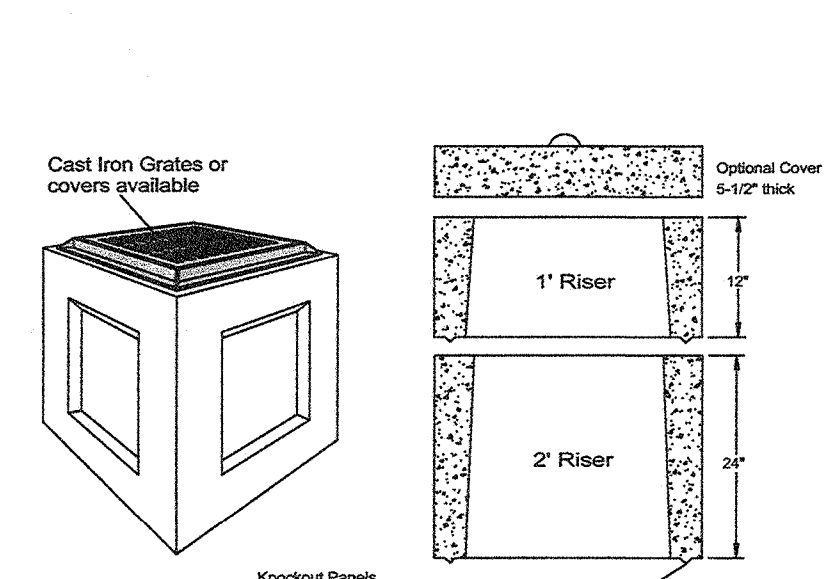
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<p>LANC & TULLY ENGINEERING AND SURVEYING, P.C.</p>	<p>P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700</p>
	<p>Date: JUNE 25, 2020</p>
<p>GRADING & UTILITY PLAN PREPARED FOR</p>	
<p>CHEFMAN</p>	
<p>TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK</p>	
<p>Drawn By: DEH</p>	<p>Checked By: [] Scale: 1" = 20' Tax Map No: 73.19 - 1 - B Drawing No: C30 A - 19 - 0020 - 01</p>

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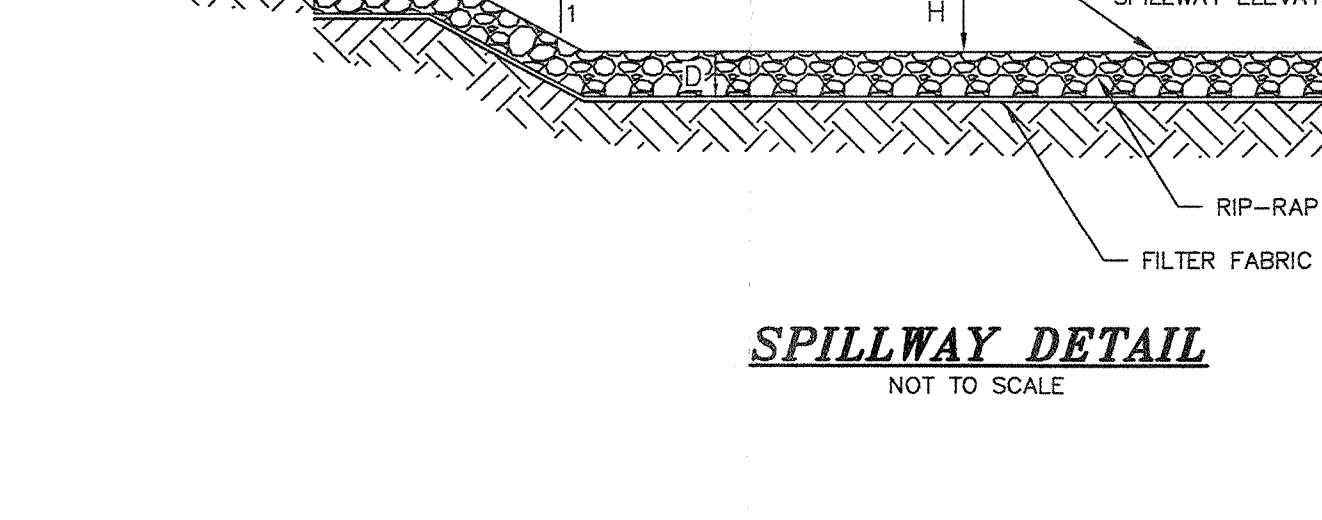
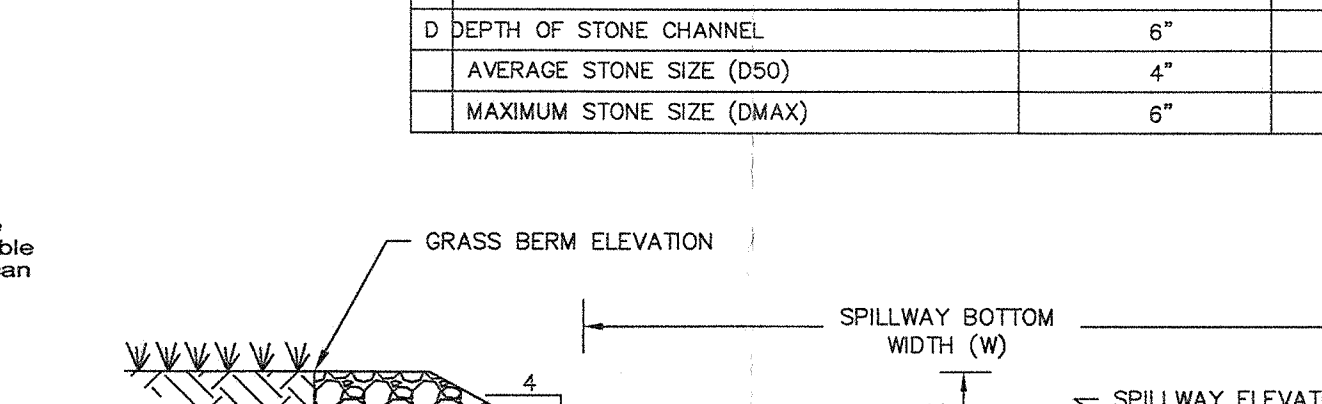
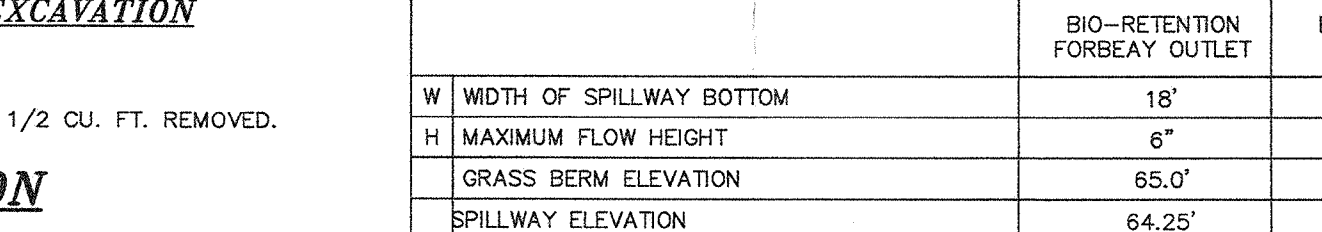
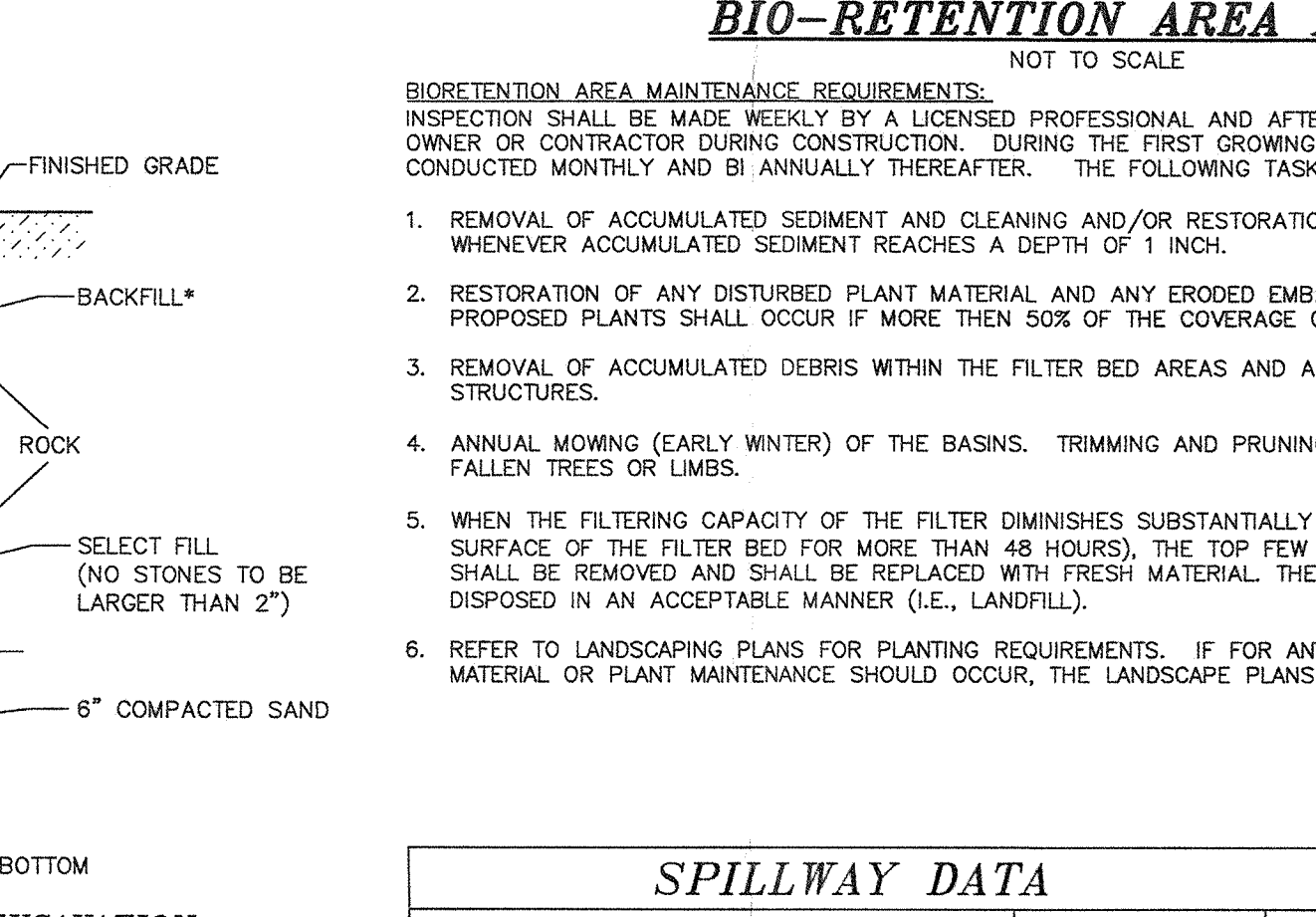
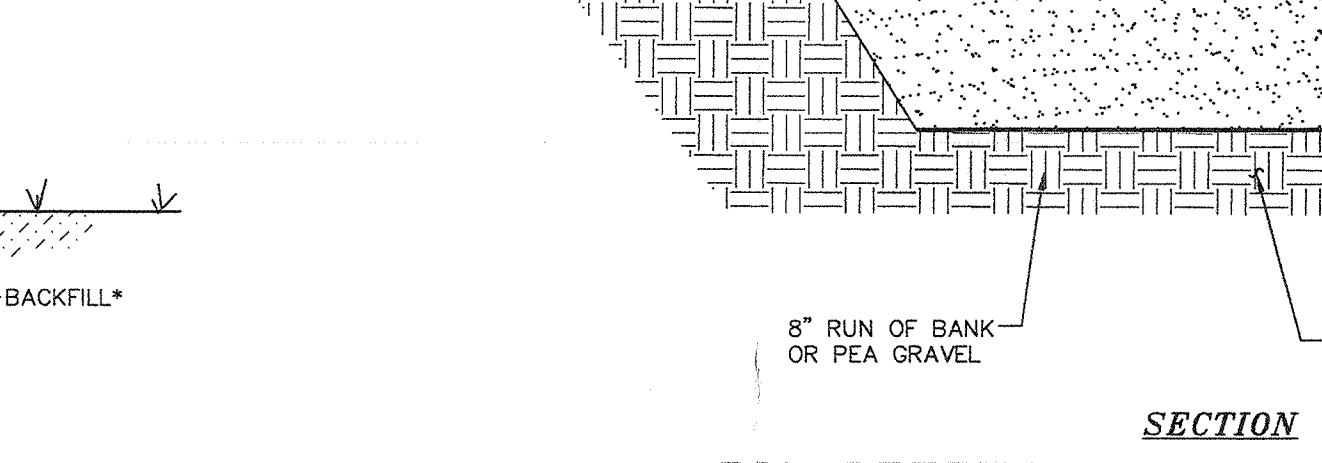
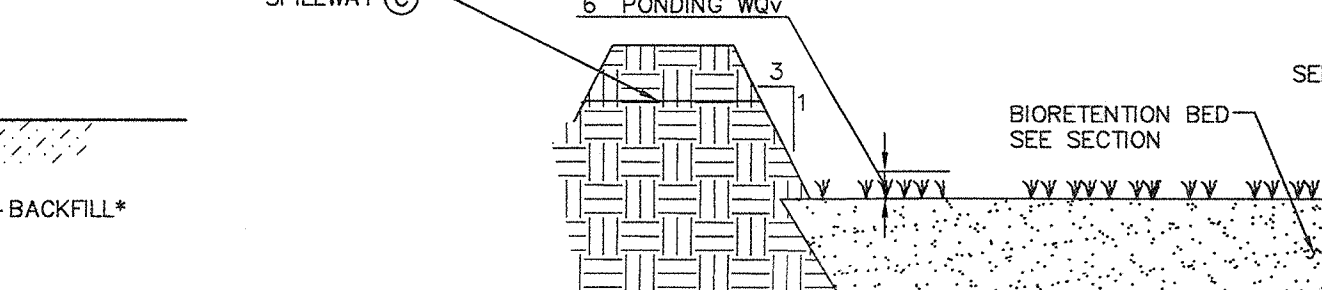
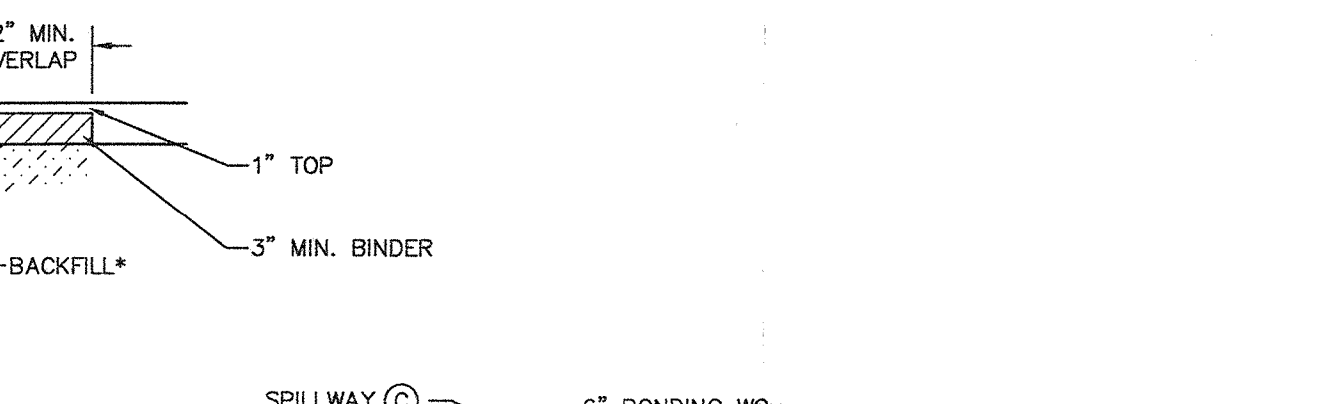
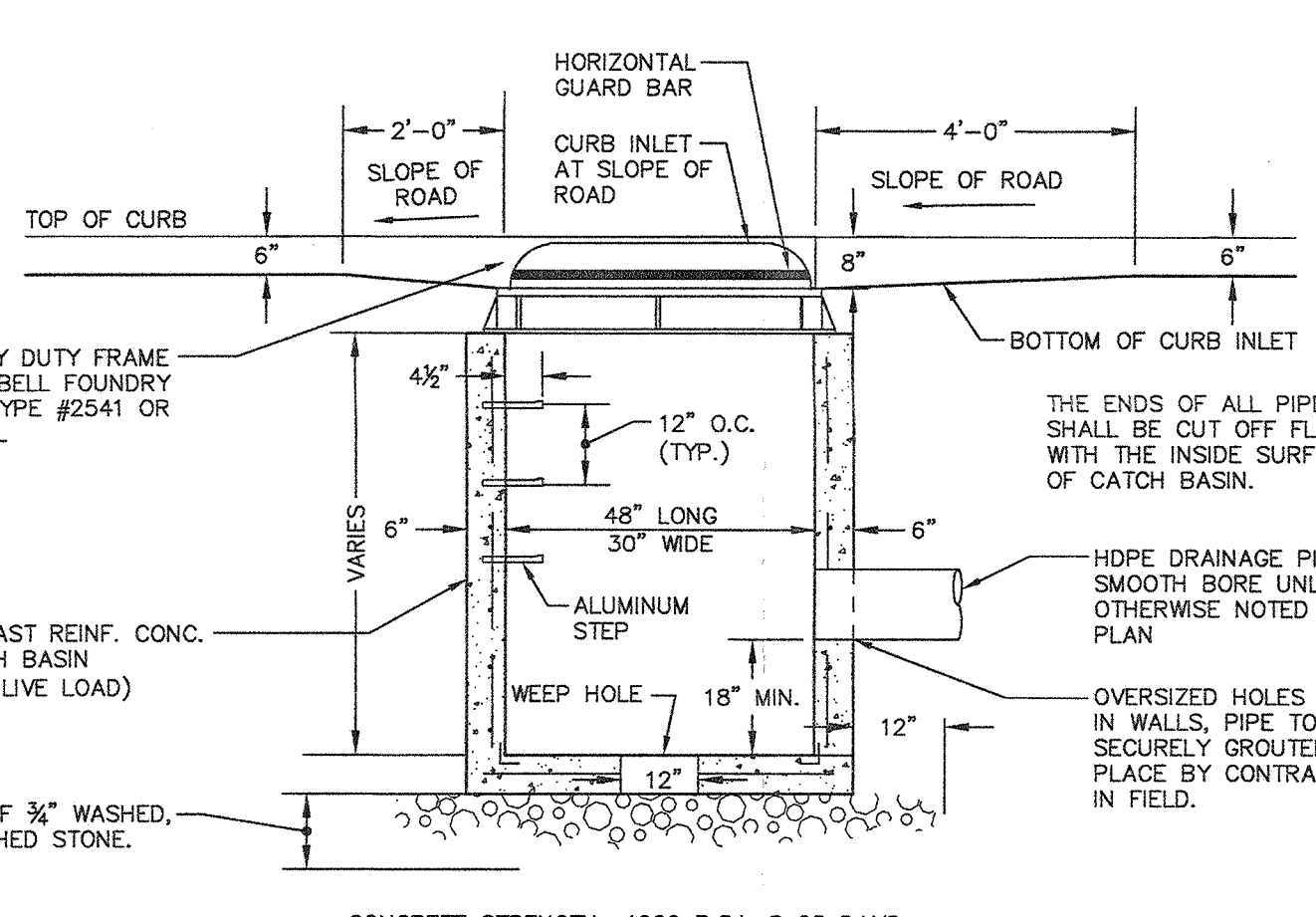
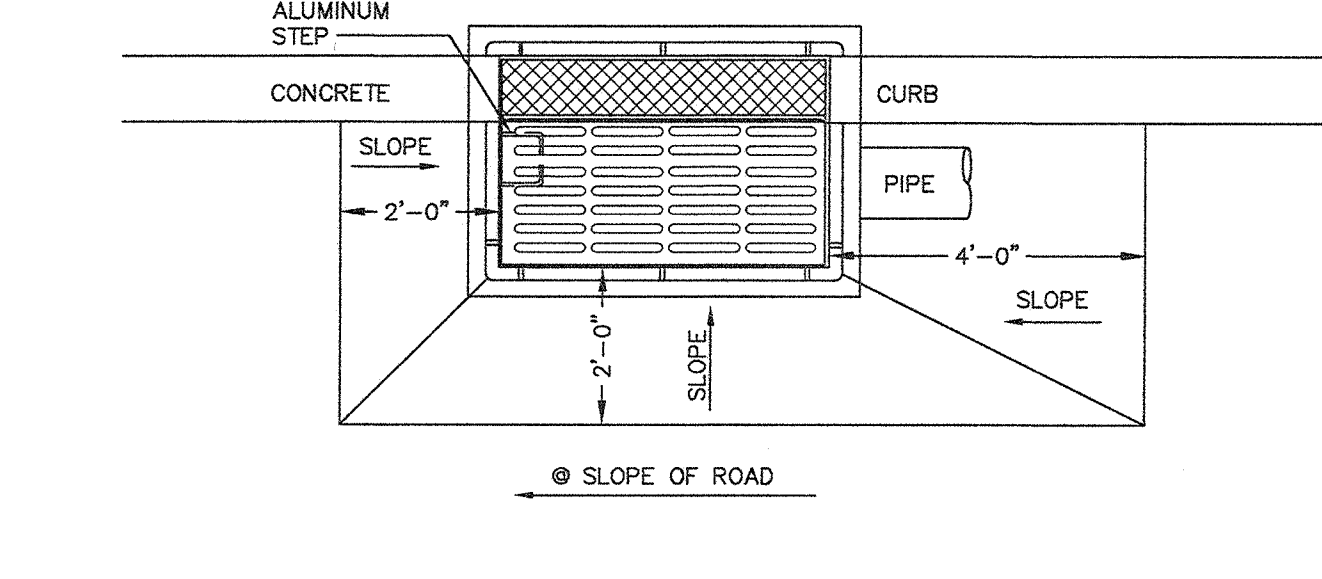
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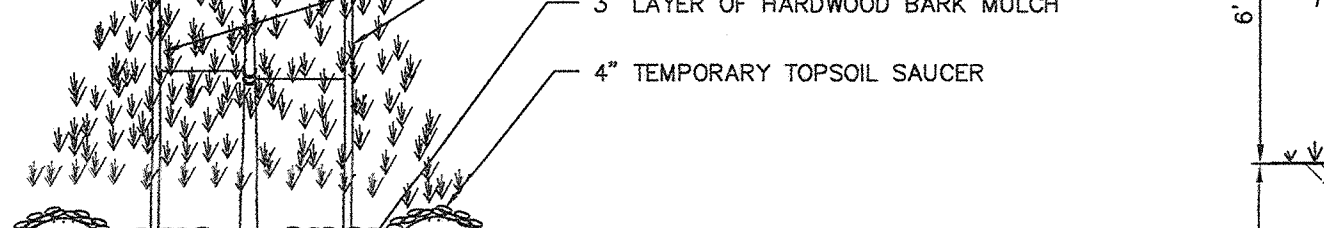
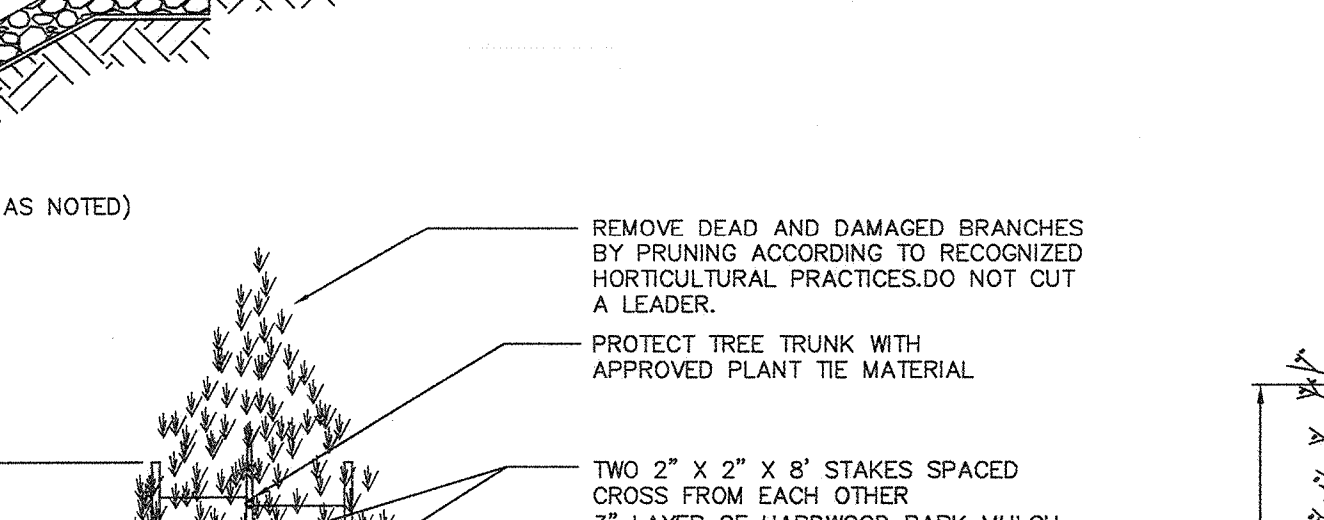
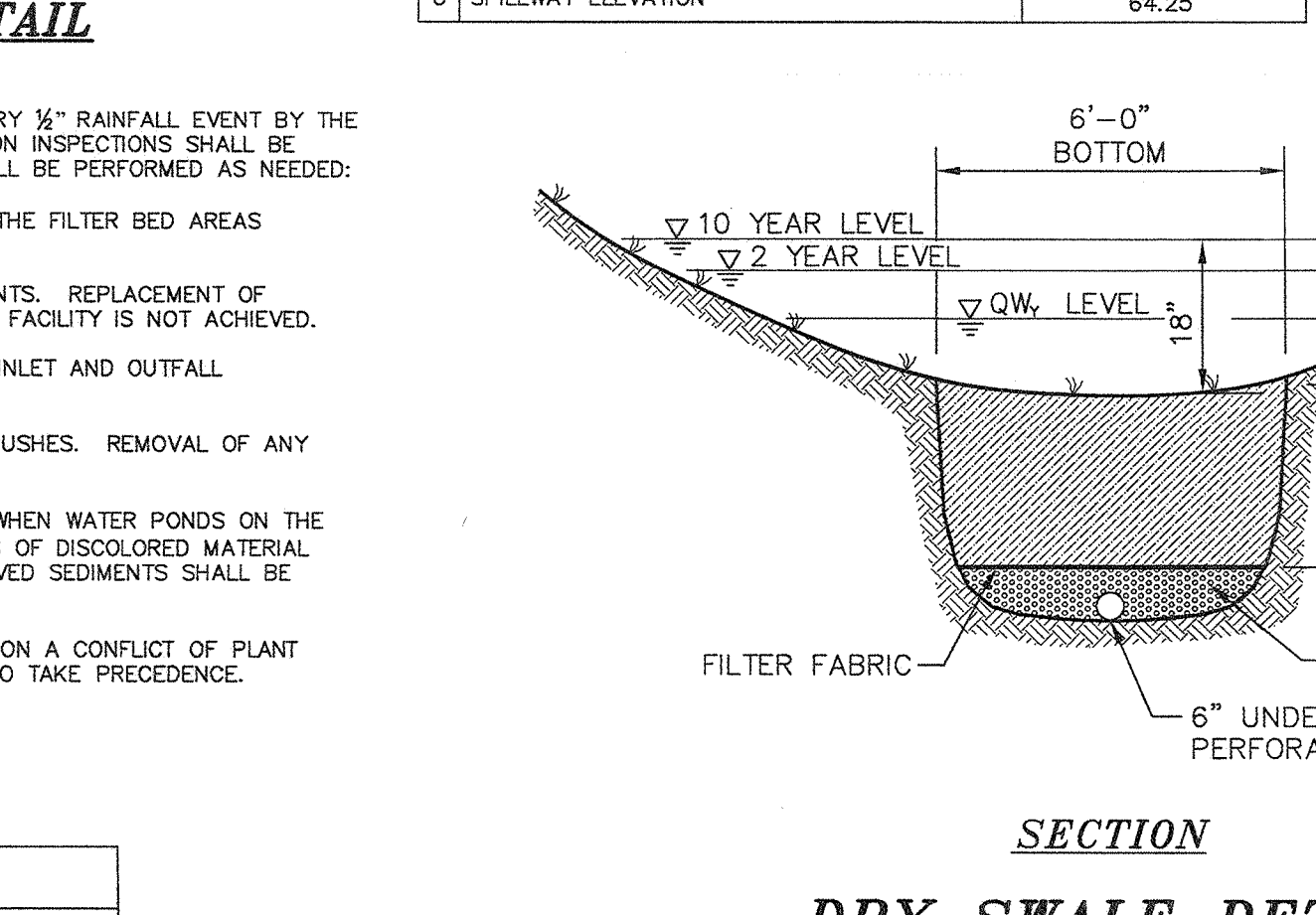
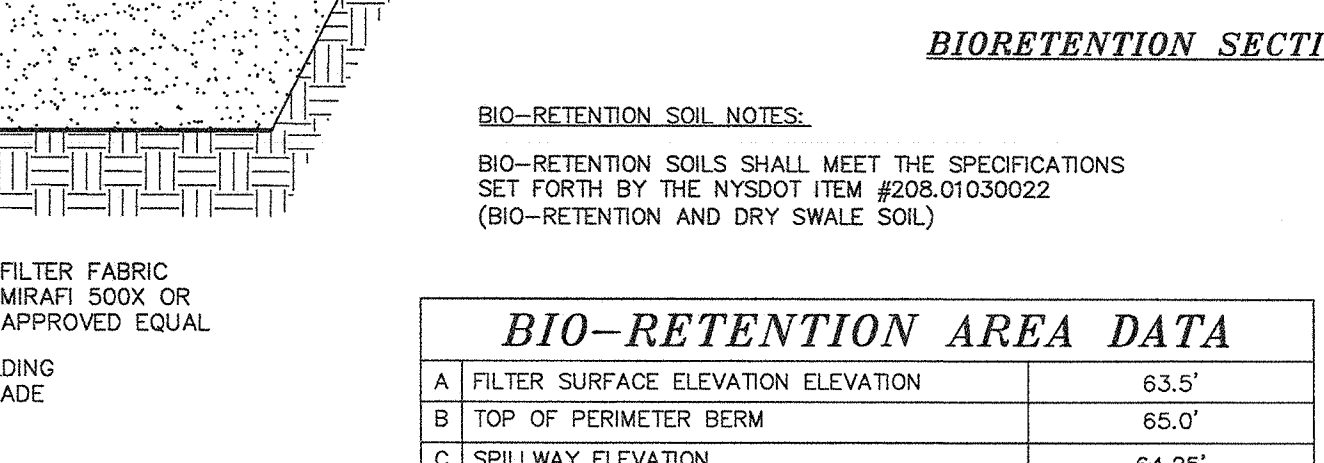
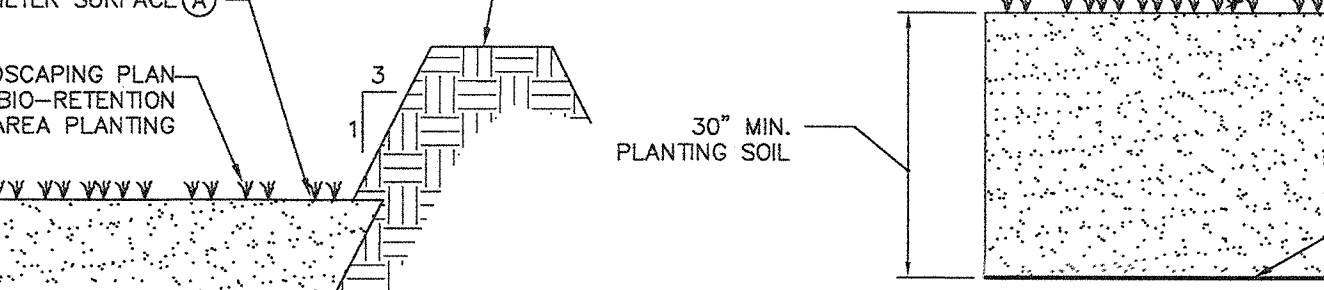
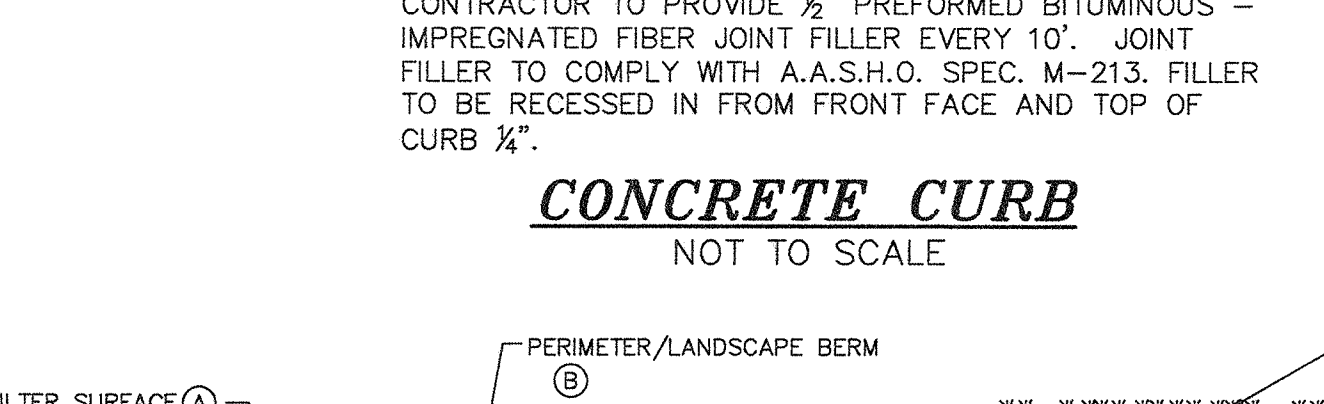
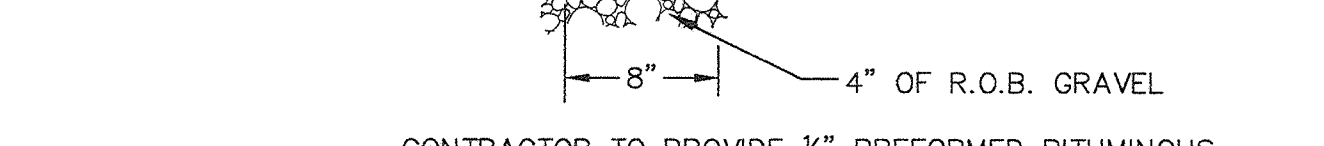
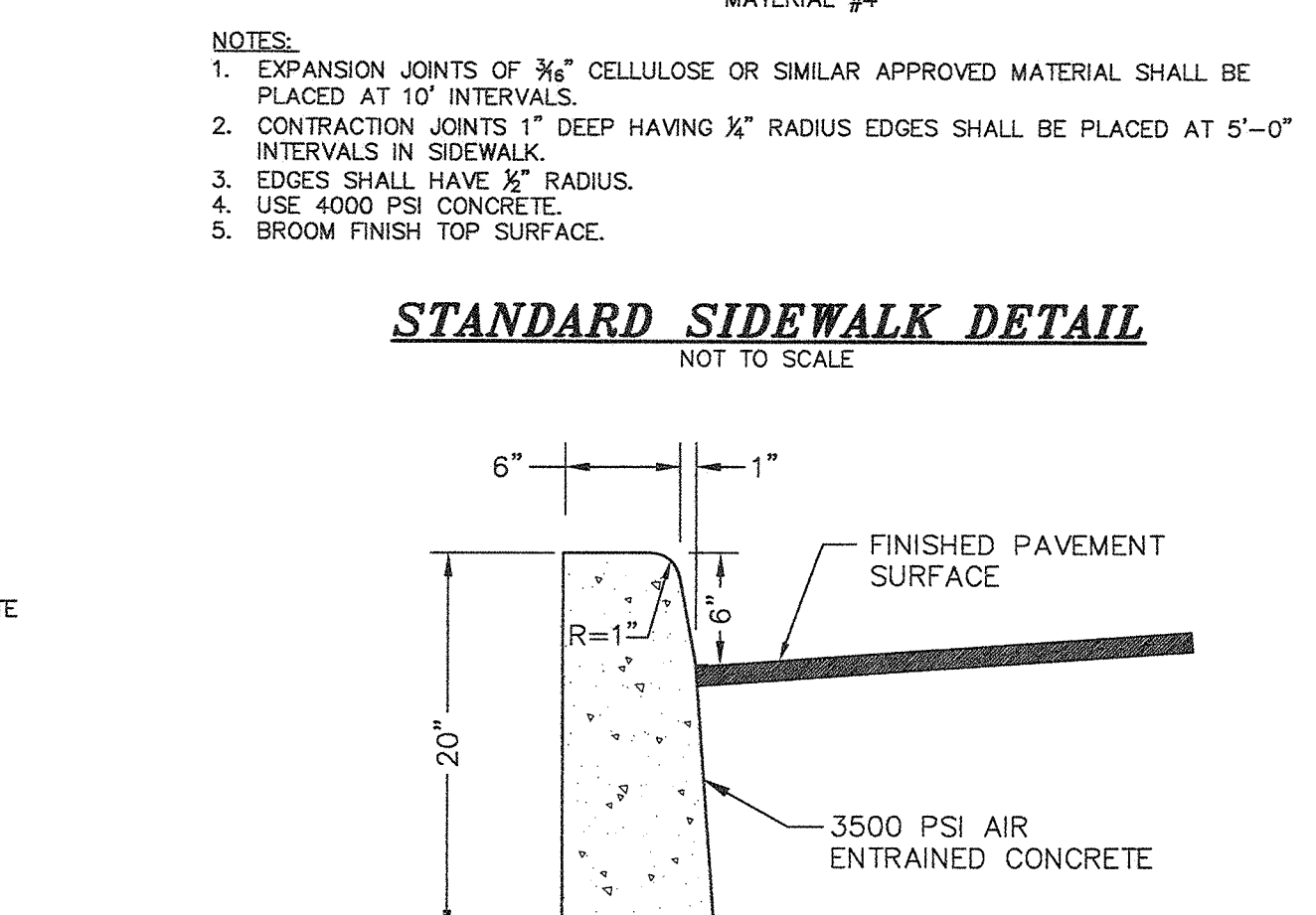
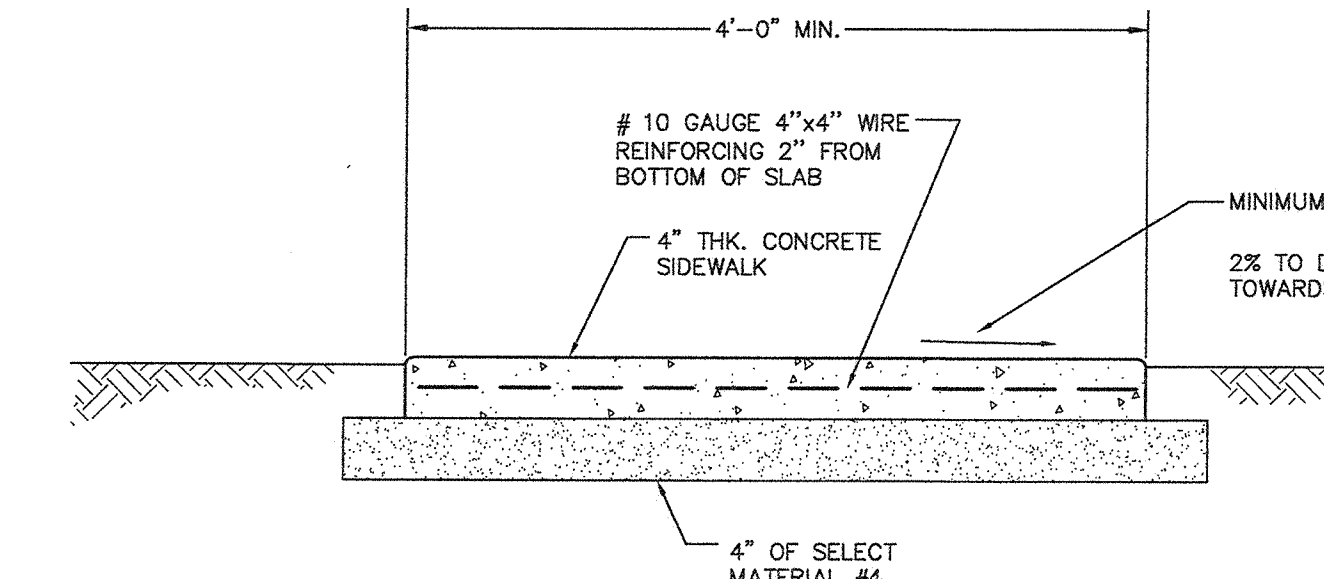
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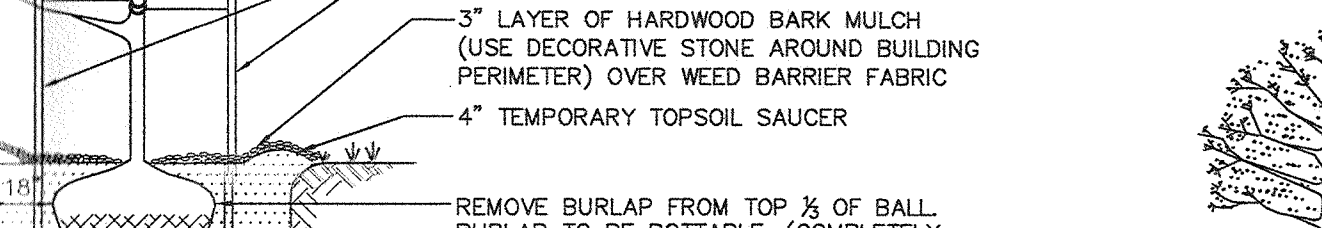
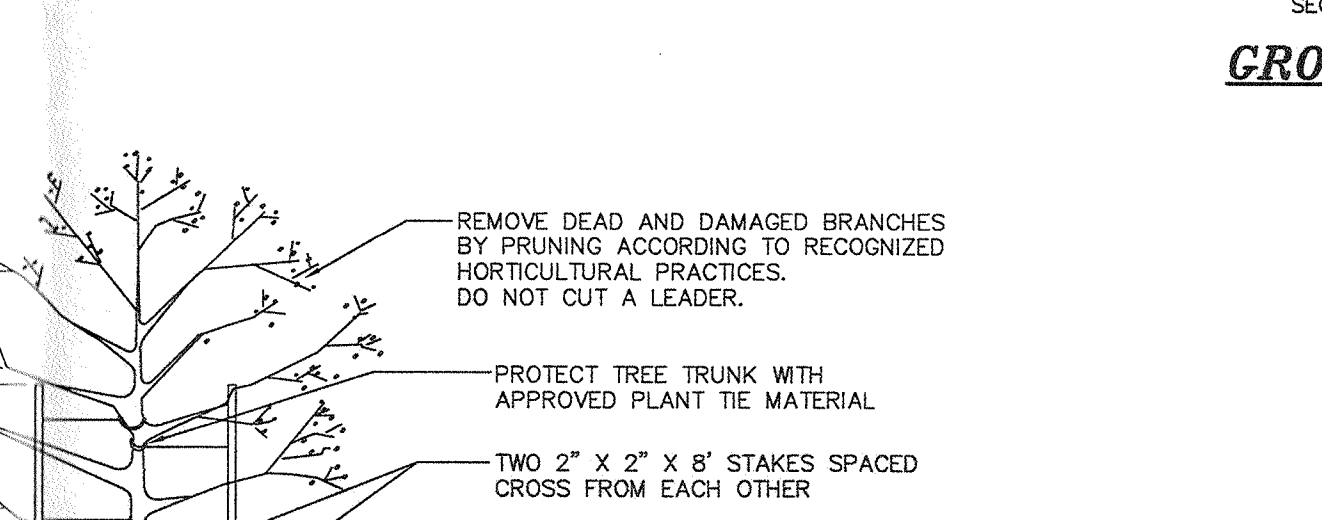
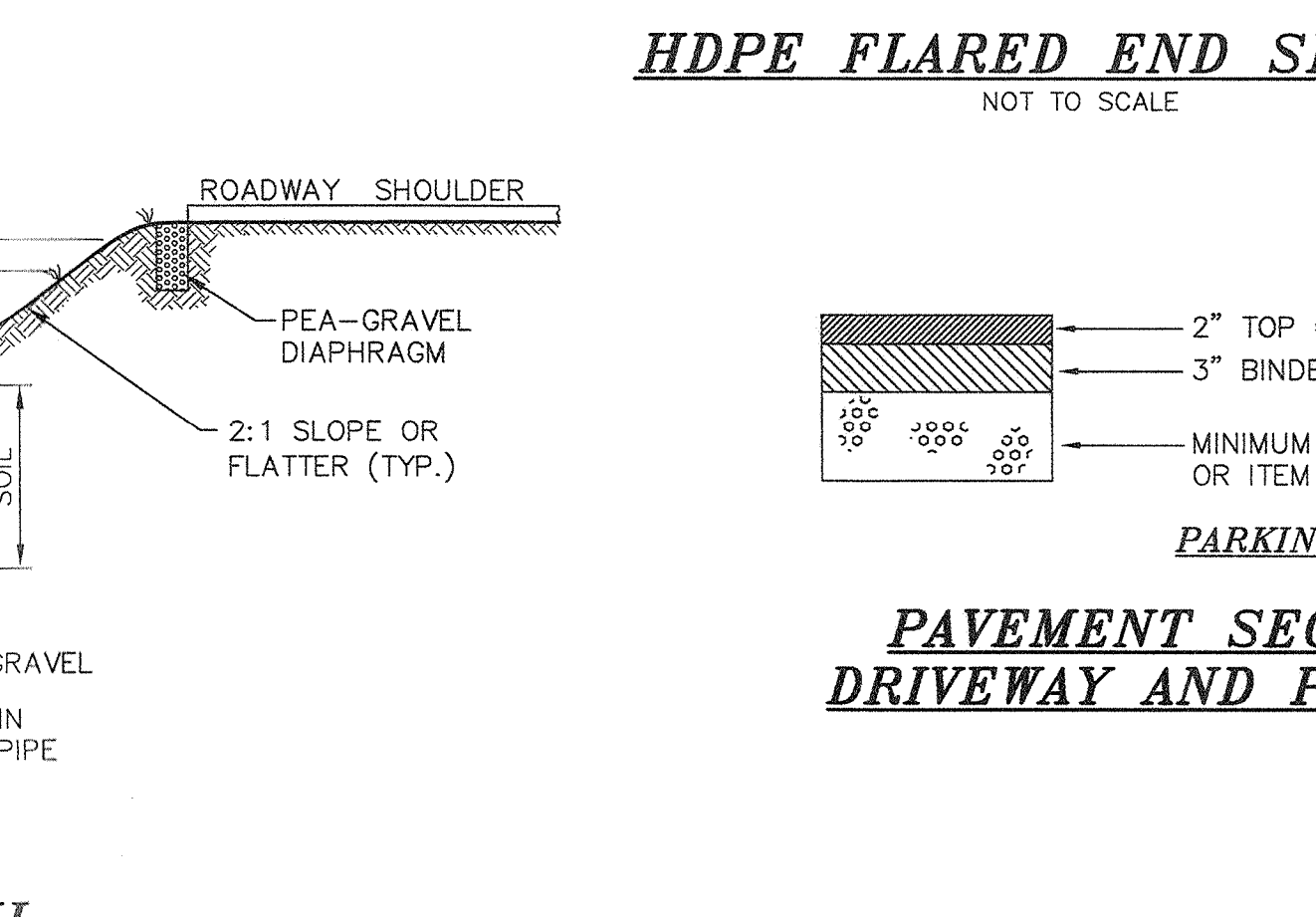
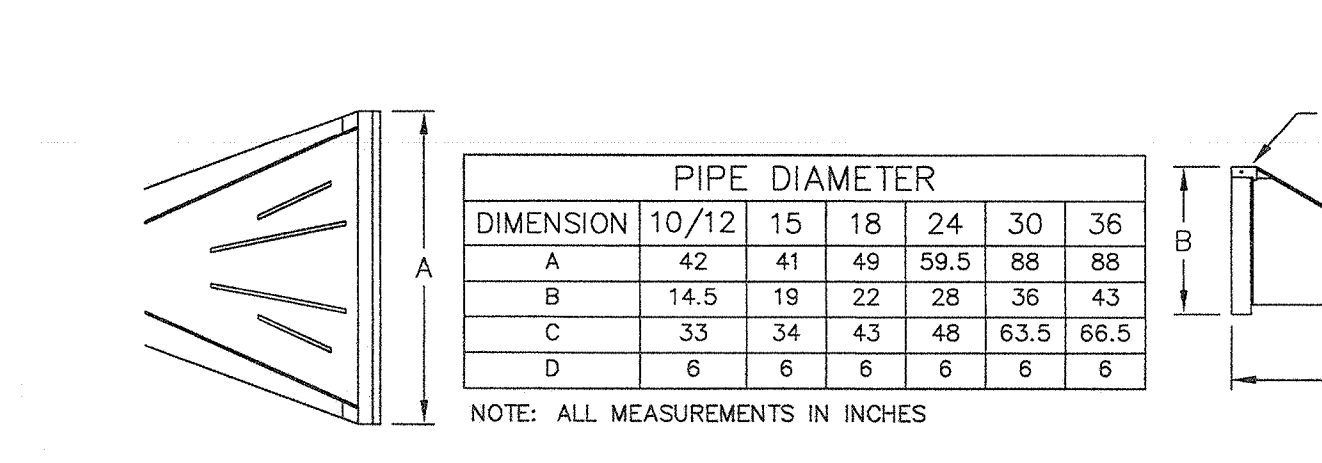
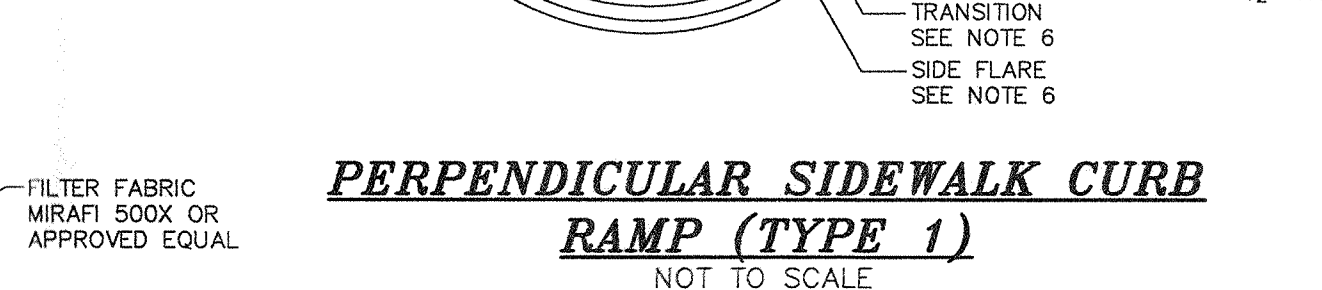
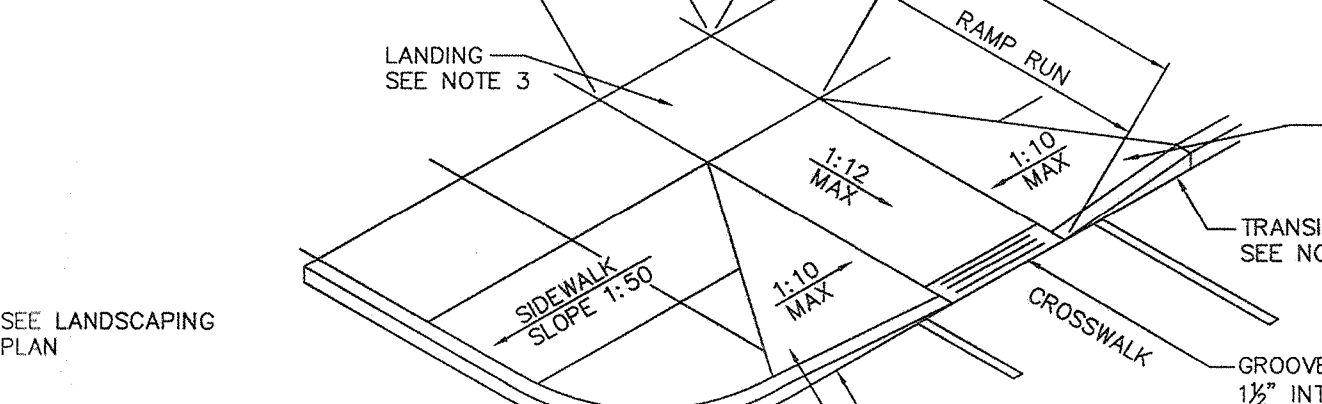
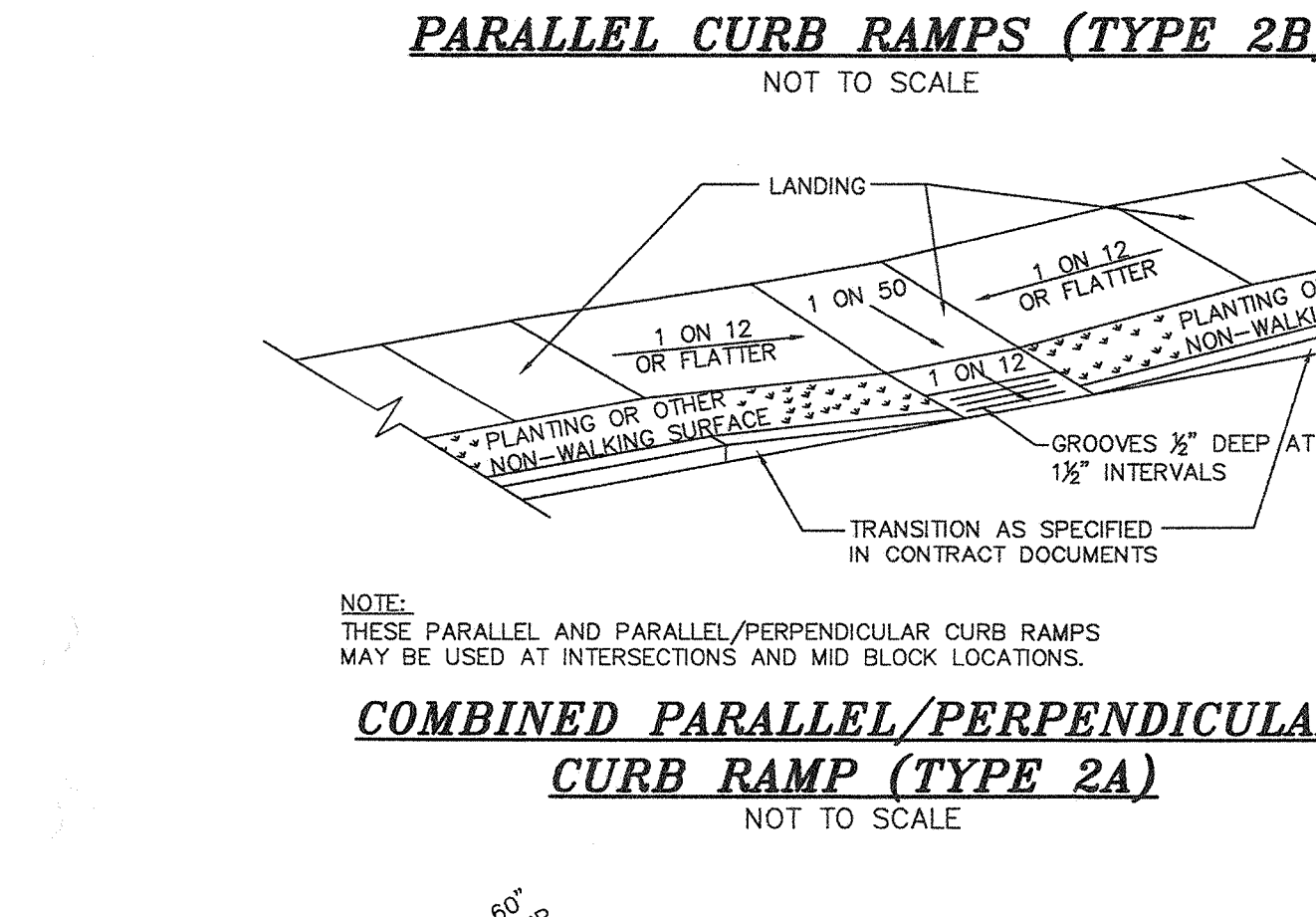
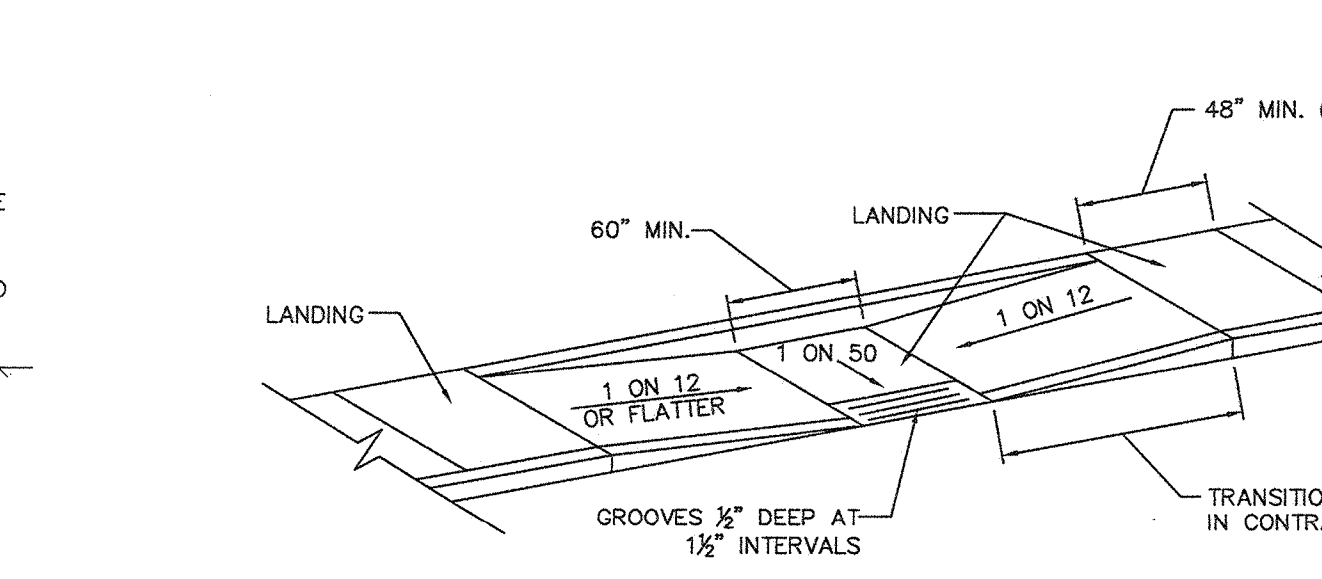
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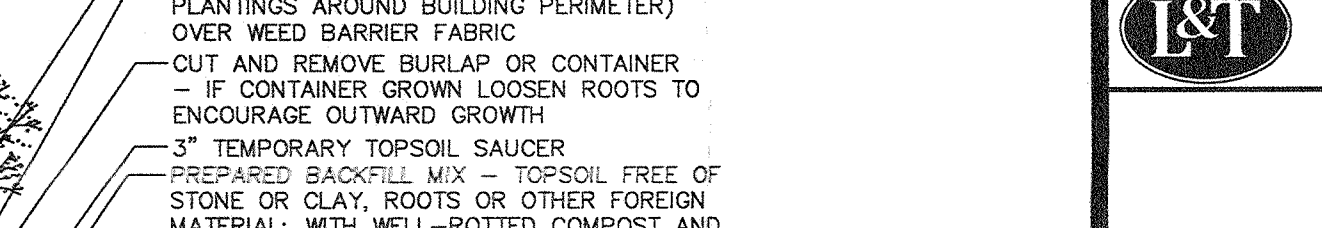
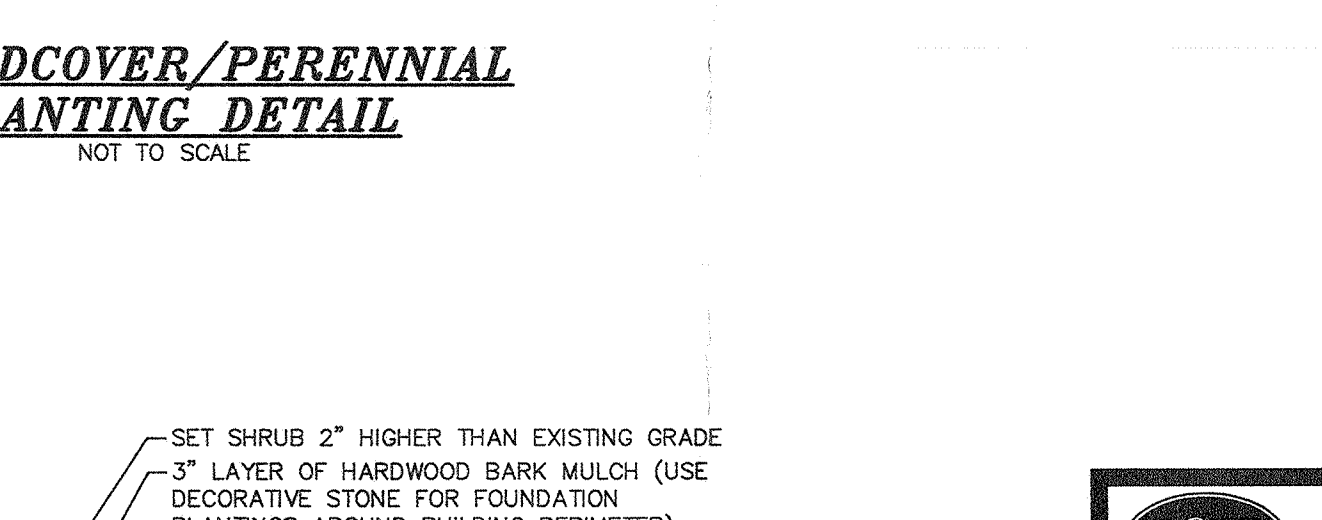
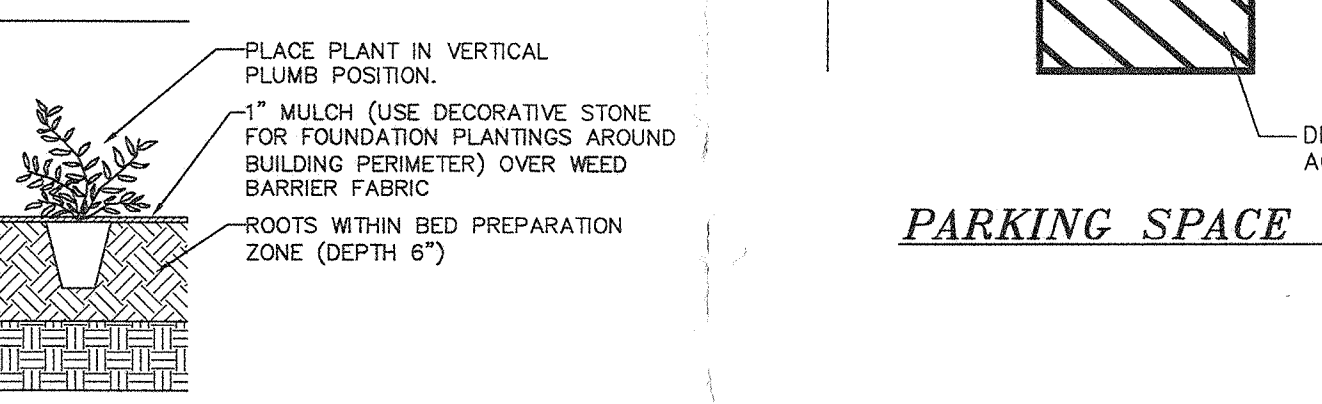
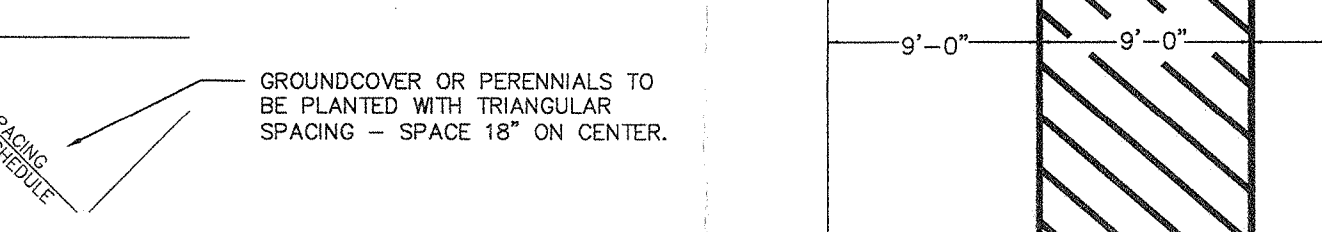
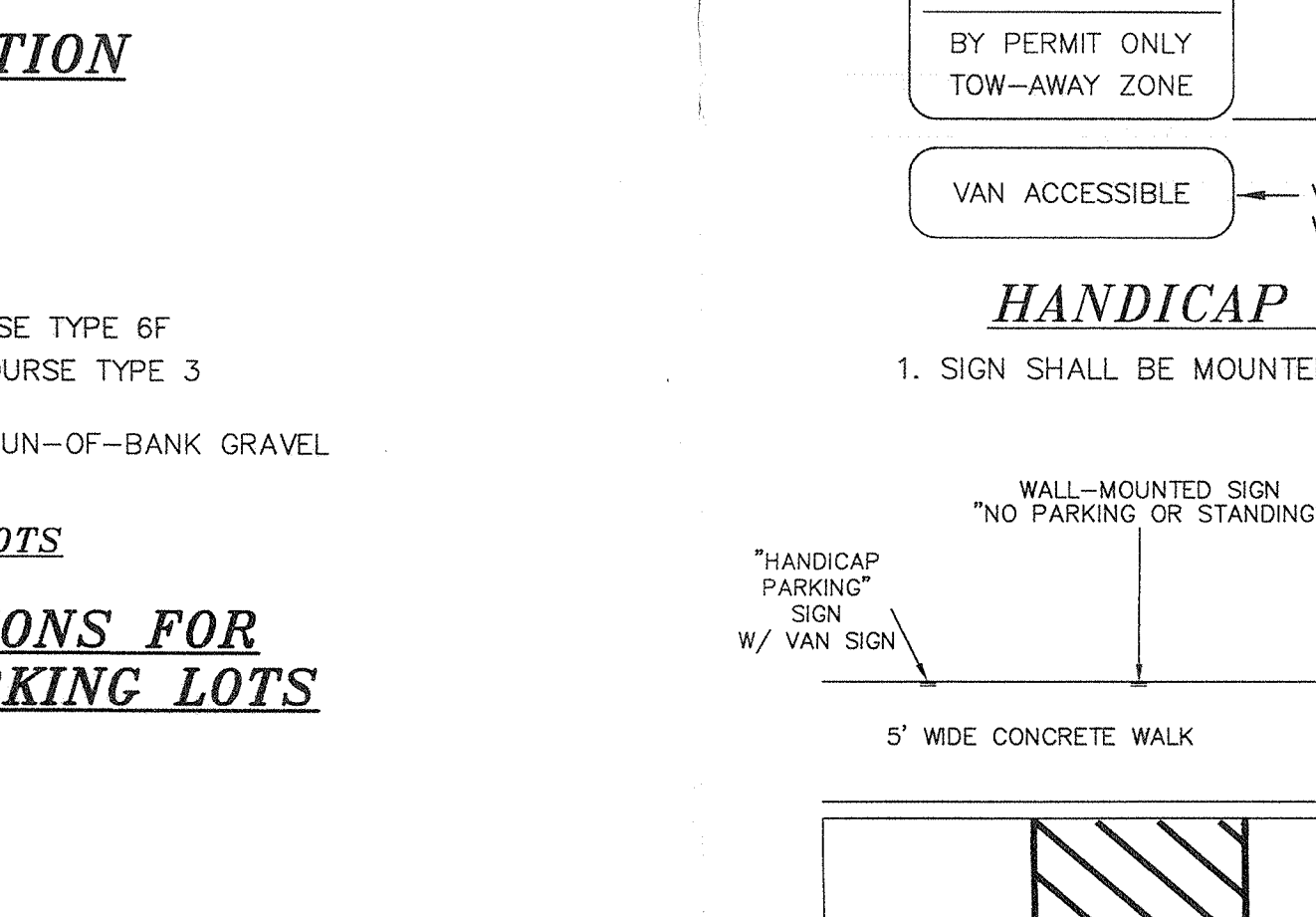
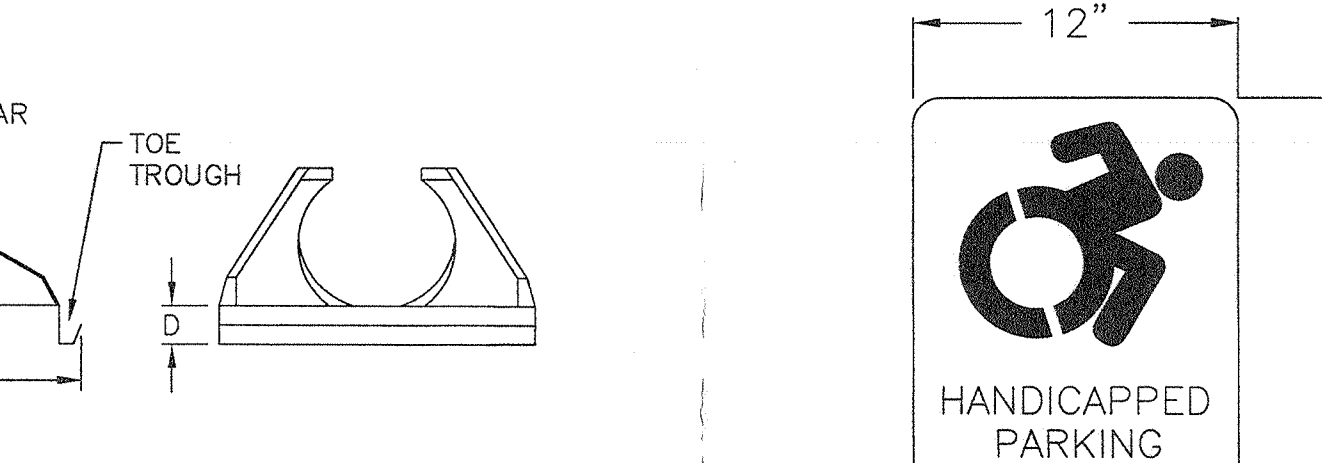
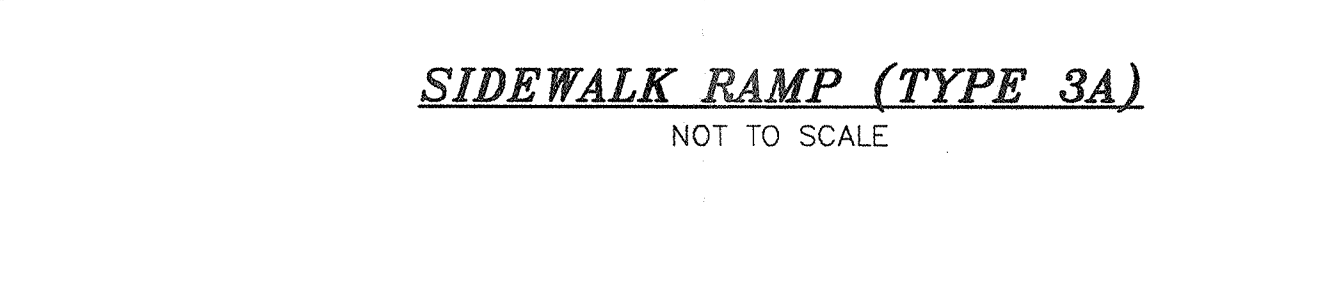
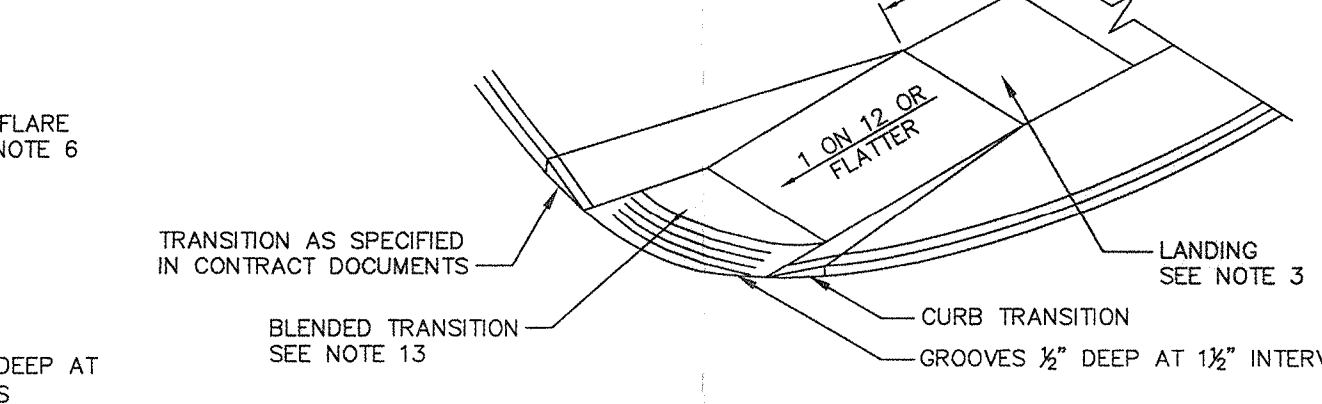
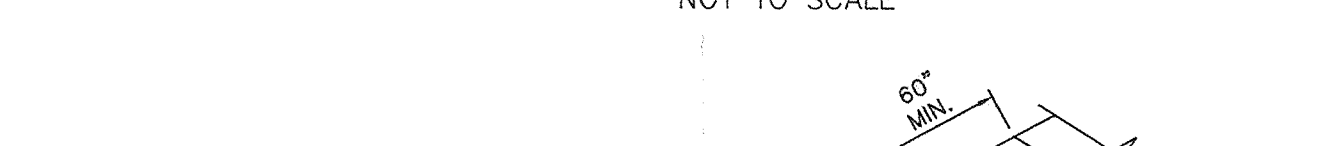
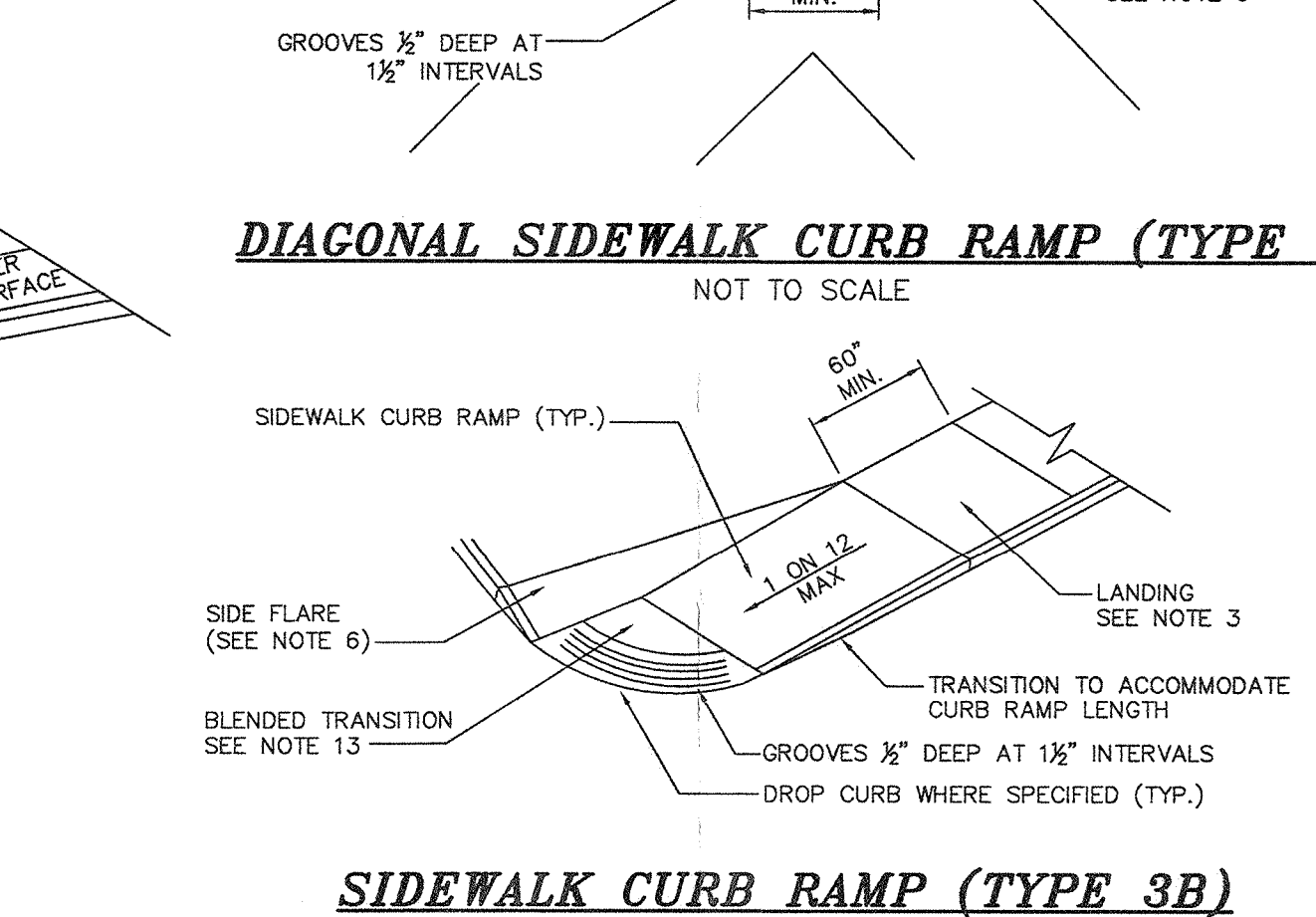
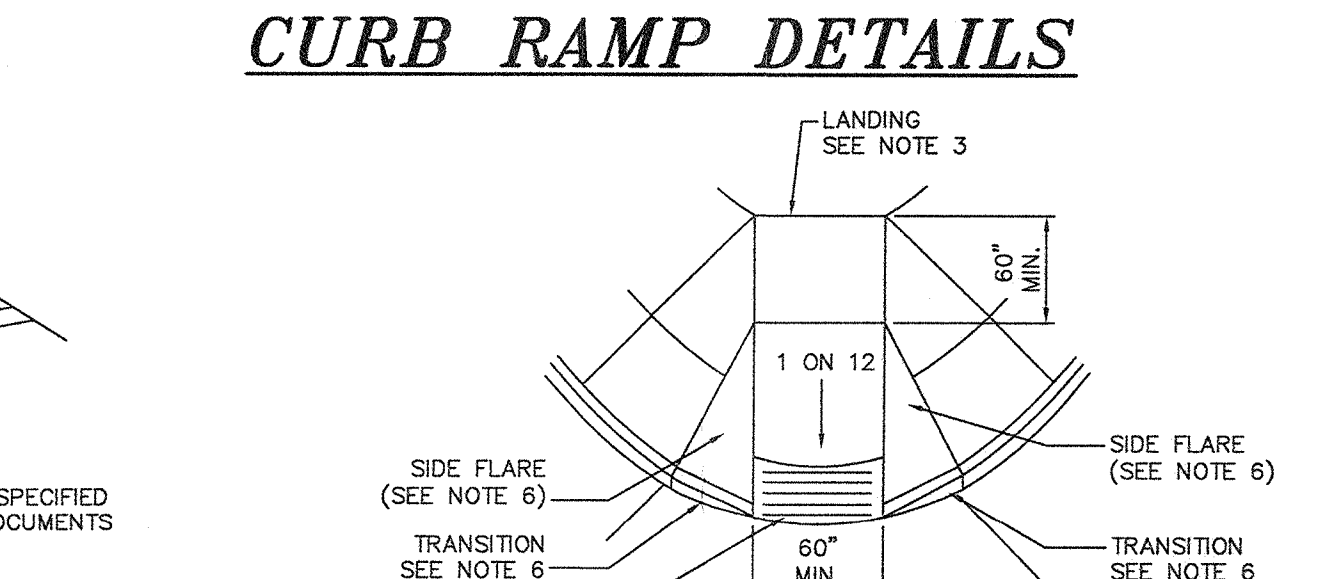
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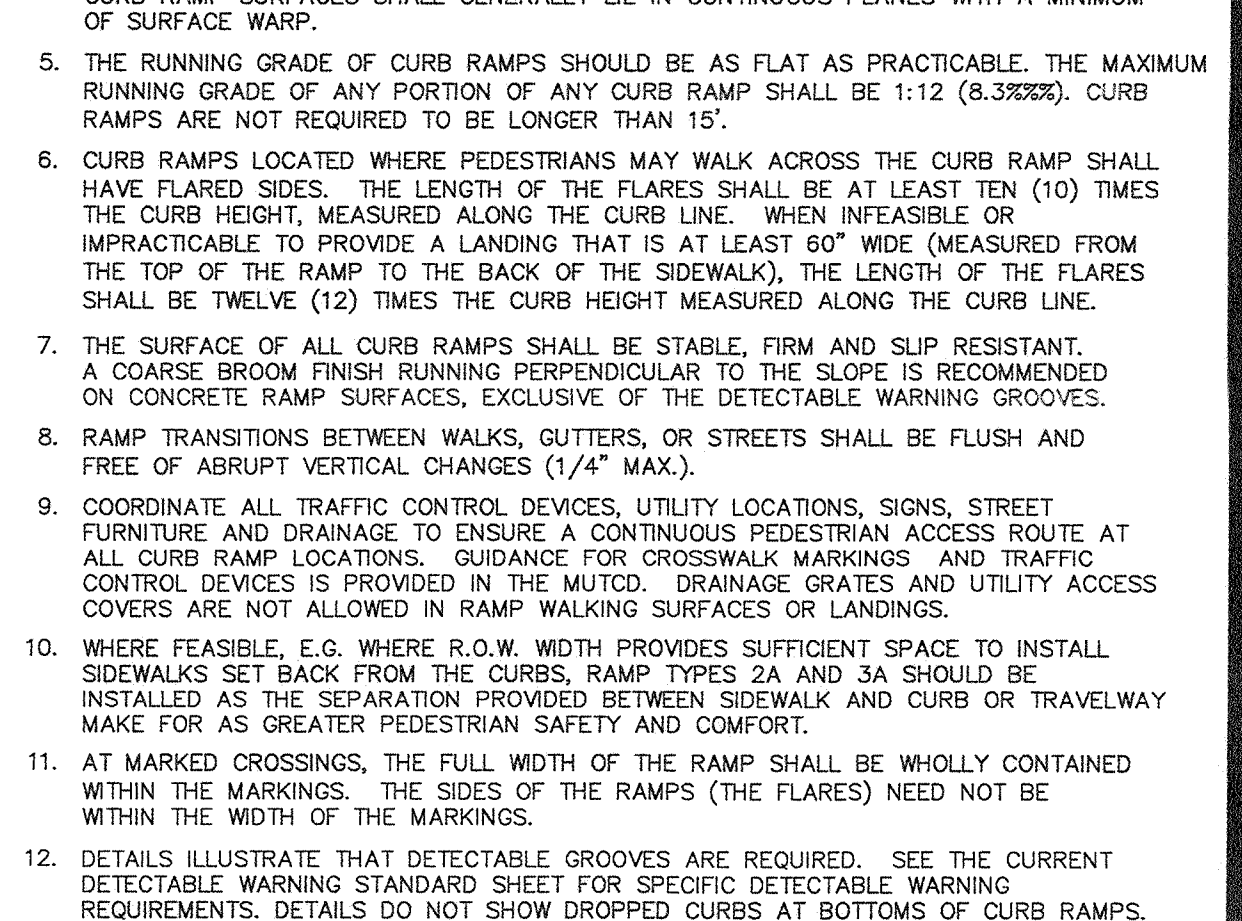
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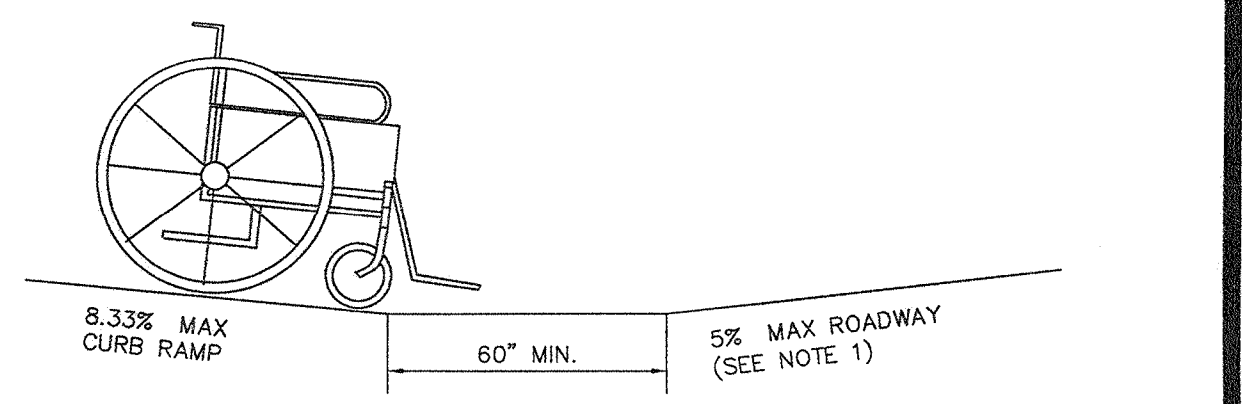
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GENERAL NOTES:
 1. THE PUBLIC SIDEWALK CURB RAMP STANDARDS DEPICTED HERE MAY NOT BE APPROPRIATE FOR ALL LOCATIONS. FIELD CONDITIONS AT INDIVIDUAL LOCATIONS MAY REQUIRE SPECIFIC DESIGN. DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF THIS SHEET TO THE MAXIMUM EXTENT FEASIBLE ON ALTERATION PROJECTS AND WHEN STRUCTURALLY PRACTICABLE ON NEW CONSTRUCTION PROJECTS AS REQUIRED BY THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
 2. THERE SHALL BE A LANDING AT THE TOP OF EACH CURB RAMP. THERE SHALL BE A LANDING AT THE TOP AND AT THE BOTTOM OF EACH PARALLEL AND PERPENDICULAR RAMP.
 3. LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 6'0" BY 6'0" SQUARE. THE MAXIMUM CROSS SLOPE AT LANDINGS IS 2 PERCENT IN ANY DIRECTION. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING LANDINGS MAY OVERLAP WITH THE CLEAR GROUND SURFACE REQUIRED AT PEDESTRIAN SIGN PUSH BUTTONS.
 4. CROSS SLOPES. THE MAXIMUM CROSS SLOPE OF CURB RAMPS SHALL BE 2 PERCENT. CURB RAMP SURFACES SHALL GENERALLY LIE IN CONTINUOUS PLANES WITH A MINIMUM OF SURFACE WAFF.
 5. THE RUNNING GRADE OF CURB RAMPS SHOULD BE AS FLAT AS PRACTICABLE. THE MAXIMUM RUNNING GRADE OF ANY PORTION OF ANY CURB RAMP SHALL BE 1:12 (8.33%). CURB RAMPS ARE NOT REQUIRED TO BE LONGER THAN 15'.
 6. CURB RAMPS LOCATED WHERE PEDESTRIANS MAY WALK ACROSS THE CURB RAMP SHALL HAVE FLARED SIDES. THE LENGTH OF THE FLARES SHALL BE AT LEAST TEN (10) TIMES THE CURB HEIGHT, MEASURED ALONG THE CURB LINE. WHEN INFESIBLE OR IMPRACTICABLE TO PROVIDE A LANDING THAT IS AT LEAST 6'0" WIDE (MEASURED FROM THE TOP OF THE RAMP TO THE BACK OF THE SIDEWALK), THE LENGTH OF THE FLARES SHALL BE TWELVE (12) TIMES THE CURB HEIGHT MEASURED ALONG THE CURB LINE. THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING GROOVES.
 7. RAMP TRANSITIONS BETWEEN WALKS, CUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX.).
 8. COORDINATE ALL TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. CURB RAMP LOCATIONS FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD. DRAINAGE GRATES AND UTILITY ACCESS COVERS ARE NOT ALLOWED IN RAMP WALKING SURFACES OR LANDINGS.
 9. AT MARKED CROSSINGS, THE FULL WIDTH OF THE RAMP SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. THE SIDES OF THE RAMPS (THE FLARES) NEED NOT BE WITHIN THE WIDTH OF THE MARKINGS.
 10. DETAILS ILLUSTRATE THAT DETECTABLE GROOVES ARE REQUIRED. SEE THE CURRENT DETECTABLE WARNING STANDARD SHEET FOR SPECIFIC DETECTABLE WARNING REQUIREMENTS. DETAILS DO NOT SHOW DROPPED CURBS AT BOTTOMS OF CURB RAMPS. DROPPED CURBS MAY BE SPECIFIED.
 11. SLOPES ON BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 2% (1 ON 50) IN ANY DIRECTION.



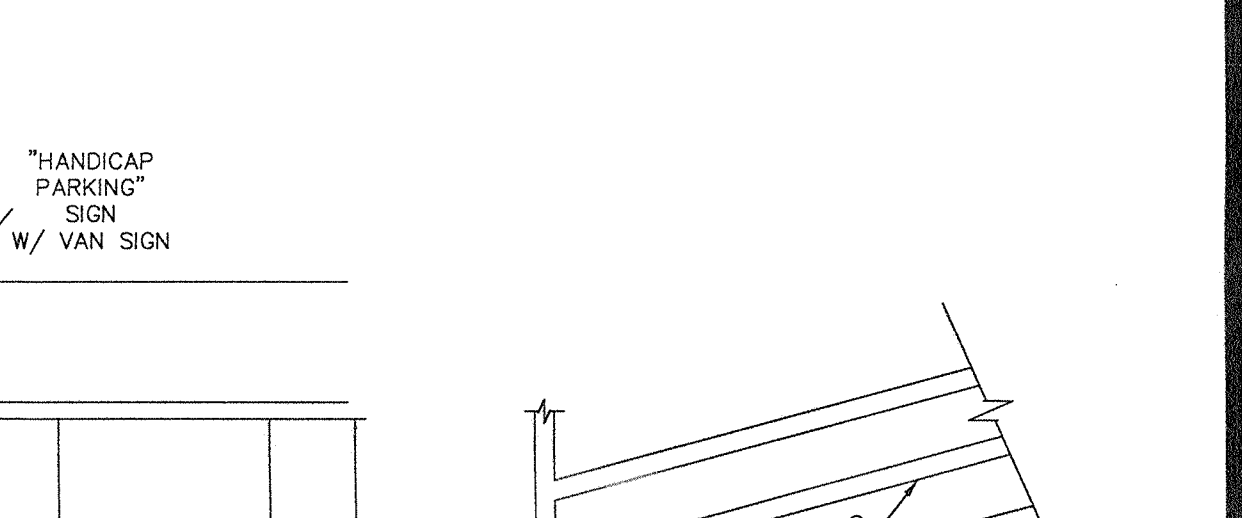
NOTE: TO AVOID WHEEL CHAIR FOOTREST STRIKING PAVEMENT, PROVIDE 2" LEVEL STEP (5/16" MAX. IN DIRECTION OF PEDESTRIAN TRAVEL) IF ALGEBRAIC DIFFERENCE BETWEEN CURB RAMP SLOPE & ROADWAY CROSS SLOPE EXCEEDS 11%.



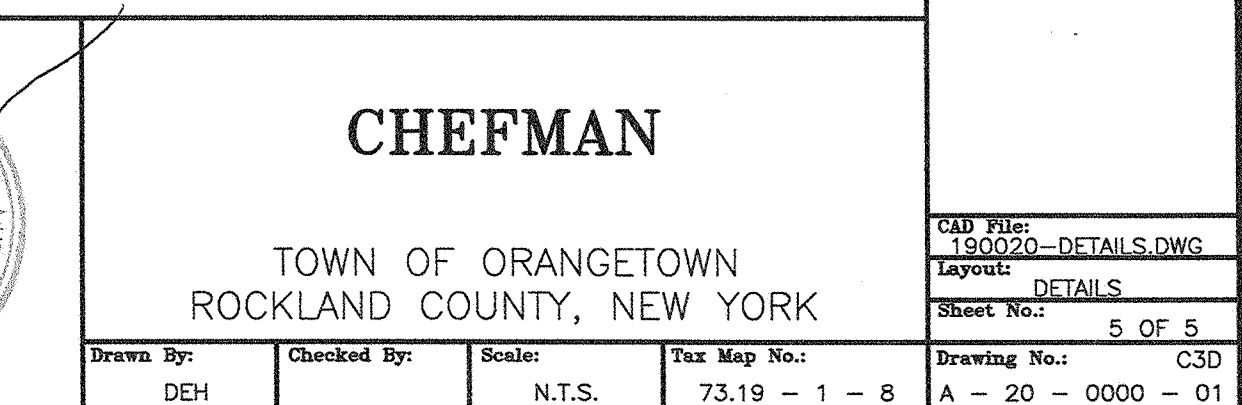
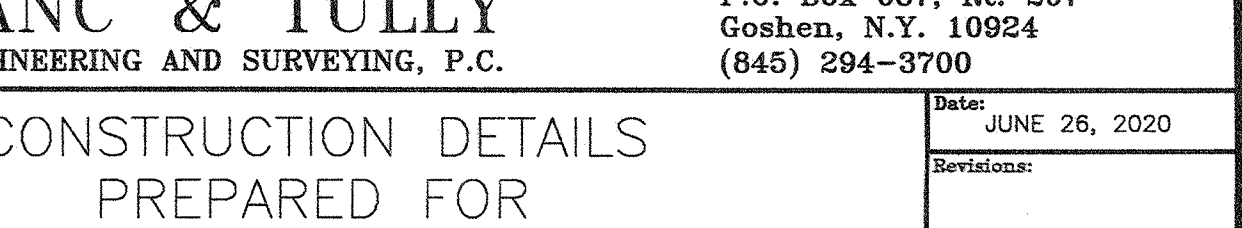
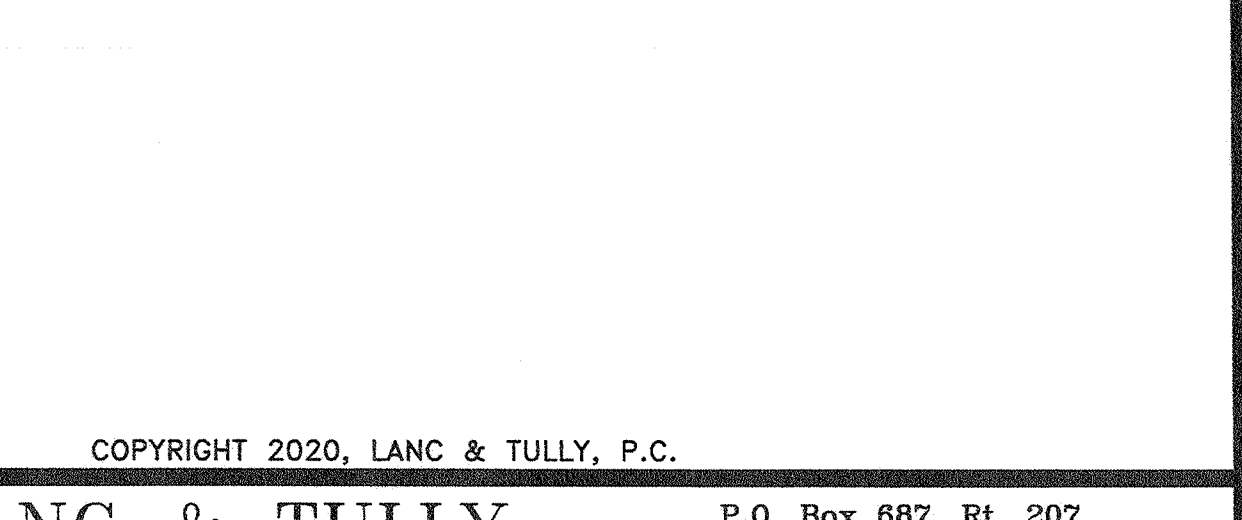
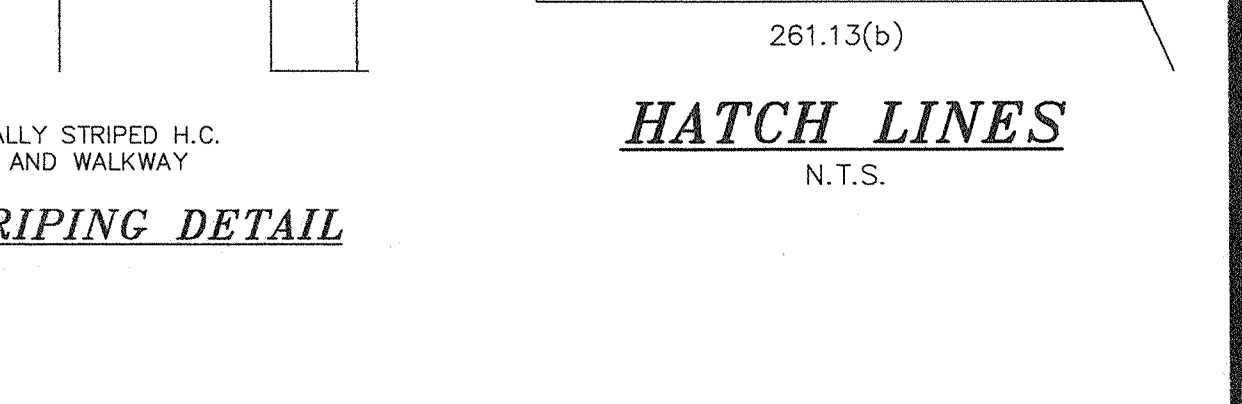
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HANDICAP SIGN
 1. SIGN SHALL BE MOUNTED 60" ABOVE GRADE
 2. SIGN SHALL BE MOUNTED 60" ABOVE GRADE
 3. SIGN SHALL BE MOUNTED 60" ABOVE GRADE



261.13(b)
 N.T.S.



LANC & TULLY
 ENGINEERING AND SURVEYING, P.C.
 P.O. Box 687, Rt. 207
 Goshen, N.Y. 10924
 (845) 294-3700

CONSTRUCTION DETAILS
 PREPARED FOR
 CHEFMAN

TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

DATE: JUNE 26, 2020
 REVISIONS:
 1. 100000-DETAILS.DWG
 2. 100000-DETAILS.DWG
 3. 100000-DETAILS.DWG
 4. 100000-DETAILS.DWG
 5. 100000-DETAILS.DWG

Drawn By: DEH
 Checked By: N.T.S.
 Scale: 73.19 - 1 - 8
 The Map No.: A - 20 - 0000 - 01
 Drawing No.: 5 OF 20
 CSD

