

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

Members Present: Thomas Warren, Chairman
William Young, Vice-Chairman
Stephen Sweeney
Michael Mandel
Andrew Andrews
Robert Dell
Bruce Bond

Members Absent: Michael McCrory

Also Present: Jane Slavin, Director, Department of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney and Cheryl Coopersmith, Chief Clerk Boards and Commissions

Thomas Warren, Chairman called the meeting to order at 7:00 p.m.
Mr. Warren read the agenda. Hearings as listed on this meeting's agenda, which are made a part of these minutes, were held as noted below:

Continued Item from the June 1, 2020 Meeting:

119 Tweed Boulevard Site Plan Critical Environmental Area Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review	PB#20-21
119 Tweed Boulevard, Upper Grandview 71.1771/19; R-22 zoning district	Postponed to a September Meeting

New Items:

Orangetown Shopping Center Installation of Electric Vehicles Charging Equipment Plan Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review	PB#20-33
Orangetown Shopping Center 5 Orangeburg Road, Orangeburg 74.1071/67; CS zoning district	Final Site Plan Approval Subject to Conditions/ Neg. Dec.

The Club West at Pearl River Phase II Site Plan Construction Trailer Location Final Site Plan Approval PB #20-05	PB #20-34
Condition #50 661 West Blue Hill Road, Pearl River 73.1071/5; OP-PAC zoning district	Location of Construction Trailer Approved

Henry Kaufmann Campground, Inc. Site Plan Phase I Drainage Improvements Sickletown Road Area Site Plan Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review	PB #19-82
667 Blauvelt Road, Pearl River 69.1471/28 & 69.1072/21; R-80 zoning district	Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.

301140 S.KR373 NMO1
L2 6 V L - 9N 0202
NMO13GNVRO JO NMO1

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

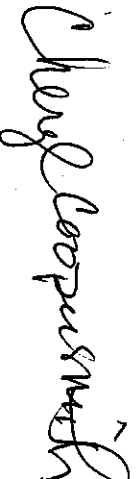
Other Business:

1. The Board reviewed and approved the selection of AKRF to review the Traffic Impact Study for 125 and 155 Greenbush Road Site Plans.
2. The Planning Board consented to the Town Board as Lead Agency for the Amendment to the Town Code/ Chapter 43, Article IV/ special Permit Temporary Outdoor Storage of Vehicles.

The decisions of the July 8, 2020 Planning Board Meeting was reviewed, edited, and approved. The motion for adoption 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; Andrew Andrews, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCroy, absent; Stephen Sweeney, aye, and Bruce Bond, aye.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Stephen Sweeney and seconded by Bruce Bond and agreed to by all in attendance. The meeting was adjourned at 8:30 p.m. The next Planning Board meeting is scheduled for September 9, 2020.

DATED: July 22, 2020



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

1101130 S. KERTZ ROAD

LAKE VILLAGE - 909 0702

1101130 ROAD 10 1101

Electric Charging Stations Site Plan
Final Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision
July 22, 2020
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TO: Lauren Sweeney, Kimley-Horn, 4525 Main Street, Suite 1000,
Virginia Beach, VA 23462
FROM: Orangetown Planning Board

RE: Orangetown Shopping Center Electric Charging Stations Site
Plan: The application of Electrify America, applicant for Urstadt Biddle
Ironbound, owner, for Preliminary/ Preliminary/ Final Site Plan Review at a
site to be known as "Orangetown Shopping Center Electric Charging
Stations 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 site is located at
Orangetown Shopping Center, Orangeburg, Town of Orangetown, Rockland
County, New York, and as shown on the Orangetown Tax Map as Section 74.10,
Block 1, Lot 67; in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting
held **Wednesday, July 22, 2020**, the Board made the following determinations:

Marisa Gedeon and Julia Ingram 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, Director, RA., Director, dated July 10, 2020.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated July 17, 2020.
3. A letter from Broker Engineering signed by Kenneth DeGennaro, P.E. dated July 21, 2020.
4. An interdepartmental memorandum from Bureau of Fire Prevention, Town of Orangetown, signed by Michael Bettmann, Chief Fire Inspector, dated June 24, 2020.
5. A letter from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated June 25, 2020 and Michael Kezner, dated June 24, 2020.
6. Letters from the Rockland County Department of Health, signed by Elizabeth Mello, PE, Senior Public Health Engineer, dated July 7, 2020.
7. A letter from the Rockland County Highway Department, signed by Dyan Rajasingham, dated July 9, 2020.

301110 S.MR373 MM01

L 2 30 A L- 907 0207

MM013GNVR00 JO MM01

Electric Charging Stations Site Plan
Final Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision

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8. A letter from the Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated July 20, 2020.
9. A Short Environmental Assessment Form signed by Lauren Sweeney, PE, dated April 9, 2020.
10. Building Permit Referral dated March 25, 2020, signed by Rick Oliver, Building Inspector.
11. Board Decisions: PB#16-39, Final Site Plan Amendment approved with subject to conditions, dated July 13, 2016 and PB#15-02, Final Site Plan approval subject to conditions, dated January 14, 2015.
12. Plans prepared by Kimley-Horn of New York, dated October 11, 2019, last revised March 11, 2020, unless noted:
 - CS: Cover Sheet and Project Information
 - GN-1: General Notes
 - GN-2: General Notes
 - GN-3: General Notes
 - C-1: Overall Site Plan
 - C-2: Demolition Plan
 - C-3: Enlarged Site Plan
 - C-4: Enlarged Equipment Layout
 - C-5: Site Elevation
 - E-1: Utility Plan, revised March 17, 2020
 - E-2: Electrical Plan, revised March 17, 2020
 - E-3: Single Line Diagram, revised March 17, 2020
 - E-4: Electrical Details, revised March 17, 2020
 - E-5: Electrical Details, revised March 17, 2020
 - D-1: Details
 - D-2: Details
 - D-3: Details
 - D-4: Details
 - D-5: Details
 - S-1: Retaining Wall Site Plan
 - S-2: Retaining Wall Details

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

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

301150 S.XR373 NM01

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NM013GNV80 30 NM01

Electric Charging Stations Site Plan
Final Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision

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SEQRA

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 Bruce Bond and seconded by William Young and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel aye; Stephen Sweeney, aye; Michael McCrory, absent; Bruce Bond, aye; Robert Dell, aye and Andrew Andrews, 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 Kimley-Horn of New York and the Town of Orangetown engineering consultant, 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 and Engineering, and having heard from the following involved and interested agencies, Rockland County Department of Planning, Rockland County Department of Health, and Rockland County Sewer District No. 1, 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;

301130 S.MR373 NM01

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Town of Orangetown Planning Board Decision
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- 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 Bruce Bond and seconded by Andrew Andrews and carried as follows: Thomas Warren, Chairman, aye; William Young, Vice Chairman, aye; Andrew Andrews, aye; Michael Mandel, aye; Robert Dell, aye; Stephen Sweeney, aye; Michael McCrory, absent, and Bruce Bond, aye, 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 **Final 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".

301110 S.A8370 NMO1
L2 & V L - 907 0202
NMO1 TOWN ORANGETOWN

**Electric Charging Stations Site Plan
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Town of Orangetown Planning Board Decision

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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.
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. A chain link fence shall be installed on the easterly perimeter of the parking area by CVS, and continue to the transformer complex. The fence shall match the existing fence on the rear of the lot.
5. The application shall be reviewed by the Town of Orangetown Zoning Board of Appeals (ZBA) for the needed zoning variance and the Town of Orangetown Architecture and Community Appearance Board of Review.
6. The applicant is proposing to install four (4) new electric vehicle charging stations in the existing shopping center parking lot. In order to achieve this they are proposing to eliminate one (1) parking space.
7. On September 21, 2016, Per ZBA #16-79, The Shopping Center received a parking variance as follows: 488 spaces required and 376 spaces approved. The applicant is required to obtain ZBA approval for the elimination of the parking space thereby resulting in a total proposed 375 spaces.
8. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies; all approvals are obtained and the Final Site Plan is stamped by the Chief Clerk to the Board.
9. The Short Environmental Assessment Form appears to be in order.
10. **Drainage Review Recommendation - Brooker Engineering**
Drainage Review Recommendation
It appears the application is proposing an increase in impervious surfaces below the threshold which requires post construction stormwater mitigation measures. Brooker Engineering therefore recommends that the Orangetown Center Electric Vehicles Charging Plan be approved for drainage subject to the following Project Comments.

501130 S.MR370 MM01

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MM0130NVAD0 JO MM01

Continuation of Condition #10...

This is the first drainage review report for this application. The Orangeburg Commons site is located along the south side of Orangeburg Road and east of Dutch Hill Road. The site is fully developed and the proposed action is to install equipment for electric car charging stations. No modifications or expansions are proposed for the parking lot configuration. Minor increases are in impervious areas are proposed for concrete pads for the utilities. Stormwater runoff from the concrete pads will be directed to the existing parking lot, which is a minor change in drainage pattern.

Project Comments

1. Site Plans shall be provided to scale.
2. The proposed increase in impervious surfaces shall be quantified. Increases in impervious area over 400 square feet require post construction stormwater mitigation.
3. The dimensions of the transformer pad on Drawing C-3 shall match the detail on Drawing S-1.
4. The dimensions for the Signet Dispenser shall be provided.

11. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:

- A review must be completed by the Rockland County Highway Department, any concerns addressed, and all required permits obtained.
- A review must be completed by the Rockland County Department of Health, any concerns addressed, and all required permits obtained.
- A review must be completed by the Palisades Interstate Park Commission, and any raised concerns addressed.
- A variance was previously granted on September 21, 2016 for the shopping center to permit less than the required number of parking spaces. The applicant is now proposing to further reduce the number of spaces to install the electric vehicle charging spaces. Due to this, a new variance will be required. The Rockland County Department of Planning requests the opportunity to review said variance, as required by New York State General Municipal Law.
- The site plan indicates a stub up for a future dispenser is to be installed at the space directly east of the space for dispenser #1. If any dispensers are installed in the future, the Rockland County Department of Planning requests the opportunity to review the site plan for said installation, as required by New York State General Municipal Law.

311110 S.KR3710 MM01

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Electric Charging Stations Site Plan
Final Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision

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Continuation of Condition #11...

- Retaining walls that are over four (4) feet in vertical height shall be designed by a licensed New York State Professional Engineer and be in compliance with the NYS Fire Prevention and Building code. Design plans shall be signed and sealed by the licensed NYS Professional Engineer.
12. The Town of Orangetown Bureau of Fire Prevention reviewed the plans and offered the following comment:
- Provide access for the Orangeburg fire Department to shut power off in the event of an emergency regarding the Charging Stations.
 - A Supra key box mounted in the vicinity of the electric source.
13. The Rockland County Health Department (RCDOH) reviewed the information provided and found that there are no RCDOH approvals needed for this application.
14. The Rockland County Highway Department reviewed the information provided and found that the proposed plan in the shopping center would have no significant effects upon the County Road and have no other comments and pose no objection to local resolution.
15. 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 no future correspondence is requested for this site.
16. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
- Rockland County Health Department
 - Rockland County Sewer District #1
 - Rockland County Department of Planning
17. All reviews and approvals from various governmental agencies and Board Decisions must be obtained prior to stamping of the Site Plan.
18. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

ENGINEERING OFFICE

L2 & A L - 9th 0707

NOV 13 2020 10:00 AM

Electric Charging Stations Site Plan
Final Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision

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

20. 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.

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

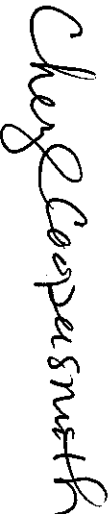
Dated: July 22, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions

Town of Orangetown Planning Board

attachment



OFFICE CLERK TOWN

12:30 PM - 3:00 PM

TOWN OF ORANGETOWN

PB#20-33: Orangetown Shopping Center

Permit #49941

Electric Charging Stations Site Plan

**Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
July 22, 2020**

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

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: Orangetown Shopping Center Electric Charging Stations
Site Plan - Final Site Plan Approval Subject to Conditions**

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

DESCRIPTION OF ACTION: Site Plan Review

LOCATION: The site is located at Orangetown Shopping Center, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 67, in the CS 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 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, NYSDEC, - Town Supervisor, Applicant
- Involved Agencies

131130 S.MK3710 NM01

82 6 V L - 90V 0707

MM01E9NVR0 JO NM01

PB #20-34: The Club at Pearl River Phase II

Permit #48572

Location of Construction Trailer, condition #50
of PB#20-05, Final Site Plan Approval
Subject to Conditions, dated January 15, 2020

Town of Orangetown Planning Board Decision
July 22, 2020
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York,
10983
FROM: Orangetown Planning Board

RE: The Club at Pearl River Phase II, location of Construction Trailer, Condition #50 of PB#20-05. The application of The Club West at Pearl River, owner, for review of Condition #50 of PB#20-05, Construction Trailer Location Review at a site to be known as "The Club at Pearl River Phase II" 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 site is located at 661 West Blue Hill Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 5, in the OP & PAC zoning districts.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, July 22, 2020**, the Board made the following determinations:

- Donald Brenner, Diego Villareale and Charles Thomas 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., Director, dated July 10, 2020.
 2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., July 17, 2020.
 3. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael Bettmann, Chief Fire Inspector, dated July 1, 2020.
 4. A copy of PB#20-05, Final Site Plan Approval subject to Conditions, dated January 15, 2020.
 5. Site Plan noting the proposed location of the Construction Trailer prepared by JMC, dated February 14, 2019.

The Board reviewed the plans and information submitted. The hearing was then opened 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 Stephen Sweeney and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman; aye, William Young, Vice-Chairman, aye; Andrew Andrews, aye; Michael Mandel; aye, Stephen Sweeney; aye, Bruce Bond; aye, Robert Dell; aye and Michael McCrory; absent.

2020 JUL 23 10:30 AM

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2020 JUL 23 10:30 AM

PB #20-34: The Club at Pearl River Phase II

Permit #48572

Location of Construction Trailer, condition #50
of PB#20-05, Final Site Plan Approval
Subject to Conditions, dated January 15, 2020

Town of Orangetown Planning Board Decision

July 22, 2020

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DECISION: In view of the foregoing and the testimony before the Board, the application was Approved Subject to the Following Conditions:

1. 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. This information shall be noted on the Site Plan.
2. The applicant/ applicant's engineer is reminded that the proposed location of the construction trailer CANNOT become a construction entrance into the site. If the applicant would like a construction entrance at this location, the SWPPP and the Soil Erosion and Sediment Control plans must be formally updated/ amended.

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

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: July 22, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions

Town of Orangetown Planning Board



2020 JUL 22 10 58 AM
TOWN OF ORANGETOWN

PB #19-82: Henry Kaufmann Campground

Permit #49454

Phase 1 Drainage Improvements
Sickletown Road Area Site Plan
Preliminary Site Plan Approval Subject
to Conditions/ Neg. Dec.

Town of Orangetown Planning Board Decision

July 22, 2020

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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Orangetown Planning Board

RE: Henry Kaufmann Campgrounds Phase I Drainage
Improvements – Sickletown Road Area Site Plan: The application of Henry Kaufmann Campgrounds, Inc., applicant, for UJA Federation of New York, owner, for Prepreliminary/ Preliminary/Final Site Plan Review, at a site to be known as "Henry Kaufmann Campgrounds, Inc. Phase I Drainage Improvements – Sickletown Road Area 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 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 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 & Section 69.10, Block 2, Lot 21 in the R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings, **Wednesday, December 11, 2019 and a virtual meeting held July 22, 2020**, at which time the Board made the following determinations:

December 11, 2019

Troy Wojciekofsky, Donald Brenner, Kevin Curran, Victoria Inniss, and Dave Schmelzter appeared before the Board.

The Board received the following communications:

1. Project Review Committee Report dated December 4, 2019.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Jane Slavin, R.A., AIA., Director, dated December 9, 2019.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated December 6, 2019.
4. A letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated December 10, 2019.
5. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael Bettmann, Chief Fire Inspector dated October 11, 2019.

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82 to V L - 90V 000

MM013GNVRO 30 MM01

Phase 1 Drainage Improvements
Sickletown Road Area Site Plan
Preliminary Site Plan Approval Subject
to Conditions/ Neg. Dec.

Town of Orangetown Planning Board Decision

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6. Letters from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated November 27, 2019 and Michael Kezner, dated November 18, 2019.
7. Letters from Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer dated December 3, 2019.
8. Letters from the Rockland County Department of Highways, signed by Dyan Rajasingham, Engineer II dated December 2 & 4, 2019.
9. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated December 4, 2019.
10. A letter from Rockland County Drainage Agency, signed by Vincent Altieri, Executive Director, dated December 9, 2019.
11. A Stormwater Pollution Prevention Plan prepared by Stantec, dated November 19, 2019.
12. A Full Environmental Assessment Form, signed by Troy Wojciekofsky, P.E., dated November 6, 2019.
13. A Narrative submitted by the applicant.
14. A Building Permit Referral dated October 19, 2019, prepared by Rick Oliver, Deputy Building Inspector.
15. Phase I SW Management Improvements Plans prepared by Stantec, signed by Troy Wojciekofsky, P.E., dated April 25, 2019, last revised October 11, 2019, unless noted:
 - Cover: Cover Sheet, dated October, 2019
 - C-001-SW: General Notes
 - C-100-SW: Existing Conditions & Removal Plan Phase
 - C-200-SW: Site, Drainage & Grading Plan
 - C-300-SW: Erosion & Sediment Control Plan
 - C-400-SW: Stormwater Utility Profiles
 - C-500-SW: Landscape Plan
 - D-100-SW: Details
16. Existing Conditions Plans, Sheet 1 and Sheet 2 prepared by Jay Greenwell, PLS, dated August 10, 2012, last revised June 8, 2017

The Board reviewed the plan. The meeting was then open to the public.

Public Comment:

Kevin McCormack, 83 Sickletown Road, Orangeburg, raised concerns regarding the number of trees to be removed for the construction of the detention

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PB #19-82: Henry Kaufmann Campground

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Phase 1 Drainage Improvements
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basin and if new trees would be replanted. Mr. McCormack wanted to know the timetable for the construction of the detention basin. Also, he noted that there was a growing pile of woodchips and gravel, located near the property line of the camp. The pile appears to have been growing the past 6 to 7 years and could be a problem with drainage. Finally, Mr. McCormack requested information regarding the RCDA violations.

Betsy McKane, 26 McKinley Street, Pearl River, expressed concerns regarding The time lapse between the construction of the detention basin and the removal of the woodchip pile.

The Applicant requested a **CONTINUATION**.

July 22, 2020

Troy Wojciekofsky, Donald Brenner, Kevin Curran, Victoria Inness, Avi England and Dave Schmelzter appeared before the Board.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Jane Slavin, R.A., ALA., Director, dated July 10, 2020.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated July 16, 2020.
3. A letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated July 20, 2020.
4. A revised full Environmental Assessment Form, signed by Troy Wojciekofsky, P.E., dated November 6, 2019, revised July 16, 2020.
5. A letter from Stantec, dated June 23, 2020
6. A Stormwater Pollution Prevention Plan (SWPPP), prepared by Stantec, dated June 22, 2020, last revision date of June 22, 2020.
7. Phase I SW Management Improvements Plans prepared by Stantec, signed by Troy Wojciekofsky, P.E., dated April 25, 2019, last revised June 23, 2020:
 - Cover: Cover Sheet, dated October, 2019
 - C-001-SW: General Notes
 - C-100-SW: Existing Conditions & Removal Plan Phase
 - C-200-SW: Site, Drainage & Grading Plan
 - C-300-SW: Erosion & Sediment Control Plan
 - C-400-SW: Stormwater Utility Profiles
 - C-401-SW: Dry Detention Basin Cross Sections
 - C-500-SW: Landscape Plan
 - D-100-SW: Details

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PB #19-82: Henry Kaufmann Campground

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The Board reviewed the plan. The meeting was then open to the public.

Public Comment:

Kevin McCormack, 83 Sickletown Road, Orangeburg, wanted to know what would happen if the drainage plan does not work and the issue continues. He thanked the campgrounds for coming up with a solution and thanked the Board for listening to the concerns of the public. Mr. McCormack was disappointed that the drainage plan would not significantly improve the situation for the 81 Sickletown Road property.

There being no one else from the public, a motion was made to close Public comment by Michael Mandel seconded by Stephen Sweeney and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel aye; Stephen Sweeney, aye; Michael McCrory, absent; Bruce Bond, aye; Robert Dell, aye and Andrew Andrews, aye.

SEORA

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 William Young, Vice-Chairman and seconded by Stephen Sweeney and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel aye; Stephen Sweeney, aye; Michael McCrory, absent; Bruce Bond, aye; Robert Dell, aye and Andrew Andrews, 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.

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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 Stantec, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agency: Town of Orangetown Zoning Board of Appeals, Rockland County Sewer District No. 1, Rockland County Planning, Rockland County Highway, Rockland County Health, Rockland County Drainage Agency, and 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 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 William Young and seconded by Bruce Bond and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel aye; Stephen Sweeney, aye; Michael McCroly, absent; Bruce Bond, aye; Robert Dell, aye and Andrew Andrews, aye; the Board made a Negative Declaration pursuant to SEQRA.

OFFICE OF THE TOWN ENGINEER
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TOWN OF ORANGETOWN

PB #19-82: Henry Kaufmann Campground

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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. 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.
3. The application shall be reviewed by the Town of Orangetown Architecture and Community Appearance Board of Review.
4. The applicant is advised that per Rockland County Drainage Agency letter dated December 9, 2019, no permits can be issued until all existing RCDA violations are abated.
5. The SWPPP supplied is under review. However, a cursory review of the SWPPP has revealed a number of deficiencies:
 - a) The design parameters for the proposed dry detention basin shall be included in the SWPPP.
 - b) The pre and post hydrographs shall also be separated into 2 separate appendices.
 - c) The post construction stormwater maintenance agreement shall include specific checklists for all proposed catch basin/ drainage manholes, conveyance (piping) systems, etc. Also, the applicant's engineer shall verify the checklists already provided for the basin.
 - d) An appendix shall be added to the SWPPP for all of the proposed SESC features, in accordance with Appendix F of the NYSDEC-SMDM.
 - e) The pre and post construction drainage calculations shall be separated into separate appendices.
 - f) The separation tabs shall be labeled.

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6. Although the applicant's engineer's letter of June 23, 2020 states that diverting the stream (or a portion thereof) will "...increase flows to the proposed *County Discharge point...*" (response #3 to DEME's letter to the Planning Board of December 6, 2019), this is not necessarily so. The flow from the proposed basin can be throttled, by means of the outlet structure, so as not to increase the flow rate to the County's system. Also, there is clearly enough room to enlarge/expand the basin to the east to accommodate this extra flow and still provide a buffer between the proposed basin and the neighboring private residence. The applicant's engineer shall explain in the SWPPP narrative why the proposed basin cannot be enlarged/expanded and why it is not proposed to be extended, to intersect the existing stream/ drainage ditch (or at least a portion of the stream during larger rain events.)
7. Cross sections through the proposed new stormwater basin shall be added to the drawings.
8. The proposed 12-foot wide maintenance access path shall be extended south, along the eastern side of the basin, to the proposed rip-trap section (behind Section 69.15, Block 1, Lot 12: McCormick and Section 69.15, block 1, Lot 13: Beers properties.) A turn-around shall also be proposed at that location of the maintenance path and shall be extended completely around the basin. Also, the drawings shall show how this maintenance access path is accessed from the driveway AND a path shall be added around the north-west side of the basin, as well, with a turn around.
9. 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.
10. Copies of all correspondence, including any and all approvals from the New York State 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.

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

Drainage calculations have been provided that demonstrates potential significant impacts with respect to drainage have been mitigated. Brooker Engineering therefore recommends that the Henry Kaufmann Campground Site Plan -- Sickletown Road Drainage Improvements be approved subject to the following comments:

Project Description

This is the second review for this project, the last review was dated December 10, 2019. The Sickletown Road drainage improvements consists of a dry stormwater management basin that is referred to as Phase 3 in the Master Plan application. This project proposes a dry stormwater management basin along the east side of the parcel, uphill of properties along the west side of Sickletown Road. There is an existing swale in this area that bypasses the proposed basin. The swale was dry at the time of our site visit. Evidence of high velocity stormwater runoff in the swale was evident from the presence of larger stones and sedimentation. The project provides flood storage and mitigation based on existing conditions and is not proposed as a result of any new construction. Previous site plans for the Kaufmann Campground proposed individual stormwater detention facilities as part of the individual site plan applications.

Stormwater runoff from this area of the property flows east towards Sickletown Road and does not directly enter the on-site Nauraushaun Brook portion of the stream. There are macadam and gravel parking areas located uphill of the proposed basin, and stormwater runoff from these impervious surfaces will enter the new basin.

For this revision, the applicant has added a smaller low flow orifice with a sump in the basin, which will improve reductions in peak discharge rates for the lower frequency storms.

Project Comments

1). The drainage calculations use sheet flow across the east property line of the Kaufmann Campground as the hydrologic point of interest for Design Point "ODP-B". However, there are two distinct point sources of runoff that shall be

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Continuation of Condition #11...

evaluated by breaking down Subarea "PCDA-2": the existing creek that flows through tax lot 69.15-1-13 ("N/F Beers Trust") and the valley through tax lot 69.15-1-10 ("N/F Gyschuck") shall each be analyzed for pre- and post-discharge rates. The SWPPP notes on page ii, "Historically, runoff from the eastern side of the camp property concentrates to a swale that runs through private residential properties. During intense rain events the conveyance systems through the private properties are overwhelmed." This statement shall be expanded upon in the narrative response. The creek has been designed to bypass the proposed stormwater management system. The potential for flood mitigation for the residence at tax lot 69.15-1-13 appears to be minimal. Overflows from the creek to the proposed stormwater basin may assist in mitigation of flooding through "overwhelmed" drainage facilities on private property.

2). As per the December 10, 2019 report, there is a proposed emergency spillway leaving the basin that discharges just northwest of the property at tax lot 69.15-1-10. Water leaving the spillway will sheet flow towards Sickletown Road. The plans shall demonstrate that this water will not impact adjacent off site properties.

3). More detail shall be provided for the path of the emergency overflow. Water would be travelling down this path with a high velocity and could potentially cross the street and impact the property north of the access driveway. A restoration detail for the driveway shall be provided and indicate if the road will be crowned. The applicant shall consider adding a catch basin on the opposite side of the access driveway for overflows.

4). As per the December 10, 2020 report and as discussed in comment 1, there is a swale that starts on the site and continues downhill through the lands of tax lots 69.15-1-13 and 69.15-1-12. This swale appears to bypass the new detention system. This shall be evaluated by the drainage calculations; a more significant reduction in peak discharge rates may be achieved if overflows from this swale were directed to the new stormwater management basin.

5). As per the December 10, 2020 drainage review report, the bend at proposed structure DS-1B shall be realigned to avoid angles of less than 90 degrees between the invert and outlet pipes.

6). As per the December 10, 2020 drainage review report, provide a detail of the existing catch basin on Sickletown Road that receives the new inlet drainage pipe.

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Continuation of Condition #11...

- 7). As per the December 10, 2020 drainage review report, erosive conditions in this area shall be evaluated based on historical observations.
- 8). The asphalt access drive along the downhill side of the basin shall have a cross slope to direct runoff from this new impervious surface to the basin and not downhill toward the adjacent properties. Provide a detail of the pavement at this location.
- 9). The bottom of the basin is elevation 86.0 and the pipe invert out is at elevation 86.9. Soil tests shall be provided that demonstrate the water in the sump can infiltrate.
- 10). The existing capacity of the storm line in Sickletown Road that receives the overflows from the pond shall be verified as it appears that stormwater runoff is being diverted to this system.
12. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:
 - A review must be completed by the County of Rockland Drainage Agency, and all required permits obtained.
 - A review must be completed by the Rockland County Highway Department, any concerns addressed and any required permits obtained.
 - The comments in the June 5, 2019 letter from the Rockland County Department of Health must be met.
 - A review must be completed by the United States Army Corps of Engineers for the wetlands on site, and all required permits.
 - The Floodplain Administrator for the Town of Orangetown shall certify that the proposed construction is in compliance with the floodplain regulations of the Town and the Federal Emergency Management Agency.
 - It should be clarified as to which Phase of the Master Plan these drainage improvements will be constructed. The Site Plan indicates this project will be Phase I, the Overall Master Plan improvements map, dated October 25, 2019, shows these improvements as Phase 3. If the drainage improvements Phases are to take place earlier, than indicated, then the Overall Master Plan improvements must be updated to reflect such.

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Continuation of Condition #12...

- An approximate time frame for all phases of the project shall be provided.
 - Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Guidelines for Urban Erosion and Sediment Control.
 - There shall be no net increase in the peak rate of discharge from the site at all design points.
 - The application form indicates the property receives water service from United Water. The form must be correct to Suez.
13. The Rockland County Health Department (RCDOH) reviewed the plans and offered the following comment:
- Application is to be made to RCDOH for review of the stormwater systems for compliance with the County Mosquito Code.
14. The Rockland County Highway Department (RCHD) reviewed the submitted plans and offered the following comments:
- A road work permit shall be obtained from the RCHD prior to starting any construction work related to the proposed plan.
15. The Rockland County Drainage Agency (RCDA) has previously reviewed the above referenced site and determined that it is within the jurisdiction of the RCDA. However, the current proposal does not include any impervious areas and it also indicates that runoff from the project area will be drainage away from the County regulated stream. Therefore, this proposal does not require a permit from the RCDA, pursuant to the Rockland County Stream Control Act. Please note that any future improvements at this parcel will require a permit, or a written determination that indicates no permit is required from the RCDA. Furthermore, **please have the applicant address all outstanding violations immediately.**
16. 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 no future correspondence is requested for this site.
17. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Decisions prior to signing the final plans.
18. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

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Phase 1 Drainage Improvements
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19. 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.

20. 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.
- 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 Preliminary 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.

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**Phase 1 Drainage Improvements
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21. 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.

22. 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.

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

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

24. 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), 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 CLERK'S OFFICE

28 JUL 2020

OFFICE

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Phase 1 Drainage Improvements
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25. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

26. 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 DEME 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

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

28. The following note shall be placed on the Plan regarding 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.

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

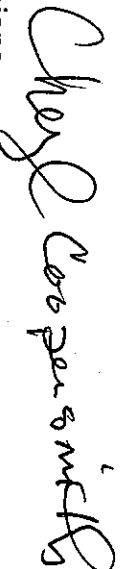
The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: July 22, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions
Town of Orangetown Planning Board

Attachment



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

PB #19-82: Henry Kaufmann Campground

Permit #49454

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Town of Orangetown Planning Board Decision
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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: Henry Kaufmann Campground Phase 1 Drainage Improvements Sickletown Road Area Site Plan
Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.

SEQR STATUS: Type I XXXXXX
Unlisted

CONDITIONED NEGATIVE DECLARATION: Yes XXXXXX
No XXXXXX

DESCRIPTION OF ACTION: Drainage Improvements Sickletown Road Area Site Plan

LOCATION: The site is located at 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.10, Block 2, Lot 21 and Section 69.14, Block 1, Lot 28 in the R-80 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 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, Orangetown, NY 10962

Telephone Number: 845-359-5100

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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, NYS DEPARTMENT OF ENVIRONMENTAL SUPERVISOR, Applicant