

**Town of Orangetown Planning Board Meeting
Wednesday, July 8, 2020**

The decisions of the June 15, 2020 Planning Board Meeting was reviewed, edited, and approved. The motion for adoption was made and moved by Michael Mandel and seconded by William Young and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Andrew Andrews, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Stephen Sweeney, aye, and Bruce Bond, abstain.

The decisions of the June 24, 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 McCrory, aye; Stephen Sweeney, abstain, and Bruce Bond, aye.

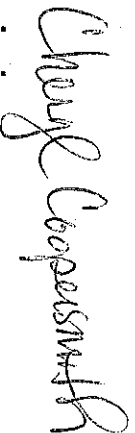
Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Michael Mandel and seconded by Andrew Andrews and agreed to by all in attendance. The meeting was adjourned at 9:45 p.m. The next Planning Board meeting is scheduled for July 22, 2020.

DATED: JULY 8, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions

Town of Orangetown Planning Board



OFFICE CLERK S. J. COOPER
646 V L2 TR 0202
TOWN OF ORANGETOWN

**PB #20-30: Kibria Subdivision Plan
Final Subdivision Plan Approval
Subject to Conditions**

**Town of Orangetown Planning Board Decision
July 8, 2020
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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York,
10984
FROM: Orangetown Planning Board**

RE: Kibria Subdivision Plan: The application of Jamal Kibria, owner, for Final Subdivision Plan Review, at a site to be known as “**Kibria Subdivision 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 21 of the Code of the Town of Orangetown. The site is located at 571 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.15, Block 1, Lot 43.1 in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, July 8, 2020**, at which time the Board made the following determinations:

Donald Brenner and Jamal Kibria 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, dated July 1, 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 6, 2020.
3. A letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated June 8, 2020, with an attachment of a copy of a letter to the Town of Orangetown Zoning Board of Appeals from Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer, dated February 28, 2020 and a letter from the New York State Department of Transportation, signed by Mohammed Islam, Assistant Engineer, dated February 21, 2020.
4. A letter from Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer, dated July 3, 2020
5. A notice from Rockland County Department of Highway, signed by Dyan Rajasingham, Engineer II dated June 27, 2020.
6. An email from the New York State Department of Transportation, from Mohammed Islam, dated June 17, 2020.
7. Project Narrative prepared by the applicant, dated May 7, 2020.
8. Subdivision Plan prepared by Robert Sorace, PLS, dated February 7, 2018, last revised March 25, 2020.
9. The following Board Decisions: ZBA#20-21, 280-A Exception Approved, dated March 4, 2020 and PB#18-34, Final Subdivision Plan Approval Subject to Conditions, dated September 12, 2018.

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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 Andrew Andrews and second by Michael Mandel 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, aye, and Bruce Bond, abstain.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Final Subdivision 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.
3. The applicant shall comply with all applicable and pertinent conditions of previous Board Decisions: ZBA#20-21, 280-A Exception Approved, dated March 4, 2020 and PB#18-34, Preliminary Subdivision Plan Approval Subject to Conditions, dated September 12, 2018.
4. At the time of the submission of the Site Development Plan, the plan shall include a turning radius diagram into the driveway. The Planning Board recommended that the driveway to the site be restudied for the submission of the Site Plan.
5. A Building Permit Application is required to be submitted to the Town of Orangetown Office of Building, Zoning, Planning Administration and Enforcement and approval needs to be sought from the Architecture and Community Appearance Board of Review prior to development of Lot #2.

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6. Proposed Lot #1 states that the existing sanitary house connection is to be relocated. This relocation shall be given on the plans. The applicant's engineer is reminded that cleanouts shall be placed at all changes in direction and that a 15-foot sanitary sewer easement to benefit Lot #1 over/thru Lot #2 shall also be shown on the plans. (The location of the existing sanitary House connection in its entirety, or septic system for Lot #1)
7. A minimum of two cleanouts shall be added to the proposed sanitary house connection for Lot #2. Also, top and invert elevation for all of the proposed sanitary cleanouts shall be given on the drawings.
8. Profiles for the proposed sanitary sewer house connection shall be added to the plans.
9. Proposed grading shall be added to the plans.
10. Soil erosion and sediment control plans and details shall be added to the drawings NOW for review and approval. Note #12 shall be removed, as SESC plans are required for subdivision approval as construction is planned over both lots.
11. The metes and bounds, page and liber or instrument number, and ownership for the existing sewer and utility easement, along the eastern property line, shall be given on the plans.
12. All existing utilities and structures within the existing sewer and utility easement shall be shown on the plans, including invert and top elevations. (Existing utilities within 20-foot wide sewer and utility easement along eastern property line shall be shown on the plan)
13. The datum for the contours shall be given. (Contour datum – what version of USGS?)
14. A note shall be added to the Subdivision Plan indicating the source benchmark for the referenced datum, including the BM elevation.
15. Details for the proposed driveway, sanitary house connection to the existing sanitary main, etc. shall be added to the drawings.

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16. The plan depicts an "existing" 15-foot wide sanitary sewer easement at the very northeast corner of the proposed subdivision, on existing Tax Lot #70.15-1-10.2. This easement is not listed as benefiting or belonging to the Town of Orangetown. Also, DEME could not find any filing information for this easement to the Town of Orangetown or to any other entity or private individual at all. Therefore, unless the applicant's engineer/surveyor can provide actual filing information showing that is either owned privately or publically, this easement does not exist.

17. The drawing does not indicate that there is ANY easement, public or private, covering the dead end manhole and portion of main on Tax Lot #71.15-1-44 (immediately north of the subject subdivision.)

18. Based on Comments #16 and #17 above, under what authority can the owner of this proposed subdivision/ existing Tax Lot #70.15-1-43.1 connect to said sanitary main. In order to connect the existing sanitary main, the applicant's attorney/surveyor/engineer **MUST** provide proof, to the satisfaction of the Town of Orangetown Town Attorney's Office and DEME, of its legal ability to tie into said main.

19. IF the applicant's attorney/surveyor/engineer can provide legal documentation that the owner of this proposed subdivision has the right to tie into the existing sanitary main (at the northeast corner of the property), DEME recommends that two separate house connections be run from the existing and proposed homes, and tie directly into the existing main, not the existing manhole.

20. IF the applicant's attorney/surveyor/engineer can provide legal documentation that the owner of this proposed subdivision has the right to tie into the existing sanitary main (at the northeast corner of the property), **AND** the applicant's attorney/surveyor/engineer wishes to provide a new sanitary main/manholes, connect the existing and proposed homes to it and dedicates it to the Town of Orangetown, (as shown on the current drawing), the following requirements must be met:

a. Provide legal proof that the "existing" dead-end manhole and main on Tax Lot #70.15-1-44 belongs to/ is easemented to the Town of Orangetown. If there is no easement for this dead end manhole and main (none is shown on the drawing) or if it is a private easement, the applicant shall have the owner of the property or easement in which the manhole/main sits, provide/ dedicate an easement or transfer the easement to the Town of Orangetown. Metes and bounds for the easement shall be included on the drawings.

b. Provide legal proof that the "existing" sanitary main in Tax Lot #70.15-1-10.2 belongs to/is easemented to the Town of Orangetown. If there is no easement for this main or if it is a private easement, the applicant shall have the owner of the property or easement in which the main sits, provide/ dedicate an easement ~~or transfer the~~ **MM01** easement to the Town of Orangetown. Metes and bounds for the **MM01** easement shall be included on the drawings. **57 5 V L2 TP 0202**

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Continuation of Condition #20...

- c. A 15-foot wide maintenance easement, over the entire length of the new sewer main, shall be given to the Town and shown on the drawings (the current easement shown on the plan does not include a portion of the new main or dead end manhole in proposed Lot #1.) Metes and bounds shall be provided for this easement.
- d. The proposed access drive for lots 1 & 2 shall be 20-feet wide and run from Route 303 to the eastern property line/ new sanitary manhole in the north east corner of the property. This is necessary so that the Town can properly access, maintain and clean the new main.
- e. A 20-foot wide access easement over the new driveway, from NYS Route 303 to the eastern property line/ new sanitary manhole in the north-east corner of the property, shall be given to the Town and shown on the drawings. Metes and bounds shall be provided for this easement.
- f. The sanitary house connection for proposed Lot #1 shall tie into the new main, not the new dead end manhole.
- g. The required driveway shall be designed and built to Town road specifications, for depths of constituents. This is necessary so that the Town can safely drive on the driveway without damaging it. A detail for same shall be added to the drawings.
- h. A profile for the new sanitary main shall be provided with the drawings.
- i. Details for the new manholes, manhole frame and cover, new main connection to the existing manhole, connection of new sanitary house sewers to main, etc. shall be added to the plans.
- j. A note shall be added to the plans stating that the new sanitary sewer main/ extension will be required to be "v'd", tested and the manholes vacuum tested immediately after construction (before any lot is "tied" into it.)
- k. As-Builts shall be provided for the new sanitary sewer main.
- l. A note shall be added to drawing stating the following: *"The proposed public sanitary sewer main/ extension, shall be installed, inspected, tested, and accepted (including As-Builts) PRIOR to ANY work improvements being performed on either lots 1 or 2."*

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Continuation of Condition #20...

- m. A note shall be added to the plans stating that the Town of Orangetown Sewer Inspector shall be notified at least 48 hours prior to any construction taking place in and around the existing/ proposed sanitary sewer mains.
- n. A Performance Bond will be required for the proposed sanitary sewer improvements.

21. All proposed easements shall be submitted to DEME and the Town of Orangetown Town Attorney's Office, for review and approval.

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

1. An updated review must be completed by the New York State Department of Transportation. The applicant must comply with the comments made by them in their letter of February 12, 2020. In addition, as per their letter, the proposed widening of the driveway to 20 feet is not permissible and the recommended driveway width is nine to 12 feet.
 2. As required by the Rockland County Stream Control Act, the subdivision map must be reviewed and approved by the Chairman of the Rockland County Drainage Agency before the Rockland County Clerk will accept same for filing.
 3. An updated review shall be completed by the Rockland County Department of Health. In addition, the applicant must comply with the conditions of their letter of February 28, 2020.
 4. Prior to any grading or construction on the site, a soil and erosion control plan shall be developed that meets the New York State Guidelines for Urban Erosion and Sediment Control.
 5. There shall be no net increase in stormwater runoff from the site.
- 23. The Rockland County Department of Health (RCDOH) reviewed the submission provided the following comments:**
1. RCDOH must approve plans for the sewer disposal per Article IV, Section 4.2.1 of the Rockland County Sanitary Code. Form application is to be made.
 2. The future ownership of the proposed sanitary sewer system is to be clear on the plans. If the sanitary sewer collection system is to be privately owned, a Transportation Corporation must be set up in accordance with Article 10 – "Sewage Works Corporations" of the Transportation Corporation Law.
 3. Should the Board require a Stormwater management system to remediate the increase in impervious coverage, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

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24. The Rockland County Department of Highways reviewed the plans and information and found that the proposed action should have a de minimis impact upon county highway system. Therefore, the RCHD has no objection to the local determination unless changes are proposed to the project in the future.

25. 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.

26. The New York State Department of Transportation reviewed the plans and information and offered the following:

- A Highway Work Permit will be required as part of the proposed action. The applicant shall submit the PERM 33-COM as part of the submission.
- The driveway width of 12 feet is acceptable and there are no additional comments.

27. The Town of Orangetown Bureau of Fire Prevention reviewed the plan and offered the following comments:

- The length of the driveway must be stabilized to allow Emergency Vehicle access and minimum width of 12 feet and 13'6" clearance.
- No Parking shall be allowed along the length of the driveway; this shall be noted on the plan and posted as a sign on site.

28. 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 §21. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Subdivision Plan Approval pursuant to Town Code §21 and §6A.

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

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

31. TREE PROTECTION: The following note shall be placed on the Subdivision Plan:

The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of

OFFICE
SARITA S. JOHNSON
AUG 12 2020 12:54 PM

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Continuation of Condition #31...

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 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.

32. 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.

33. 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.

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

35. If the applicant, during the course of construction, 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 shall submit their recommendations as to the special treatment 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 recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant'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. Wetlands - U.S. Army Corps of Engineers).

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

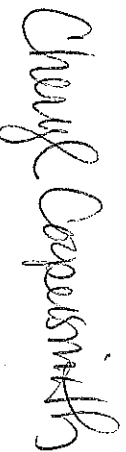
37. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction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

38. 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 Michael Mandel 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, aye, and Bruce Bond, abstain.

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 8, 2020
Cheryl Coopersmith
Town of Orangetown Planning Board



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**Delivery Center Plans
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Town of Orangetown Planning Board Decision

July 8, 2020

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**TO: Daniel Patrick, Cuddy & Feder, 445 Hamilton Avenue, Floor 14,
White Plains, New York 10601**

FROM: Orangetown Planning Board

RE: Onyx Management/ Amazon Delivery Center Plans: The application of Amazon Services, Inc., applicant, for AG-OE 200 Oriani Drive, owner and AG-OE 400 Oriani Drive, owner, AG-OE 877 Western Highway, owner for Preliminary/ Preliminary/ Final Site Plan Review at a site to be known as "Onyx Management/ Amazon Delivery Center" 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 200 & 400 Oriani Drive and 877 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 1 & 22 and Section 70.06, Block 1, Lot 1.12, in the LO zoning district.

Heard by the Planning Board of the Town of Orangetown at virtual meetings held **Wednesday, May 27, June 15 and July 8, 2020**, the Board made the following determinations:

May 27, 2020

Daniel Patrick, Tarum Sonkhya, Jeff DeZort and Chad Haponek 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 May 22, 2020.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., May 20, 2020.
3. A letter from Brooker Engineering signed by Kenneth DeGennaro, dated May 26, 2020.
4. A letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner, dated May 22, 2020.
5. Letters from Rockland County Department of Highway, signed by Dyan Rajasingham, Engineer III, dated May 13, 2020.
6. A letter from Rockland County Drainage Agency, signed by Vincent Altieri, Executive Director, dated May 7, 2020.
7. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated May 26, 2020.
8. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael Bettmann, Chief Fire Inspector, dated May 22, 2020.

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**Delivery Center Plans
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Town of Orangetown Planning Board Decision

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9. An email from the New York State Department of Environmental Conservation, dated May 14, 2020, from Christina Pacella, Division of Environmental Permits, Region 3.
10. A letter from the New York State Parks, Recreation and Historic Preservation, signed by Daniel Mackay, Deputy Commissioner for Historic Preservation, dated May 12, 2020.
11. A Short Environmental Assessment Form, signed by Jeff Tibbitts, PE, dated March 12, 2020.
12. Letters from Cuddy & Feder, LLP, signed by Anthony Gioffre II, dated March 25, 2020 and May 13, 2020.
13. A copy of ZBA #20-08, Conformance to Town Performance Standards Accepted with Specific Conditions, dated January 22, 2020.
14. A Traffic Impact Study prepared by Maser Consulting, dated December 5, 2019.
15. A Drainage Report prepared by Jeffrey Tibbitts, PE, dated March 12, 2020.
16. Email received during the meeting from Carolyn Hill, 849 Western Highway, Blauvelt, dated May 27, 2020.
17. Email received during the meeting from Cheryl McNeil, 56 Old Western Highway, Blauvelt, dated May 27, 2020.
18. Multiple emails received during the meeting from Tim Takala, 5 Piper Court, Blauvelt, dated May 27, 2020.
19. Building Permit Referral dated May 1, 2020, prepared by Rick Oliver, Building Inspector.
20. Site Plans prepared by CESO.CO, dated March 12, 2020, unless noted:
 - C1.0: Cover
 - C2.0: General Notes
 - C3.0: Demo Plan
 - C4.0: Overall Site Plan
 - C4.1: Site Plan – West
 - C4.2: Site Plan – Parking North
 - C4.3: Site Plan – Parking Middle
 - C4.4: Site Plan – Parking South
 - C5.0: Grading Plan
 - C6.0: SWPPP Notes
 - C6.1: SWPPP Plan
 - C6.2: SWPPP Plan 2
 - C6.3: SWPPP Details
 - C7.0: Construction Details
 - C7.1: Construction Details
 - C7.2: Construction Details

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Delivery Center Plans

Final Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision

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- C7.3: Construction Details
- C8.0: Signage Plan – Overall
- C8.1: Signage Plan – West
- C8.2: Signage Plan – Parking North
- C8.3: Signage Plan – Parking Middle
- C8.4: Signage Plan – Parking South
- SC-3: Site Concept Plan, dated September 23, 2019, last revised January 2, 2020.

21. Architectural Plans prepared by Benjamin Bell, AIA, dated February 18, 2020:

- A1.15: Canopy Plans and Elevations
- A1.16: Canopy Section & Details

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

Public Comment:

Tim Takala, 5 Piper Court, Blauvelt; held that the traffic study was done during the corona virus and the study is incorrect.

Seth Yassky, 2 Piper Court, Blauvelt; raised concerns regarding the number of vans coming to the site, the number of employees as well as drones.

Annette Burke, 835 Western Highway, Blauvelt; expressed concerns with the applicant increasing the traffic on Western Highway with vans and trailers access site all night.

Carolyn Hill, 849 Western Highway, Blauvelt; raised concerns regarding the use of Western Highway, increase noise, drainage into the existing pond also, she requested that the Board consult with conservation minded landscapers, residents and businesses.

Vanessa Lapin, 659 Wester Highway, Blauvelt; liked the fact that the items were online. She raised concerns regarding the traffic study, which appeared to be made up, regarding the increase in traffic volume, typos, and no appendix.

Cheryl McNeil, 56 Old Western Highway, Blauvelt; raised concerns regarding the impact on the air quality resulting from this development as well as other developments in the area. The area already receives pollution from the Aluf site,

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and held that the cumulative effect is disturbing. Ms McNeil wanted to know if the air quality would be monitored and enforced. She also held that there were no signs posted, and abutting property owners did not know about the meeting.

The applicant requested a **CONTINUATION**

June 15, 2020

Anthony Gioffie, Tarum Sonkhya, Daniel Patrick, John Collins, Scott Uher, Seth Mandelbaum and Jeff DeZort 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 June 15, 2020.
2. A copy of a letter from Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown to Seth Mandelbaum, McCullough, Goldberger & Staudt, dated June 11, 2020.
3. A letter from McCullough, Goldberger & Staudt, LLP, signed by Seth Mandelbaum, dated June 4, 2020.
4. A letter from McCullough, Goldberger & Staudt, LLP, signed by Seth Mandelbaum, dated June 9, 2020, with an attachment of a Sign Location Exhibit, SL-1.
5. A letter from Cuddy & Feder LLP, signed by Anthony Gioffre III, dated June 10, 2020.
6. A copy of an email from the Bureau of Fire Prevention by Doug Sampath, Fire Inspector, Town of Orangetown to Jane Slavin, dated June 15, 2020.
7. An email from the New York State Department of Transportation, from Mohammed Islam, dated May 28, 2020.
8. Emails from the public:
 - Patricia Vanderbeek, 74 Leber Road, Blauvelt, dated June 4, 2020
 - Cheryl McNeil, 56 Old Western Highway, Blauvelt and Vanessa Lapins, 659 Western Highway, Blauvelt, 3 emails, dated June 5, 2020
9. Supplemental Plans prepared by CESO dated March 12, 2020, revised June 5, 2020
 - 1 of 3: Landscape Exhibit
 - 2 of 3: Overall Site Plan
 - 3 of 3: Existing Conditions Plan C.1.0: Cover

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

Public Comment:

Cheryl McNeil, 56 Old Western Highway, Blauvelt, supported the concept of placing an oil separator on the site, and a noise barrier. She raised concerns regarding how the site will be enforced and monitored. Ms McNeil also did not want Western Highway to be used, the hours of semi-trailers during the site and what is the delivery radius, 45 minutes or 45 miles.

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Carolyn Hill, 849 Western Highway, Blauvelt; questioned if Suez was contacted and who will be monitoring the site.

Vanessa Lapin, 659 Western Highway, Blauvelt; expressed concerns regarding the pollution, traffic and environmental impact to the neighborhood on Western Highway.

The applicant requested a **CONTINUATION**.

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Daniel Patrick, Tarum Sonkhya, Thomas Goeffre, Scott Uher, John Collins, Seth Mandelbaum and Jeff DeZort 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 6, 2020.
2. Interdepartmental memorandums from the Department of Environmental Management and Engineering, Town of Orangetown, signed by Bruce Peters, P.E., dated July 6, 2020 and June 22, 2020.
3. A letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated July 7, 2020.
4. A letter from Cuddy & Feder LLP, signed by Anthony Gioffre III, dated July 1, 2020.
5. A letter from McCullough, Goldberger & Staudt, LLP, signed by Seth Mandelbaum, dated June 24, 2020 and an email dated June 19, 2020.
6. A letter from Suez, signed by Bill Prehoda, dated June 26, 2020.
7. Architectural plan prepared by CESCO, Building Addition Plans and Elevations; A1-15, dated June 15, 2020.
8. Supplemental Plans prepared by CESCO dated March 12, 2020, revised June 30, 2020:
 - C1.0: Cover
 - C4.0: Overall Site Plan
 - C10.0: Circulation Plan
 - C10.1: Line of Sight – North Property
 - C10.2: Line of Sight – South Property
 - L1.0: Landscape Plan
 - L2.0: Landscape Details and Notes
 - Lighting Plan, dated June 5, 2020
 - Envirohood Structure stormwater management device brochure
9. An email from the public: Cheryl McNeil, 56 Old Western Highway, Blauvelt, dated June 17, 2020.

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

Public Comment:

Cheryl McNeil, 56 Old Western Highway, Blauvelt; thanked the Board and applicant for responding to her concerns. She raised questions regarding compliance to the Board decision and oversight of the project.

Vanessa Lapin, 659 Western Highway, Blauvelt; thanked the Board and applicant and expressed concerns regarding oversight of the project.

Carolyn Hill, 849 Western Highway, Blauvelt; requested information on the oversight process.

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

NEGATIVE DECLARATION

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 Andrew Andrews and second by Michael Mandel and carried as follows: Thomas Warren - Chairman; aye, William Young, Vice-Chairman, aye; Michael Mandel; aye, Stephen Sweeney; aye, Bruce Bond; abstain, Michael McCrory, 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 Brooker CESO and the Town of Orangetown engineering consultant, Brooker Engineering, 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: New York State Department of Environmental Conservation, Rockland County Department of Highway, Rockland County Drainage Agency, Rockland County Sewer District No.1, and having reviewed the proposed Site Plans by prepared by CESO 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.

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On motion by Michael Mandel 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; abstain, Michael McCrory, aye; Robert Dell; aye and Andrew Andrews; 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.
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. This information shall be noted on the Site Plan.
4. As the applicant represented, a 10-foot fence shall be erected instead of the 8-foot fence at the locations noted on the submitted plans. The plans shall be revised.
5. Supplemental plan sheets as prepared by CESO CO., last revised 6-30-2020 per Planning Board comments.

- 1) Applicant is now proposing an enclosed addition and has eliminated the proposed canopy. No variances required.
- 2) The application shall be reviewed by the Town of Orangetown Architecture and Community Appearance Board of Review.
- 3) Landscape Plan L1.0 shall show the proposed addition and the proposed 8'-0" fence.
- 4) Revised C4.1 and C4.2 shall be submitted showing the proposed changes that are indicated on the overall site plan, C4.0. V L2 10/ 0202

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6. The Short Environmental Assessment Form appears to be in order.
7. The Drainage Report supplied is under review by DEME. However, a proper/ Full SWPPP with drainage calculations shall be supplied. A cursory review of the Drainage Report has revealed a number of issues:
 - a. The SWPPP shall be bound by a 3-ring binder.
 - b. The Project Narrative 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 also contain year storm vs volume vs elevation tables for all of the proposed stormwater systems and WQ features.
 - e. The NOI shall be added to the SWPPP.
 - f. An appendix shall be included containing the required "during" construction checklists for all of the proposed stormwater management facilities as well as all of the proposed soil erosion and sediment control features.
 - g. An appendix shall be included containing the required post construction checklist for all of the proposed stormwater management facilities: infiltration, pond, catch basin, piping, etc.
 - h. The drainage calculations shall include storage – elevation tables and curves for the stormwater infiltration system and water quality (WQ) practices. The Pre and post calculations and hydrographs shall be separated into separate appendices.
 - i. The project narrative shall include the name and address and contact information of the site owner.
 - j. The project narrative shall include, other pertinent sections of the SWPPP as well as the design calculations needed to demonstrate how Chapter 6 – Green Infrastructure and Chapter 9 – Redevelopment of the New York State Stormwater Management Design Manual are being satisfied.
 - k. Labeled separation tabs shall be added to the SWPPP.
8. Soil borings, perc tests and determination of groundwater elevation shall be performed 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.

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9. A "blow-up" of the proposed stormwater infiltration basin 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.
10. It appears that the existing 24-inch RCP drainage line, running under the proposed infiltration basin is to remain. This is not acceptable. This existing drainage line shall be rerouted around the proposed basin.
11. The plans shall clearly indicate the total area of disturbance and the total amount of existing and proposed impervious surfaces (in table form) as well as providing this table in the SWPPP.
12. Some of the required design element for an infiltration pond, as shown on the NYSDEC Stormwater Management Design Manual (NYSDEC SMDM) are missing. For example: stilling basin, level spreader, grass channel, backup underdrain with clean outs and valve, 25 feet from any structure, etc. All of this design detail shall be added to the basin/ drawings.
13. The current NYSDEC SPDES Permit for construction, NYSDEC SMDM, NYS Standards and Specifications for Erosion and Sediment Control shall be listed and referenced in the SWPPP.
14. A detail for the proposed infiltration basin outlet structure shall be added to the drawings.
15. The Soil erosion and sediment control symbols shall conform to NYSDEC standards.
16. The SWPPP plans (soil erosion and sediment control plans) shall clearly identify SESC features around all existing and proposed drainage structures in and around the work area.
17. Profiles for all proposed and relocated stormwater piping shall be added to the drawings.
18. 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 checklist, contact person with a telephone number, Yearly report to be submitted to DEME, etc.

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19. All existing utilities, easements (with metes and bounds, ownership and page and liber/ instrument number) and dedications (with metes and bounds, ownership and page and liber/ instrument number) shall be shown on the plans, if applicable.
20. 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.
21. The datum for the contours shall be given.
22. A note shall be added to the Site Plan indicating the source benchmark for the referenced datum, including the BM elevation.
23. The applicant has provided a catalogue cut for an ADS Nylopast Envirohood to achieve the required oil/ water separation. However, the drawings do not indicate where and how many catch basins this will be installed on. DEME recommends that this water quality feature be installed on at least 2 catch basins "upstream" of the proposed infiltration basin. The locations of where this feature is to be used shall be clearly identified on the plans. Also, details and design calculations for the correct size of the feature shall be added to the required SWPPP. This item shall also be discussed in the Project Narrative of the required SWPPP.
24. The proposed infiltration basin shown on drawing L1.0 (updated 6/30/2020) that was part of the latest submittal package, shows a different configuration for the basin. The design of the proposed infiltration basin must be unified throughout all of the drawings and the SWPPP. The entire drawing set and required SWPPP shall be updated and reflect the latest basin design.
25. **Drainage Review – Brooker Engineering**
Project Comments:
The application has provided sufficient information that demonstrates that potential significant adverse impacts with respect to drainage can be mitigated. Therefore, Brooker Engineering recommends that the DXY4-Delivery Station Site Plan be approved subject to the following conditions.

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**Delivery Center Plans
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Continuation of Condition #25....

Project Description

This is the first drainage review report for this application. The site is located in Bradley Industrial Park, along the west side of Ortani Drive. Two existing buildings at 200 and 400 Ortani Drive are to remain and be used as warehouses. A reconfiguration of the parking area between the two buildings is proposed for this application. A new stormwater management infiltration basins proposed at the downhill of the limit of disturbance.

Project Comments:

1. Full size site plans shall be provided at a standard engineering scale.
2. The drainage subarea maps shall be delineated based on topography and not necessarily the limits of disturbance. The complete watershed that is directed to the infiltration basin shall be modeled in the hydrologic model.
3. A Utility Plan shall be provided that shows the catch basin rim and invert elevations.
4. The outlet structure detail shall be provided. Sections through the infiltration basin shall be provided.
5. The drainage subareas in the hydrologic model shall be broken down to subareas with large connected impervious surfaces that utilize a full impervious curve number.
6. Provide calculations for stage versus storage of the proposed infiltration basin.
7. Provide supporting data for time of concentration and curve numbers.
8. Show the flow path for the overflows from the emergency overflow weir.
9. The basin will store 1.9 inches of rainfall from the impervious surfaces; the 100-year stage in the basin is elevation 87.52 and the emergency spillway elevation is 87.75. The freeboard from the emergency spillway and 100-year stage shall be increased.
10. Provide soil test results to support the use of an infiltration basin.

26. Rockland County Department of Planning had the following comment, which is incorporated herein as a condition of approval:

- A review must be completed by the County of Rockland Department of Highways, any concerns addressed, and any required permits obtained.
- A review must be completed by the County of Rockland Department of Health, any concerns addressed, and any required permits obtained.
- Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.

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Continuation of Condition #26...

- There shall be no net increase in the peak rate of discharge from the site at all design points.
 - Areas designated for snow removal must be clearly delineated on the Site Plan so that the plow drivers will know where to place the snow piles. This will help to protect the proposed landscaping from damage due to the weight of the snow piles and salt intrusion. In addition, providing specific locations on the site for the snow piles will reduce the use of parking spaces meant to be used by staff and customers.
 - All proposed site identification signage must be shown on the site plan, and conform to all Town requirements.
 - The project narrative provided by Cuddy & Feder LLP incorrectly states tax parcel 65.18-1-18 as part of this proposal. This shall be corrected to 65.18-1-22.
 - A lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.
27. 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.
28. 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. The review and approval of proposals for this site, including stormwater management and erosion control design, are appear to be within the jurisdiction of the appropriate local municipal land use board(s) and departments. However, the RCDA has concerns about the potential impact of the project as currently proposed.
29. The Town of Orangetown Bureau of Fire Prevention reviewed the information and offered the following comments regarding the proposed canopy on the north side of Building 400:
- That side of the building is an emergency access for the Fire Department in the event of a train being stopped or stuck across the east entrance. This would require an amendment to the Site Plan and a new plan for emergency access.
 - The canopy attached to the building and covering 24 vehicles would require fire protection; and must be protected with a sprinkler system.
 - The canopy is too close to the side yard.

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Continuation of Condition #29...

- The proposed emergency access road at the eastern most side of the parking lot of building 200 is acceptable. It has to be stripped and signed appropriately and key boxes must be installed at each end for the gates.
- The existing emergency access road appears to be part of the entry exist to the site and the Bureau believes it is approved for such use as there were traffic concerns at the Western Highway entry/ exit as well as along the access road.
- Provide details pertaining to fire lanes at the site.
- Drawing C10.0 needs to show the fire truck navigating the entire site.
- Detailed interior drawings are needed to comment on interior renovations.

30. The New York State Division of Historic Preservation, Office of Parks, Recreation and Historic Preservation (OPRHP) reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law.) These comments are those of OPRHP and relate only to Historic/ Cultural resources. They do not include potential environmental impacts to New York State Parklands than may be involved in or near the project. Such impacts must be considered as part of the environmental review of the project pursuant to State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617.) Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/ or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

31. The New York State Department of Transportation reviewed the information and offered the following comments:
Please provide the electronic SYNCHRO files for NYS DOT review.
As a mitigation measure, please have the applicant provide a modem and transfer switch for traffic signal (R-107) at Route 303 and Bradley Hill Road. For your reference, NYS DOT have included specification for these. In addition, Bradley Hill Road should be restriped to provide two lanes approaching Route 303 and it should extend to Flower Lane intersection (left turn only lane and a through/right turn lane.)

32. The New York State Department of Environmental Conservation (DEC) indicated that based upon its review of the circulated documents, NYSDEC offered the following comments. According to the submitted information, the applicant proposes to construct an approximate 23,744 square foot canopy between two existing buildings. Specifically, the proposed canopy will extend from the northwest side of 400 Ortani Drive and will provide 14 feet of clearance above an existing paved parking area. In addition, the proposal includes grading and re-stripping of various portions of existing paved areas around existing buildings. Interior renovation of two existing one-story warehouse structures are included in the proposal.

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Continuation of Condition #32...

- **Protection of Waters:** There are no waterbodies that appear on the regulatory maps within the property identified. Therefore, if there is a stream or pond out let present at the site with year-round flow, it assures the classification of the water course into which it feeds and a Protection of Water permit may be required. If there is a stream or pond outlet present at the site that runs intermittently (seasonally), it is not protected, and a Protection of Waters permit would not be required. If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or water body. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.
- **Freshwater Wetlands:** The project site is not within a New York State protected Freshwater Wetlands.
- **Water Quality Certification:** If the US Army Corps of Engineers requires a permit for work completed in or impacting a federal wetlands or waters of the U.S., the applicant will need a Section 401 Water Quality Certification from the Department. Contact the ACOE at (917) 790-8411 for a determination.
- **State – Listed Species: The NYSDEC has reviewed the State's Natural Heritage records.** No records of sensitive resources were identified by this review. The absence of data does not necessarily mean that rare or state listed species, natural communities or other significant habitats do not exist on tor adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

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Continuation of Condition #32...

- **State Pollutant Discharge Elimination System (SPDES) Construction:**
Since project activities will disturb over one acre of land, the project sponsor must obtain coverage under the current SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-20-001) and develop a Stormwater Pollution Prevention Plan (SWPPP) that conforms to requirements of the General Permit. As the site is within a Municipal Separate Storm Sewer System (MS4) community, the municipality is responsible for reviewed and accepted of the SWPPP, and the MS-4 Acceptance Form must be submitted to the Department.
- **SPDES Sanitary Permit:** According to the Short Environmental Assessment Form (EAF), the project site will connect to the existing municipal sewer district. Please be aware that the NYSDEC Department's Division of Water is required to review and approve plans for any proposed sewer extensions or facility expansions.
- **Water Withdrawal:** According to the EAF, the proposed project site will be served by an existing municipal water district. Please note that additional Department approval may be required to ensure that the site is covered under an existing Water Withdrawal permit and does not exceed the authorized maximum taking of water into the existing water district or service area. Contact DEC Division of Water at (914) 428-2505.
- **Cultural Resources:** DEC has reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources. The project sponsor shall submit project materials to the NYS Historic Preservation Offices to initiate the review. Visit NYS Office of Historic Preservation website at nysparks.com/shop.
- **Air Resources:** If the project activities include the installation of a stationary or portable combustion system that exceeds one of the following thresholds, then an air facility registration may be required. For more information, contact DEC Division of Air Resources at (845) 256-3185.

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Continuation of Condition #32....

- o A maximum rated heat input capacity less than 10 million British Thermal Units (Btu) per hours burning fuels other than coal or wood; or
- o A maximum rated heat input capacity of less than 1 million Btu/hr. burning coal or wood.

Other permits from DEC or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and therefore, the applicant should verify the need for permits if the project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. This determination regarding the need for permits will remain effective for a maximum of one year.

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

- Rockland County Drainage Agency
- Rockland County Sewer District #1
- Rockland County Highway Department
- New York State Department of Environmental Conservation

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

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

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

37. 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.

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38. 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.

39. 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.

40. 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).

41. 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.

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**Delivery Center Plans
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Town of Orangetown Planning Board Decision

July 8, 2020

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Continuation of Condition #40...

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 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.

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

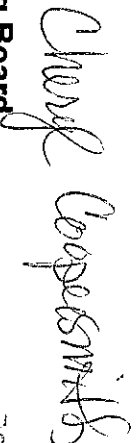
43. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction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

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

The foregoing Resolution was made and moved by William Young, Vice-Chairman and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chairman; aye, William Young, Vice-Chairman, aye; Michael Mandel; aye, Stephen Sweeney; aye, Bruce Bond; abstain, Andrew Andrews, aye; Robert Dell; aye and Michael McCrory; 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 8, 2020
Cheryl Coopersmith
Town of Orangetown Planning Board



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Delivery Center Plans

Final Site Plan Approval Subject to Conditions
Neg. Dec.

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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: **Onyx Management/ Amazon Delivery Center Plans**
Final 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 200 & 400 Oritani Drive and 877 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 1 & 22 and Section 70.06, Block 1, Lot 1.12, in the LO 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

301110 S.MR373 MM01
15:4 V L2 TOP 0202
MM0130NVR0 JO MM01

**PB #20-31: Henry Kaufmann Campground, Inc.
Phase II Masterplan Development
92Y and Camp 12 Trails Site Plan
Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec.**

Town of Orangetown Planning Board Decision

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

RE: Henry Kaufmann Campgrounds, Inc. Site Plan: The application of Henry Kaufmann Campgrounds, Inc., applicant, for UJA Federation of New York, owner, for Prepreliminary/ Preliminary/ Final Phase II Master Plan Development – 92Y and Camp 12 Trails Site Plan Review, at a site known as “Henry Kaufmann Campgrounds, Inc. 92Y and Camp 12 Trails 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 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 virtual meetings held, **Wednesday, June 24 and July 8, 2020**, at which time the Board made the following determinations:

June 24, 2020

Donald Brenner, Kevin Curran, Dave Schmeltzer, Avi England, Jerry Schwalbe, Donna Maniello, and Jason Popkin 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 22, 2020.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated June 22, 2020.
3. A letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated June 24, 2020.
4. Letters from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated June 8, 2020 and Michael Kezner, dated June 5, 2020.
5. Letters from Rockland County Drainage Agency, signed by Vincent Altieri, Executive Director, dated November 29, 2017 and an Email from Shajan Thottakara, PE, dated June 22, 2020.
6. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated June 18, 2020.
7. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael Bettmann, Chief Fire Inspector, dated June 23, 2020.
8. An email from the New York State Department of Environmental Conservation, from Christina Pacella, dated June 17, 2020.
9. A Full Environmental Assessment Form prepared by Gerhard Schwalbe, PE, dated March 18, 2020.
10. A Stormwater Management Summary, prepared by Divney Tung, Schwalbe, LLP, dated March 13, 2020.

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**PB #20-31: Henry Kaufmann Campground, Inc.
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11. Survey Plans entitled "Boundary and Topographic Survey Henry Kaufmann Campgrounds" prepared by Jay Greenwell, PLS dated August 10, 2012, last revised June 8, 2017:
 - Sheet 1 and Sheet 2
12. Plans entitled "Site Plans for Phase II 92Y and Camp 12 Trails Improvements at the Henry Kaufmann Campgrounds Pearl River" prepared by Divney Tung Schwalbe and Zaskorksi & Associates Architect, dated March 13, 2020:

Site/Civil Drawings:

- Cover: Cover Sheet
- SP-0.1: Overall Site Plan
- SP-0.2: 92Y and 12 Trails Site Plan
- SP-1.0: Existing Conditions and Removals
- SP-2.1 – 2.2: Site Layout Plan
- SP-3.1 – 3.2: Site Grading & Drainage Plan
- SP-4.1 – 4.2: Site Utility Plan
- SP-6.1 – 6.2: Erosion & Sediment Control Plan
- SP-6.3: Erosion & Sediment Control Plan Details
- SP-7.1: Site and Utility Details
- SP-7.2: Site and Utility Details

Architectural Drawings:

- A-1: Home Base Plan & Elevation
- A-2: Central Aquatic Center
- A-3: Camp Services Building
- A-4: Camp Services Shelter
- A-5: 12 Trails Lifeguard Building

The Board reviewed the plans. The meeting was open to the Public.

Public Comment:

John Conway, 34 McKinley Street, requested information regarding the location of the amphitheater.

Kevin McCormick, 83 Sickletown Road, thanked the Campgrounds for meeting with him regarding the mulch pile and looks forward to reviewing the proposed drainage basin.

The applicant requested a **CONTINUATION** in order to correct the Full Environmental Assessment Form.

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**PB #20-31: Henry Kaufmann Campground, Inc.
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July 8, 2020

Donald Brenner, Kevin Curran, Avi England, Victoria Inniss, Jerry Schwalbe, Donna Maniello, Dave Schmeltzer and Jason Popkin 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 July 1, 2020.
2. A revised Full Environmental Assessment Form prepared by Gerhard Schwalbe, PE, dated March 18, 2020, revised June 25, 2020.

The Board reviewed the plans. The meeting was open 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 Andrew Andrews and seconded by Michael Mandel and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye; Michael Mandel, aye; Michael McCrory, aye and Bruce Bond, abstain.

NEGATIVE DECLARATION

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 second by Michael Mandel and carried as follows: Thomas Warren - Chairman; aye, William Young, Vice-Chairman, aye; Michael Mandel; aye, Stephen Sweeney; aye, Bruce Bond; abstain, Michael McCrory, 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.

COPIES SUBMITTED

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MAILED 09 30 2020

**PB #20-31: Henry Kaufmann Campground, Inc.
Phase II Masterplan Development
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Town of Orangetown Planning Board Decision

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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 CESCO and the Town of Orangetown engineering consultant, Brooker Engineering, 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 Drainage Agency, Rockland County Sewer District No. 1, New York State Department of Environmental Conservation, Rockland County Planning Department and Rockland County Highway Department and having reviewed the proposed Site Plans by prepared by Divney Tung Schwalbe, 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.

OFFICE SUPERVISOR

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**PB #20-31: Henry Kaufmann Campground, Inc.
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On motion by William Young, Vice-Chairman and seconded by Michael Mandel and carried as follows: Thomas Warren - Chairman; aye, William Young, Vice-Chairman, aye; Michael Mandel; aye, Stephen Sweeney; aye, Bruce Bond; abstain, Michael McCroy, aye; Robert Dell; aye and Andrew Andrews; aye, the Board made a Negative Declaration pursuant to SEORA.

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. The following note shall be placed on the Site 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.
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. Place this information as a note on the Site Plan.
4. The applicant shall comply with all pertinent and applicable conditions of the prior Board Decision: PB#20-23, Master Plan Approval Subject to Conditions, dated June 1, 2020.
5. The Director of the Office of Building Zoning Planning Administration and Enforcement reviewed the plans and provided the following **Submission Reviewed:**
92Y & 12 Trails Site Plan Package as prepared by Diviny Tung Schwable, dated March 13, 2020.

- a) Overall site plan must have similar hatching/symbols/information as the Approved Master Plan for consistency.
- b) North Arrow must be shown on all plans.
- c) Applicant is advised that per RCDA, no permits can be issued until all existing RCDA violations are abated.

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**PB #20-31: Henry Kaufmann Campground, Inc.
Phase II Masterplan Development
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**Town of Orangetown Planning Board Decision
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Continuation of Condition #5...

92Y:

- 1) The approved Master Plan calls for the replacement of the existing aquatic center with a new aquatic center building. However, drawing SP-0.2 indicates that the aquatic center is to remain, please clarify.
- 2) Is there any work proposed for the pool and apron area surrounding the pool?
- 3) A note on drawing SP-0.2 indicates a new 400 square foot pump building adjacent to the aquatic center, however there is no indication of a pump building on the approved Master Plan.
- 4) The approved Master Plan call for the following structures/work however, these items are not indicated on the SP-0.2 drawing, applicant must clarify if this work is proposed as part of this phase:
 - a) New gymnastics tent
 - b) Improved basketball courts 92Y 1&2 (Northeast corner of property)
Note: label for improved basketball court 92Y 2&3 should be relabeled to 92Y 3&4 on both the proposed drawings and on the Master Plan.
- 5) Per Chapter 43, Article IV, Section 4.32(b)(i): "Yards, spacing of buildings and screenings. No buildings, tent, activity area or recreation facility shall be less than 300 feet from any lot line." The following proposed structures require variances as follows:
 - a) Amphitheater 92Y-2 proposed setback - 161.8'
 - b) Home base HB-92Y-7 proposed setback - 15.4'
 - c) Home base HB-92Y-8 proposed setback - 283.4'
 - d) Home base HB-92Y-9 proposed setback - 104.7'
 - e) Home base HB-92Y-10 proposed setback - 214'
 - f) Home base HB-92Y-11 proposed setback - 42.9'

12 Trails:

- 1) The approved Master Plan calls for the following structures/work however, these items are not indicated on the SP-0.2 drawing, applicant must clarify if this work is proposed as part of this phase:
 - a) New gymnastics tent
 - b) Nature hut
 - c) Office/First aid building – 12T-1
 - d) Amphitheatre
 - e) Basketball court renovation (court north of HB-12T-3)

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**PB #20-31: Henry Kaufmann Campground, Inc.
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6. The Full Environmental Assessment Form has been revised and appears to be in order.
7. The Stormwater Management Summary supplied is under review by DEME. However, a proper/ full SWPPP, with pre and post construction drainage calculations shall be supplied. Below is a tentative list of SWPPP and SWPPP related items required:
 - a. The SWPPP shall be bound by a 3-ring binder with a table of contents.
 - b. The Summary/ Project Narrative states that the preference for water quality and quantity to be placed underground. However, underground system are specifically for sites where "above ground"/ at grade systems are not physically practical or possible. Due to the abundance of available property, "above ground" system(s) shall be designed for this project. Also, the main reason stated for sub grade infiltration is concern over mosquito breeding. However, the site currently has a number of wet areas and wetlands on it, not to mention the recently approved Bronx House site utilized "above ground"/ at grade NYSDEC stormwater quality/ quantity techniques.
 - c. The Summary/ Project Narrative to the SWPPP and the drawings shall clearly identify the specific type of NYSDEC water quality/ quantity system(s) that are being proposed, using the naming system spell out in the NYSDEC Stormwater Management Design Manual.
 - d. Full pre and post construction stormwater calculations, with pre and post hydrographs shall be provided in the SWPPP. These required items shall be placed in separate/ individual sections/ appendices.
 - e. Full design calculations and details for all proposed stormwater quality/ quantity systems/ features shall be made part of the SWPPP.
 - f. The beginning of the SWPPP shall include a table showing elevations vs. area vs. volume numbers for the proposed infiltration pond system & water quality (WQ) practices.
 - g. The drainage calculations shall also contain year storm vs. volume vs. elevation tales for all of the proposed stormwater systems and WQ features.

OFFICE OF SHERIFF

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ORANGETOWN

PB #20-31: Henry Kaufmann Campground, Inc.
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Continuation of Condition #7...

- h. Drainage area maps shall be provided in the SWPPP.
- i. The NOI shall be added to the SWPPP.
- j. An appendix shall be included containing the required "during" construction checklists for all of the proposed stormwater management facilities as well as all of the proposed soil erosion and sediment control features.
- k. An appendix shall be included containing the required post construction checklists for all of the proposed stormwater management facilities: infiltration pond, catch basin, piping, etc.
- l. The drainage calculations shall include storage – elevation tables and curves for the stormwater systems and water quality (WQ) practices. The pre and post calculations and hydrographs shall be separated into separate appendices.
- m. The project narrative shall include, other pertinent sections of the SWPPP as well as the design calculations need to demonstrate how Chapter 6 – Green Infrastructure and Chapter 9 – Redevelopment of the New York State Stormwater Management Design Manual are being satisfied.
- o. Labeled separation tabs shall be added to the SWPPP.

8. Soil borings and perc tests shall be performed at ALL the proposed infiltration basin locations. 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. These tests shall be performed in the spring when the ground water table is typically at its highest.

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ORANGETOWN

**PB #20-31: Henry Kaufmann Campground, Inc.
Phase II Masterplan Development
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**Town of Orangetown Planning Board Decision
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9. The groundwater condition map/ boring location plan provided shall be increased in size for ease of review. Also, all of the reports for the associated soil boring locations shall be added to the SWPPP.
10. The total area of disturbance (a.o.d.) shall be listed on the Soil Erosion and Sediment Control (SESC) plans, the SWPPP narrative and all other relevant sections of the SWPPP. Also, all of the individual areas of disturbance shall be listed in table format, itemizing the specific areas and their related disturbance size. This table shall be added to the drawings (SP-3.1, 32, 6.1 and 6.2) as well as in the SWPPP narrative.
11. The applicant/ applicant's engineer is advised/ reminded that any a.o.d. over 5 acres **MUST** be requested and receive a waiver from the Town. The applicant/ applicant's engineer is also advised/ reminded that the maximum a.o.d. the Town **MAY** allow (if it chooses) is 10 acres. If indeed the applicant/ applicant's engineer is seeking to disturb over 5 acres at any one time, the applicant's engineer **must formally request that waiver in writing in the SWPPP, explain in the SWPPP why it is necessary (as per NYSDEC, saving time is not a valid reason) to create the larger disturbance and the additional SESC measures that will be employed while the disturbance is over 5 acres.**
12. The stormwater summary table (Table 1) in the Stormwater Management Summary provided lists ID numbers for all of the proposed improvements. These ID numbers and names shall be added to ALL of the drawings for ease of review. Also, this table shall be added to the SESC plans and the SWPPP narrative. Lastly, this table indicated an infiltration rate of 1" per hour. It is unclear if this rate is an assumed rate or was this rate observed at ALL proposed stormwater quality/ quantity mitigation locations.
13. "Blow-ups" of all of the proposed stormwater features 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 cross-sections.
14. Energy dissipaters shall be placed at the exhaust of all proposed stormwater quality/ quantity features.
15. A match line on drawing SP-2.1 says to see sheet SP-2.3, however, there is no drawing SP-2.3. This shall be corrected.

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**PB #20-31: Henry Kaufmann Campground, Inc.
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16. The current NYSDEC Stormwater Management Design Manual and NYS Standards and Specifications for Erosion and Sediment Control shall be listed and referenced in the SWPPP.
17. The soil erosion and sediment control symbols shall conform to NYSDEC standards.
18. The SWPPP plans (soil erosion and sediment control plans) shall clearly identify SESC features around all proposed work (new/ drainage structures in and around the work area.)
19. The limit of disturbance symbol/ line shall be more clearly defined on the drawings.
20. Profiles for all proposed and relocated stormwater piping shall be added to the drawings.
21. All existing and proposed sanitary building connections/ septic system Systems shall be drawn and labeled on the utility plans. Details for same shall be added to the drawings.
22. The applicant is reminded that all sanitary septic system improvements/ abandonments for this project must be reviewed and approved by the Rockland County Health Department. Copies of these approvals shall be supplied to the Planning Board and DEME prior to signing the final map.
23. Legends shall be added to the plans.
24. 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.
25. All existing utilities, easements, with metes and bounds, ownership and page and liber/ instrument number, and dedications, with metes and bounds, ownership and page and liber/ instrument number, shall be shown on the plans, if applicable.

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**PB #20-31: Henry Kaufmann Campground, Inc.
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26. 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.
27. The datum for the contours shall be given.
28. A note shall be added to the Site Plan indicating the source benchmark for the referenced datum, including the BM elevation.
- 29. Drainage Review Recommendation – Brooker Engineering**
Drainage calculations have been provided to demonstrate that potential significant impacts with respect to drainage can be mitigated. The Drainage Consultant, Brooker Engineering therefore recommends that the Henry Kaufmann Campground Site Plan – 92Y and Camp 12 Trails Site Plan be approved for drainage subject to the following Project Comments.

Project Description

This is the first drainage review report for this project. This portion of the Site Plan involves work at the “92nd Street Y” and “12 Trails” portions of the Kaufmann Campground.

The 92nd Street site plan work includes replacement of three shelters, a new amphitheater, and a new pavilion. The 12 Trails site plan work includes demolition of existing structures, four new pavilions, a new aquatic center, and a new camp services building.

Stormwater runoff from the 92nd Street Y portion of the project flows southeast towards the backyards of the residences on Briarwood Lane. Stormwater detention facilities are proposed for the work in this area and overflows are directed towards a swale that leads to Sickletown Road, thereby bypassing the residences. The site work proposed at the 12 Trails portion of the site is located on a plateau; portions of the stormwater runoff flow west towards the Nauraushaun Brook and portions flow east towards on-site wetlands. Mitigation for increases in stormwater runoff is proposed by a series of underground infiltration systems. A detailed breakdown summarizing changes in impervious areas is included in the Stormwater Management Summary.

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**PB #20-31: Henry Kaufmann Campground, Inc.
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**Town of Orangetown Planning Board Decision
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Continuation of Condition #29...

Project Comments

1. Details for the infiltration systems shall be added to the Grading and Utility Plans, including number of units at each location, invert elevations, outflow elevations, etc. Include header pipes and interconnect pipes with invert elevations for each.
 2. Provide pipe diameters, slopes and materials for all new storm drainage pipes on the Utility Plans.
 3. Show the limits of the stormwater overflow path from the infiltration system associated with Pavilion HB-92Y-9 on Drawing SP-3.1. The limits shall approach the gravel driveway and not be directed to the properties to the east. A typical swale detail for this area shall be added to the plan.
 4. Provide details for each infiltration system, the outlet structures, and the pre-treatment sand traps.
 5. Provide the calculations for the hydrologic analysis in the Stormwater Management Report.
 6. Show the watershed divide in the 12 Trails portion of the site plan and demonstrate that stormwater runoff is being reduced in both directions.
 7. Show positive drainage away from the new Aquatic Center building.
 8. Revise the grading at the baseball field; the current plan shows a 5% cross-slope along the field.
- 30. The Rockland County Department of Planning had the following comments which are herein incorporated as conditions:**
1. A review must be completed by the County of Rockland Drainage Agency and any required permits obtained.
 2. A review must be completed by the County of Rockland Department of Highway, any concerns addressed and all required permits obtained.
 3. A review must be completed by the Rockland County Department of Health, and any concerns or comments addressed, and any required permits obtained.
 4. The applicant should consult with the Rockland County Office of Fire and Emergency Services, E-911 Office, to properly address all new permanent structures.
 5. If there is any encroachment into the Federal wetlands, a review must be completed by the United States Army Corps of Engineers and all required permit obtained.
 6. 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.

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Continuation of Condition #30...

7. The applicant must provide as-built drawings and other documentation to New York State Department of Environmental Conservation, Region 3, that illustrate the design and installation of the petroleum bulk storage tanks, as per code. These tanks must also be registered with them.
8. Prior to any grading or construction on the site, a soil and erosion control plan shall be developed that meets the New York State Guidelines for Urban Erosion and Sediment Control.
9. There shall be no net increase in the peak rate of discharge from the site at all design points.
10. The application form indicates the property receives water service from United Water. The form must be corrected to state "Suez."

31. The Town of Orangetown Bureau of Fire Prevention had the following comment:

- All new roads must be stabilized to 75,000 lbs. for Emergency Vehicles.
- Clarify the purpose of the vehicle lift in the garage.
- A one time fee for a Hazardous Material Permit of \$200.00 is required.

32. The Rockland County Drainage Agency (RCDA) reviewed the submitted information and provided the following comments:

RCDA has previously reviewed the above referenced site and determined that it is within the jurisdiction of the RCDA and that it is currently in violation for the work done at the site without the required permit from the RCDA, as per violation letter dated November 29, 2017. A permit application was submitted by the applicant to address the existing site violations, under Application No. 18-01; however, the violations have not been abated as of the date of this email. Please note that a permit from the RCDA pursuant to the Rockland County Stream Control Act is required for the above referenced development proposal at this site; however, a permit cannot be issued until all existing site violations are abated. Therefore, the RCDA requests the Town of Orangetown municipal departments not to grant final approvals for new proposals until the RCDA notify that all violations have been abated or permit/ application files are closed.

33. 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.

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Continuation of Condition #34...

- **State Pollutant Discharge Elimination System (SPDES):** Since the project activities will disturb over one acre of land, the project sponsor must obtain coverage under the current SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-15-002), and a Stormwater Pollution Prevention Plan (SWPPP) must be developed which conforms to requirements of the General Permit. As this site is within a Municipal Separate Storm Sewer System (MS4) community, the municipality is responsible for review and acceptance of the SWPPP, and the MS-4 Acceptance Form must be submitted to the DEC.
- **SPDES Sanitary Permit:** The Environmental Assessment Form (EAF) indicates that the site is served by an existing septic system. In addition, the EAF notes that a new subsurface septic system is proposed at the project site. Please note, sewage effluent discharges of 1,000 gallons per day (gpd) or greater to groundwater are regulated under Article 17, Titles 7 and 8 of the Environmental Conservation Law (ECL) and require a SPDES permit.
- **Water Withdrawal:** According to the EAF, the proposed project site will be served by the existing SUEZ Water District. Note that additional Department approval may be required to ensure that the site is covered under an existing Water Withdrawal permit and does not exceed the authorized maximum taking of water into the existing water district or service area.
- **Dams:** The Henry Kaufmann Pond Dam, DEC Dam ID#214-4103, hazard code A, is located on-site. Note that all dams are subject to compliance with 6 NYCRR Part 973, Dam Safety Regulations. Modifications to this dam may require a Protection of Waters, Dams, permit.
- **Cultural Resources:** DEC has reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources. Visit NYS Office of Historic Preservation website at nysparks.com/shop/online-tools.
- **FEMA Floodplain:** The project site is located within a Federal Emergency Management Agency (FEMA) Floodplain. The municipality will determine if any additional jurisdictions are applicable to the proposal.

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MANAGEMENT

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34. The New York State Department of Environmental Conservation (DEC) indicated that based upon its review of the circulated documents, NYSDEC offered the following comments:

- **Protection of Waters:** The following waterbodies are located within or near the site indicated:

Name	Class	DEC Water Index Number	Status
Nauraushaun Brook	C(T)	NJ-1-4	Protected
Tributary of Nauraushaun Brook	C(T)	NJ-1-4-1	Protected
Tributary of Nauraushaun Brook	B	NJ-1-4-P968	Protected
Tributary of Nauraushaun Brook	B	NJ-1-4-P969	Protected

A Protection of Water permit is required to disturb to physically disturb the bed or banks (up to 50 feet from stream) of any streams identified as "protected". A time restriction may be required for protection of cold-water trout fisheries (water classified under Article 15 of the Environmental Conservation Law (ECL) with a "T" or "TS" designation), beginning October 1 and ending April 30. If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or water body. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.

- **Freshwater Wetlands:** This project site is not within New York State protected Freshwater Wetlands.
- **Water Quality Certification:** If the US Army Corps of Engineers requires a permit for work completed in or impacting a federal wetlands or waters of the U.S., you will need a Section 401 Water Quality Certification from the Department.
- **State – Listed Species:** No records of sensitive resources were identified by this review. The absence of data does not necessarily mean that rare or state listed species, natural communities or other significant habitats do not exist on tor adjacent to the proposed site. Rather, the files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. The DEC cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

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Continuation of Condition #34...

- **Chemical Bulk Storage (CBS) Program:** The EAF indicates that the proposed project will include bulk storage of chlorine. The CBS Program applies to properties that store a substance classified as 'hazardous' pursuant to 6-NYCRR Part 597 in:
 - An aboveground storage tank larger than 185 gallons
 - Any size underground storage tank; or
 - In a container that can store 1,000kg or more for a period of 90 consecutive days or more.

If the property meets the above criteria, it is considered a "facility" and all tank systems must be registered with the DEC and managed in compliance with applicable regulations for the storage and handling of hazardous substance.

- Other permits from DEC or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and therefore, the applicant should verify the need for permits if the project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified.

35. 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).

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36. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
- Rockland County Sewer District #1
 - Rockland County Drainage Agency
 - New York State Department of Environmental Conservation
 - Rockland County Department of Planning
 - Rockland County Department of Highways

37. 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.

38. 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.

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

40. **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 preserve 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:

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Continuation of Condition #40...

- 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 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.

- 41.** 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.
- 42.** 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.
- 43.** The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.
- 44.** Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

CLERK'S OFFICE

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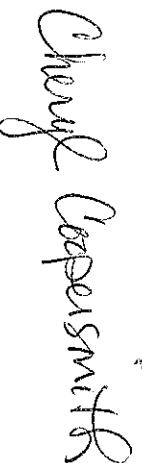
45. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction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

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

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

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 8, 2020
Cheryl Coopersmith
Town of Orangetown Planning Board**



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TOWN OF ORANGETOWN

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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, Inc. Phase II Masterplan Development - 92Y and Camp 12 Trails Site Plan - Preliminary 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 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.

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, NYSDEC, - Town Supervisor, Applicant, Involved Agencies

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