

**July 8, 2020 Board Items:**

**New Items:**

**PB #20-30: Kibria Subdivision Plan**

Final Subdivision Plan Review  
571 Route 303, Blauvelt  
70.15/1/43.1; R-15 zoning district

**PB#20-32: 115 Route 303 Site Plan Amendment**

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review  
115 Route 303, Tappan  
77.07/2/1; LI zoning district

**Continued Item from the June 1, 2020 Meeting:**

**PB#20-21: 119 Tweed Boulevard Site Plan**

Critical Environmental Area  
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review  
119 Tweed Boulevard, Upper Grandview  
71.17/1/19; R-22 zoning district

**Continued Item from the June 15, 2020 Meeting:**

**PB#20-19: Onyx Management/ Amazon Delivery Center Plans**

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review  
200 & 400 Oritani Drive & 877 Western Highway, Blauvelt,  
65.18/1/1 & 22 and 70.06/1/1.12; LO zoning district

**Continued Item from the June 24, 2020 Meeting:**

**PB#20-31: Henry Kaufmann Campgrounds Site Plan – 92Y and Camp 12 Trails**

Prepreliminary/ Preliminary Site Plan and SEQRA Review  
667 Blauvelt Road, Pearl River  
69.14/1/28 & 69.10/2/21; R-80 zoning district

Dated: June 25, 2020



**OFFICE OF BUILDING, ZONING, PLANNING  
ADMINISTRATION AND ENFORCEMENT**  
TOWN OF ORANGETOWN  
20 GREENBUSH ROAD  
ORANGETOWN, N.Y. 10962

**Jane Slavin, RA**  
**Director**

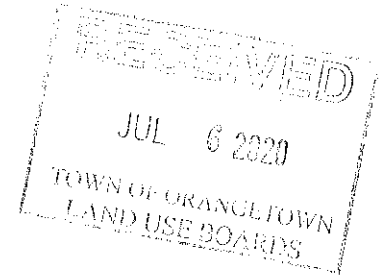
**(845) 359-8410**

**Fax: (845) 359-8526**

Date: July 1, 2020

To: Cheryl Coopersmith, Chief Clerk  
Planning Board

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



Subject: **Kibria Subdivision** **PB#20-30**  
Final Subdivision Plan  
571 Route 303, Blauvelt; 70.15/1/43.1; R-15 zoning district

Submission Reviewed

Lot Separation Minor Subdivision plan as prepared by Robert Sorace, Last revised March 25, 2020

1. Application was granted a 280a-variance from the Zoning Board of Appeals, ZBA #20-21, Dated March 4, 2020.
2. A building permit application is required to be submitted and ACABOR approval is required prior to development of lot number 2.

JS  
7-1-2020

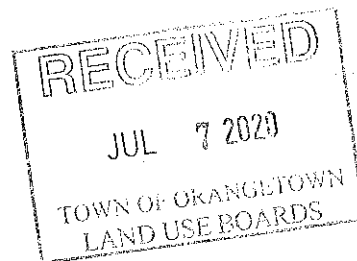


**Department of Environmental Management and Engineering**  
**Town of Orangetown**

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

July 6, 2020

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



**PB# 20-30**

**Re: Kibria Subdivision Plan**

Gentlemen:

This Department has the following comments/ recommendations.

1. The applicant still needs to comply with PB Decision #18-34, conditions 7 (location of existing sanitary house connection in its entirety – or septic system – for Lot #1/ 70.15-1-43.1), 8 (top and invert elevation for all proposed sanitary clean outs), 10 (profiles for proposed sanitary house connection lines), 11 (proposed grading), 12 (soil erosion and sediment control plans and details required), 13 (metes and bounds, page and liber/ instrument number and ownership of all existing easements shall be shown on the plans), 14 (existing utilities within 20 foot wide sewer and utility easement along eastern property line shall be shown on the plan), 15 (contour datum – What version of USGS?), 16 (source benchmark with elevation for contour datum required) and 17 (details for driveway, sanitary connections, etc. required.)
2. The plan depicts an “existing” 15 foot wide sanitary sewer easement at the very north - east corner of the proposed subdivision, on existing Lot 70.15-1-10.2. This easement is not listed as benefitting or belonging to the Town of Orangetown. Also, this Department 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 surveyor/ engineer can provide actual filling information showing that is either owned privately or publically, this easement doesn’t not exist.
3. 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.)
4. Based on comments #2. & 3 above, under what authority can the owner of this proposed subdivision/ existing 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 Attorney’s office and this Department, of its legal ability to tie into said main.

5. **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 north east corner of the property), this Department 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.)

6. **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 north east corner of the property) **AND** the applicant's surveyor/ engineer wishes to provide a new sanitary main/ manholes, connect the existing and proposed homes to it and dedicate it to the Town of Orangetown, (as is shown on the current drawing) the following requirements must be met:

a. Provide legal proof that the "existing" dead end manhole and main on 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 (non is shown on the drawing) or if it is a private easement, the applicant shall have the owner of the 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 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 of the property or easement in which the 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.

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 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 "tv'ed", 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.

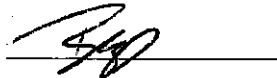
l. A note shall be added to drawing stating the following; *"The proposed public sanitary sewer main/ extension, shall be installed, inspected, tested, and accepted (including As-Builts) PRIOR to ANY work/ improvements being performed on either lots 1 or 2."*

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.

7. All proposed easements shall be submitted to this Department and the Town Attorney's office for review and approval.

Very truly yours,

A handwritten signature in black ink, appearing to be "B. J. D.", is written over a horizontal line.

cc: Highway file  
Sewer file

**DEPARTMENT OF PLANNING**  
Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

✓  
**RECEIVED**  
JUN 11 2020  
TOWN OF ORANGE TOWN  
LAND USE BOARD

**Douglas J. Schuetz**  
Acting Commissioner

**Arlene Miller**  
Deputy Commissioner

June 8, 2020

Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 70.15-1-43.1

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 N  
**Map Date:** 3/25/2020

**Date Review Received:** 5/20/2020

**Item:** *KIBRIA SUBDIVISION (O-2357B)*

Two-lot subdivision of 1.27 acres in the R-15 zoning district. Variances for street frontage and no access to a public road (280-A) were previously granted.

East side of NYS Route 303, approximately 155 feet north of Hickory Street

**Reason for Referral:**

NYS Route 303, S. Greenbush Road (CR 11), Sparkill Creek

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***\*Recommend the following modifications***

- 1 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 twelve feet.
- 2 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- 3 An updated review must 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 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.

**KIBRIA SUBDIVISION (O-2357B)**

5 There shall be no net increase in the peak rate of discharge from the site at all design points.

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

cc: Supervisor Teresa Kenny, Orangetown  
New York State Department of Transportation  
Rockland County Department of Health  
Rockland County Department of Highways  
Rockland County Drainage Agency  
  
Robert E. Sorace, PLS

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

*In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*

# Rockland County HEALTH

## CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building D  
Pomona, New York 10970  
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health  
Prevent. Promote. Protect.

**EDWIN J. DAY**  
County Executive

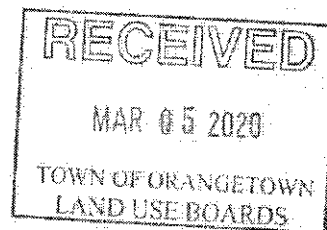
**PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP**  
Commissioner of Health

**SAMUEL RULLI, PE**  
Director, Environmental Health

February 28, 2020

Ms. Deborah Arbolino  
Town of Orangetown Zoning Boards of Appeals  
20 Greenbush Road  
Orangetown, NY 10962

Re: Kibria Subdivision  
2 Lot Residential Subdivision  
Tax lot 70.15-1-43



Dear Ms. Arbolino:

We have received an application and plans as prepared by Robert E. Sorace, PLS revised through October 4, 2019 for the above referenced project. Comments are as follows:

1. This office must approve plans for the sewage disposal per Article IV, Section 4.2.1 of the Rockland County Sanitary Code. Formal 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 Corporations Law.
3. Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Elizabeth Mello, P.E.  
Senior Public Health Engineer  
(845) 364-2616

cc: Arlene Miller, Rockland County Department of Planning  
Robert E. Sorace, PLS





**Department of  
Transportation**

**ANDREW M. CUOMO**  
Governor

**MARIE THERESE DOMINGUEZ**  
Commissioner



February 21, 2020

Cheryl Coopersmith, Chief Clerk  
Town of Orangetown Planning Board  
20 Greenbush Road  
Orangeburg, NY 10962

Re: NYSDOT SEQRA# 18-162  
Kibria Subdivision Plan  
571 Route 303  
Orangetown, Rockland County

Dear Ms. Coopersmith:

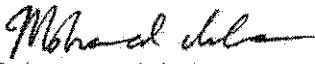
The New York State Department of Transportation (NYSDOT) is in receipt of a submittal for the above reference project, received in our office on January 22, 2020.

It is anticipated that a Highway Work Permit will be required as part of the proposed action. The applicant should also be encouraged to review the permit process and all required HWP forms on the NYSDOT website (<https://www.dot.ny.gov/index>). In particular, please submit the PERM 33-COM as part of the submission.

As per NYSDOT Standards the proposed widening of the driveway to 20 feet is not permissible and the recommended driveway width for residential buildings are 9 to 12 feet. It should be noted that the minimum distance between the driveway opening limit and the point where a projection meets the highway edge of pavement is to be 5 feet.

If you have any further questions, please contact us at (845) 437-5149 or by email at [dot.sm.r08.HWPpermits@dot.ny.gov](mailto:dot.sm.r08.HWPpermits@dot.ny.gov).

Very truly yours,

  
Mohammed S. Islam  
Assistant Engineer

cc: Steve DeMassio, P.E., Acting Resident Engineer, Residency 8-6  
Rockland County Planning Department

# Rockland County HEALTH

## CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building D  
Pomona, New York 10970  
Phone: (845) 364-2608 Fax: (845) 364-2025



**EDWIN J. DAY**  
*County Executive*

**PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP**  
*Commissioner of Health*

**SAMUEL RULLI, PE**  
*Director, Environmental Health*

July 3, 2020

Ms. Deborah Arbolino  
Town of Orangetown Zoning Boards of Appeals  
20 Greenbush Road  
Orangetown, NY 10962

Re: Kibria Subdivision  
2 Lot Residential Subdivision  
Tax lot 70.15-1-43


Dear Ms. Arbolino:

We have received an application and plans as prepared by Robert E. Sorace, PLS revised through March 25, 2020 for the above referenced project. Comments are as follows:

1. This office must approve plans for the sewage disposal per Article IV, Section 4.2.1 of the Rockland County Sanitary Code. Formal 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 Corporations Law.
3. Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

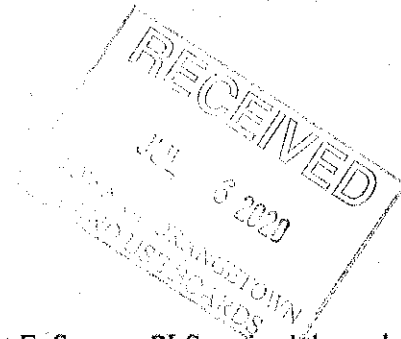
If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Elizabeth Mello, P.E.  
Senior Public Health Engineer  
(845) 364-2616

cc: Arlene Miller, Rockland County Department of Planning  
Robert E. Sorace, PLS



## **Cheryl Coopersmith**

---

**From:** Islam, Mohammed S (DOT) <Mohammed.Islam@dot.ny.gov>  
**Sent:** Wednesday, June 17, 2020 11:18 AM  
**To:** Cheryl Coopersmith  
**Cc:** Pacheco, Ivelisse (DOT)  
**Subject:** SEQR# 18-162, Kibria Subdivision Plan, Orangetown

, ✓

[External Email]

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Dear Ms. Coopersmith,

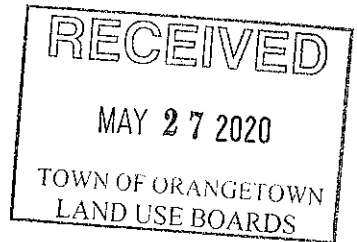
The New York State Department of Transportation (NYSDOT) is in receipt of a submittal for the above referenced project, received on May 15, 2020. The driveway width of 12 feet is acceptable and there are no additional comments for the plans.

A Highway Work Permit will be required as part of the proposed action. The applicant should be encouraged to review the permit process and all required HWP forms on the NYSDOT website (<https://www.dot.ny.gov/index>). In particular, please submit the PERM 33-COM.

Very truly yours,

**Mohammed Sohan Islam**

Traffic and Safety | 845-437-3399 | mohammed.islam@dot.ny.gov  
New York State Department of Transportation, Hudson Valley Region  
4 Burnett Boulevard, Poughkeepsie, NY 12603



**Town of Orangetown  
20 South Greenbush Road  
Orangeburg, New York 10962**

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

**Project Name: Kibria Subdivision Plan**

**Location of Parcel:** 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.

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

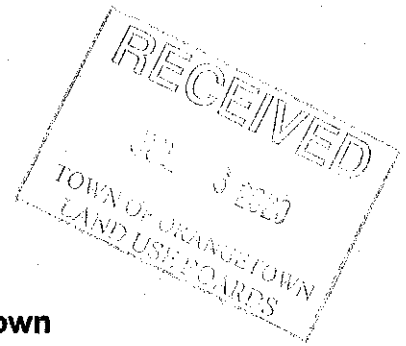
**If your agency does not have any comments at this time, please respond to this office by sending back this sheet.**

- **U.S. Postal: 20 South Greenbush Road, Orangeburg, New York 10962**
  - **Email to Planning Board at ccoopersmith@orangetown.com, or**
  - **Fax to the Town of Orangetown Planning Board @845 359-8526**
- ( ) Comments Attached (or to be provided prior to Meeting date noted above)
- () No Comments at this time. Please send future correspondence for review.
- ( ) No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- ( ) This project is out of the jurisdiction of this agency and has no further comments.

Dated: 05.27.20

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

Town of Orangetown  
20 South Greenbush Road  
Orangeburg, New York 10962



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

**Project Name: Kibria Subdivision Plan**

**Location of Parcel:** 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.

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

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

- U.S. Postal: 20 South Greenbush Road, Orangeburg, New York 10962
- Email to Planning Board at [ccoopersmith@orangetown.com](mailto:ccoopersmith@orangetown.com), or
- Fax to the Town of Orangetown Planning Board @845 359-8526

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

Dated: 7/3/20

RC Health Dept  
Agency Name  
By: Liz Mello  
Please Print Name