

June 24, 2020 Board Items:

Continued from the June 1, 2020 Planning Board Meeting:

PB#20-20: SMK Greene Subdivision Plan

Prepreliminary/Preliminary Subdivision Plan and SEQRA Review
318 Western Highway, Tappan
74.18/2/34, R-15 zoning district

Continued from the January 29, 2020 Planning Board Meeting:

PB #20-10: Hyun Site Plan - Continued item

Critical Environmental Area
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
161 Tweed Boulevard, Sparkill; 75.09/1/3; R-22 zoning district

Continued from the January 15, 2020 Planning Board Meeting:

PB #20-04: Lander Minor Subdivision Plan - Continued item

Prepreliminary/ Preliminary/ Final Subdivision Plan and SEQRA Review
1 Duryea Place, Nanuet
63.19/1/5; R-22 zoning district

New Item:

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 12, 2020



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

Jane Slavin, RA
Director

(845) 359-8410

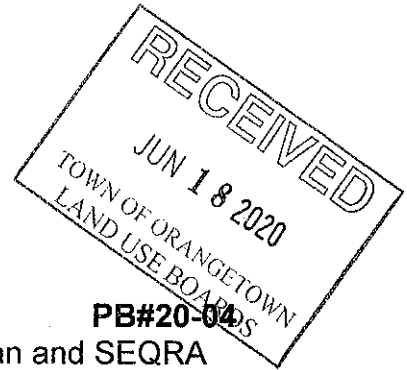
Fax: (845) 359-8526

Date: January 13, 2020

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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

Subject: **Lander Minor Subdivision Plan**
Prepreliminary/Preliminary/Final Subdivision Plan and SEQRA
1 Duryea Place, Nanuet
63.19-1-5; R-22 zoning district.



Submission Reviewed:

Minor Subdivision Plan as prepared by Robert E. Sorace, PLS, last revised April 2, 2020 and Minor Subdivision plans as prepared by Paul Gdanski P.E, last revised 6/16/2020.

- 1) Application is for a two-lot subdivision.
- 2) Per Chapter 2, section 2-4(A), ACABOR review and approval is required.
- 3) A building permit application is required to be submitted and ACABOR approval of the proposed dwelling is required prior to development of lot number 2.
- 4) The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained and the Final Site Plan is stamped by the Chief Clerk to the Board.

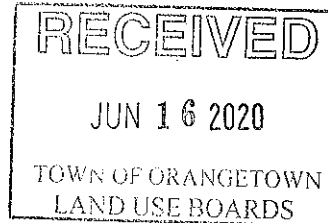


Department of Environmental Management and Engineering
Town of Orangetown

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

June 15, 2020

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



PB# 20-04

Re: Lander Minor Subdivision Plan

Gentlemen:

This Department has the following comments/ recommendations.
(This letter supersedes our letter of 1/13/20)

1. The applicant is reminded that the proposed sanitary lines “tie” into the Rockland County Sewer District No. 1 system. Therefore, the applicant must have get a recommendation from this Department, and approvals from the Town of Orangetown Town Board, and the Rockland County Board of Sewer Commissioners to qualify for “Out-of District” sewer use status, from R.C.S.D. #1. Copies of all correspondence related to this issue shall be submitted to this Department.
2. A profile for the proposed sanitary house connection shall be added to the drawings
3. A note shall be added to the plans stating that the Town of Orangetown Sewer Inspector shall be notified at least 48 prior to any and all construction relating to the proposed sanitary main extension/ house connection(s).
4. The datum for the contours shall be given
5. A note shall be added to the Subdivision Plan indicating the source benchmark for the referenced datum (including the BM elevation.)

Very truly yours,

cc: Sewer File



BROOKER ENGINEERING, PLLC

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74 Lafayette Avenue
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NJ OFFICE
22 Paris Avenue
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Rockleigh, NJ 07647

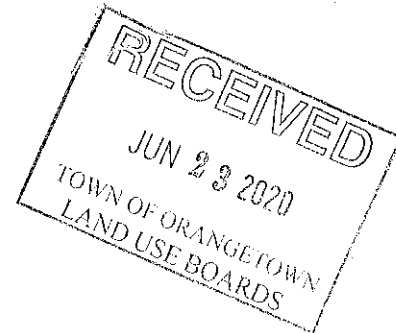
201.750.3527 Tel.

June 21, 2020

Town of Orangetown Planning Board
20 Greenbush Road
Orangeburg, New York 10962

Attn: Cheryl Coopersmith, Chief Clerk

Re: Lander Subdivision Plan (tax lot 36.19-1-5)
Planning Board Drainage Review (for June 23, 2020 Planning Board meeting)
BBE #OTN0141



Dear Ms. Coopersmith:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following report in support of the Lander Subdivision Plan application to the Town of Orangetown Planning Board:

Information Reviewed

1. "Minor Subdivision for Patricia S. Lander", prepared by Robert E. Sorace, PLS, signed and sealed by Robert E. Sorace, PLS, drawing not numbered, drawing dated October 4, 2019
2. "Grading, Drainage & Utilities Minor Subdivision for Patricia S. Lander", prepared by Paul Gdanski PE, PLLC, signed and sealed by Paul Gdanski, PE, drawing dated 04/02/2020, drawing 2 of 3.
3. "Details Minor Subdivision for Patricia S. Lander", prepared by Paul Gdanski PE, PLLC, signed and sealed by Paul Gdanski, PE, drawing dated 04/02/2020, drawing 3 of 3.
4. "Drainage Calculations" signed and sealed by Paul Gdanski, PE
5. Project Application dated 11/04/2019

Project Description

This is our second drainage review report for this application; our last review was dated January 14, 2020. The property is located at 1 Duryea Lane, on the east side of the road, north of Bradl Lane.

There is a single family residential structure located on the northwestern corner of the lot. The land slopes downhill to the east. Proposed grading and drainage facilities for the new home and driveway have been added to the Subdivision Plans. Three six feet diameter drywells have been added to the drainage system to provide mitigation of stormwater mitigation.

Project Comments

1. Revise the grading in the front of the new house to direct stormwater runoff away from the dwelling.
2. Show the limits of the curb around the driveway; it appears stormwater runoff from the driveway will bypass the drywell.
3. Provide additional grading detail that shows that stormwater runoff on Duryea Place will not be directed down the new driveway.
4. Provide the total disturbed area as a map note on the Grading Plan.
5. Show the foundation drain on the plan.
6. Show the overflow pipe, three drywells, and overall depth of drywell on the Seepage Pit System Detail.
7. Provide a drainage area map that shows the area directed to the drywells.
8. The drainage calculations use a weighted curve number over the entire site. Validate the results by using just the drainage subarea directed to the drywells.

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Brian Brooker, P.E. Eve Mancuso, P.E., C.M.E. Ken DeGennaro, P.E., C.F.M. Stuart Strow, P.E., C.F.M.
Anthony Riggi, P.E. Dennis Rocks, P.E., C.F.M. John Bezuyen, P.L.S.
Hillary Chadwick, P.E. Vincent Kane, P.E. Nestor Celiz, P.E. Benjamin Levitz, P.E.

9. Soil percolation data should be provided to support the assumed perc rate and verify separation of the drywell system invert to the groundwater table.

Drainage Review Recommendation

The proposed application provides the required information that demonstrates potential impacts with respect to drainage can be mitigated. We therefore recommend that the Lander Subdivision be approved for drainage subject to the above Project Comments.

Very truly yours,



BROOKER ENGINEERING, P.L.L.C.
Kenneth DeGennaro, P.E.

Planning Board Review Summary

Project Data

Job Name Lander Subdivision Plan	Owner Patricia S. Lander	Address 1 Duryea Place, Nanuet, NY	Tax Lot Number 63.19-1-5
Job Description: Minor subdivision; existing home to remain. Add 5,173 SF new impervious area.		Planning Board No. N/A	BBE Number OTN0143

Planning Board Data

Date of:				Drainage:		
PB meeting	Site Plans	Drainage Calcs.	BBE Review Letter	Approved	Not Approved	Approved w/ Conditions
01/15/2020	10/04/2019	None	01/14/2020		X	
06/23/2020	04/04/2020	04/04/2020	06/21/2020			X

Construction Data

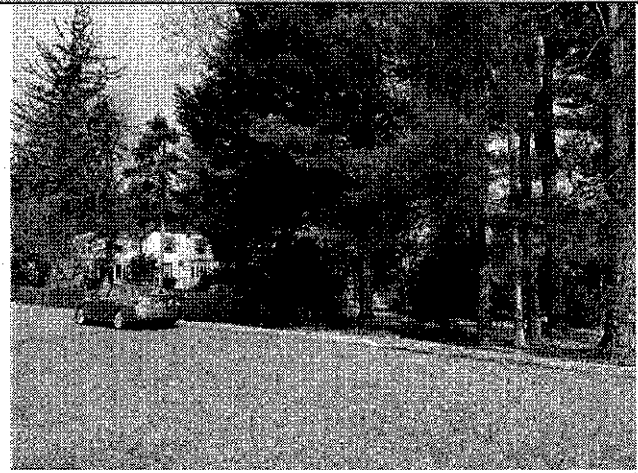
Area of Disturbance:	<1.0 acre
Erosion Control Plan Required:	No
SWPPP Required:	No
Post Construction Stormwater Quantity Required:	Yes
Post Construction Stormwater Quality Required:	No
Description of Required Stormwater Management:	Three six foot diameter drywells with 12" crushed stone

Photographs



Description: Standing at the east border of the property, looking west towards Duryea Pl.

Date: 02/12/2020



Description: Standing at southwest corner of the lot, looking northeast.

Date: 02/12/2020



Description: View to the lot: standing behind the house 1 Duryea Pl., looking east.

Date: 02/12/2020



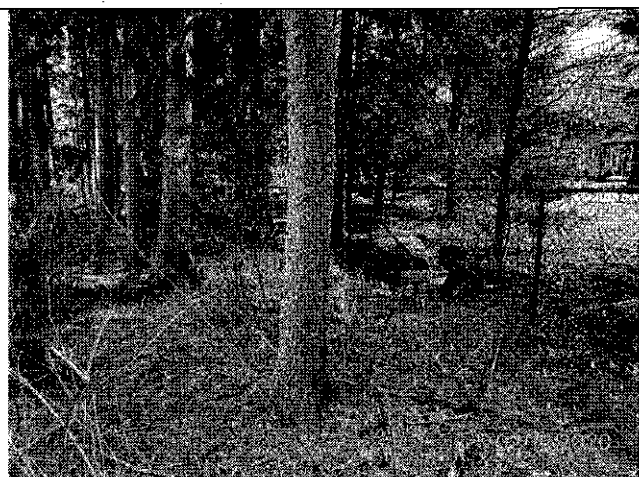
Description: Standing at east border of the lot, looking east to adjacent lot owned by Pfizer Inc.

Date: 02/12/2020



Description: Border with the neighboring property 3 Duryea Pl. (south border).
Note: owner of 18 Bradl Ln. reported that he receives a lot of water on his property because of the missing section of the curb along Duryea Pl.

Date: 02/12/2020



Description: Border with the neighboring property 18 Bradl Ln. (south border)

Date: 02/12/2020



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

Phone: (845) 365-6111 Fax: (845) 365-6686

RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Assistant Director/Acting Executive Director

June 2, 2020

Ms. Cheryl Coopersmith
Town of Orangetown Planning Board
20 South Greenbush Road
Orangeburg, NY 10962

Re: Lander Subdivision Plan
1 Duryea Place, Nanuet
Tax Lot 89/63.19-1-5 (formerly 15-17-200.2)



Dear Ms. Coopersmith:

Our office has received and reviewed a Grading, Drainage & Utilities plan that was last revised on April 2, 2020, which Paul Gdanski, PE prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. An easement, granted by Margaret Luschak, for a District sewer that runs through abutting Tax Lot 63.07-2-39 extends onto the subject property and was recorded by the County Clerk on December 13, 1972 in Liber 920 Page 381.
 - a. No permanent structures may be built within our easements.
 - b. If any foundation work or other types of major excavation work is to be done within close proximity to the easement boundary, we must be notified forty-eight (48) hours in advance. Shoring or other types of precautions may be needed to protect the sewer main. The property owner must also pay these expenses.
 - c. To prevent any damage from occurring to the existing main, the District must be notified when the land within the easement is to be modified. This includes but is not limited to regrading, raising or lowering of manhole frames, or working in close proximity to sewers and manholes within the easement. Our office must approve any construction to be done within our easements.
 - d. Contractors must obtain required insurance and sign a waiver to defend, indemnify, save and hold harmless both the **County of Rockland** and **Rockland County Sewer District No. 1** from any claims arising from work performed within our easements.

Rocklandgov.com

2. According to the utility plan and the 2019 Tax Roll, the existing two-story dwelling on Lot 1 is connected to the Rockland County Sewer District No. 1 sewer system via a Clarkstown sewer on Duryea Lane and Highland Avenue. The utility plan shows a sewer connection from the proposed dwelling on Lot 2 to the District's sewer in the easement. Therefore, the property owner must apply for an "out-of-District" hookup. A permit application must be submitted to the Executive Director, which must be supplemented by any plans, specifications, insurance, indemnification, or other information considered pertinent in the judgment of the Executive Director. The application must be accompanied by:
 - a. A resolution from the Town of Orangetown Town Board approving the hookup of the sewer from Lot 2 to the Rockland County Sewer District No. 1 sewer system.
 - b. A resolution from the District's Board of Sewer Commissioners approving the hookup of the sewer from Lot 2 to the District's sewer system. The applicant must request the out-of-District connection and the resolution in writing.
 - c. An out-of-District connection fee in the amount of three thousand seven hundred dollars (\$3,700.00) per connected unit, which must be paid within thirty (30) days of the Board of Sewer Commissioners' approval of the connection.
 - d. The annual sewer use fee for operations and maintenance, which must be paid within ten (10) days of sewer service becoming available and pro-rated as of that date.
 - e. The area benefit fee, which commences on the date of the Board of Sewer Commissioners' approval of the connection. Area benefit is calculated by an annual tax rate per one hundred dollars (\$100.00) of assessed value. This fee must be paid before release of approval.
 - f. An executed copy of a covenant agreeing to abide by the rules, laws and regulations of the District and its Law, as it may be amended, including the payment of annual sewer use fees and annual area benefit fees. This covenant must be:
 - i. In recordable form, including all prior mortgages or other encumbrances,
 - ii. Accompanied by requisite fees for recording as set forth by the County Clerk,
 - iii. Accompanied by an up-to-date Title Report and paid policy of Title Insurance,
 - iv. Acknowledged by the owner of the land, and
 - v. Accompanied by a complete site survey and property description.
3. If the use or occupancy of the property exceeds one (1) unit (e.g., with an additional dwelling unit or a home occupation), the District will require further review and the owner will have to pay an additional out-of-District fee.
4. Out-of-District connections require approval from the Rockland County Department of Health. A copy of the approval documents must be submitted to the District.

Ms. Cheryl Coopersmith

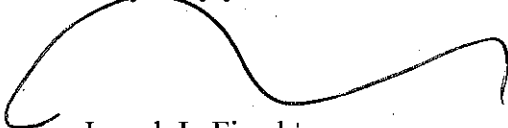
Page 3

June 2, 2020

5. Out-of-District connections also currently require prior approval from the New York State Department of Environmental Conservation.
6. All permits, fees and inspections associated with sanitary sewer connections to the 16-inch sewer main in the easement are the responsibility of the District. A hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
7. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
8. Details for the sanitary sewer connection beyond the District's sewer main are subject to approval by the Town of Orangetown.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

cc: M. Saber M. Castro
Helen Kenny-Burrows – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health
Bruce Peters, P.E. – Orangetown Dept. of Environmental Management & Engineering
Paul Gdanski, P.E. – 25 Riverside Drive, Suffern, NY 10901
William Helmke – 97 Duryea Lane, Nanuet, NY 10954

File: TOO 63.19-1-5 – 1 Duryea Place
Orangetown Out-of-District User
Reader

Project Review Committee Report - January 8, 2020
TO: Town of Orangetown Planning Board
RE: Planning Board Meeting of January 15, 2020

*Continued for possible
drainage + possible
redesign*

*Already Record
into Record*

Continued Item from the July 17, 2019 Meeting:

PB #14-39: Jay and Joe Construction LLC Subdivision Plan

Prepreliminary/ Preliminary Subdivision Plan and SEQRA Review; 80 South Middletown Road, Pearl River; 69.17/1/76; RG zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

New Items:

PB #20-01: Sambrotto Subdivision

Request for two 90-day extensions to file the Subdivision Plan with Rockland County Clerk's Office; 34 Clausland Mountain Road, Blauvelt; 70.15/2/11; R-40 zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

PB#20-02: Natelli Conservation Easement Relocation Plan

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review; 230 South Greenbush Road, Orangeburg; 70.19/1/27.1; R-15 zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

PB #20-03: Chefman Site Plan

Prepreliminary/Preliminary Site Plan and SEQRA Review; 29 Corporate Drive, Orangeburg; 73.19/1/8; LIO zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

PB #20-04: Lander Minor Subdivision Plan

Prepreliminary/ Preliminary/ Final Subdivision Plan and SEQRA Review; 1 Duryea Place, Nanuet; 63.19/1/5; R-22 zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

PB #20-05: The Club West at Pearl River Phase II Site Plan

Final Site Plan Review; 661 West Blue Hill Road, Pearl River; 73.10/1/5; OP-PAC zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Attendees: J. Slavin, B. Peters, J. Dean, R. Pakola, M. Bettmann
Non-Member: M. Mandel, D. Sampath

January 14, 2019

To: the Planning Board, Town of Orangetown, NY
From: Dr. Patricia S. Lander, owner, 1 Duryea Place, Nanuet, NY 10954-3133

Thank you for considering the minor subdivision at 1 Duryea Place. I am not able to attend the meeting but trust William Helmke, my agent, can answer any questions. One comment I'd like to make is that I believe a division into two equal lots (100'x 380') is the best option for various reasons.

1) It fits into the style of Tri-Town Estates which surrounds my property (on land sold to the developers by my cousin, Cecilia Leonard). I believe the uniform size of two equal lots is a clean way to add a new house to the community.

2) When the original house was built in 1904 Mr. Nagle made the main entrance to face south (main brick steps are almost visible behind the new maple tree). In fact the south side has the main socializing rooms with a lovely dining room (north has pantry and kitchen). To make that lot 75' only (with second lot of 125' as has been suggested) would eliminate any feeling of the original setting. I have mentioned this option to two neighbors and they are both very negative about it.

I look forward to your passing this request on to the ZBA without any handicap for two equal sized lots. Thank you very much.

Patricia S. Lander

Patricia S. Lander





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

**Jane Slavin, RA
Director**

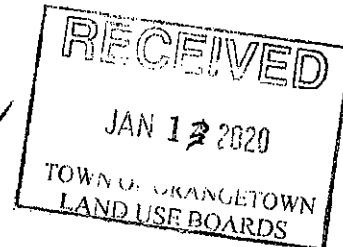
(845) 359-8410

Fax: (845) 359-8526

Date: January 13, 2020

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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



Subject: **Lander Minor Subdivision Plan** **PB#20-04**
Prepreliminary/Preliminary/Final Subdivision Plan and SEQRA
1 Duryea Place, Nanuet
63.19-1-5; R-22 zoning district.

Submission Reviewed:

Minor Subdivision Plan as prepared by Robert E. Sorace, PLS, dated October 4, 2019.

- 1) Application is for a two-lot subdivision. The proposed subdivision creates two lots that have lot widths that are non-compliant, thereby creating undersized lots. Per Chapter 43, table 3.12, bulk regulations, Lot width required is 125', proposed is 100' for each lot. Variances must be obtained from the Zoning Board of Appeals.
- 2) Per Chapter 2, section 2-4(A), ACABOR review and approval is required.



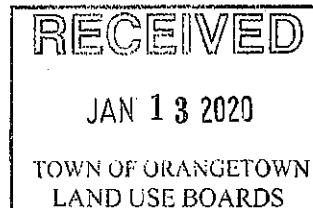
Department of Environmental Management and Engineering Town of Orangetown

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

January 13, 2020

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

Re: Lander Minor Subdivision Plan



PB# 20-04

Gentlemen:

This Department has the following comments/ recommendations.

1. A proper site plan (that conforms to Section 21 of the Town of Orangetown Code Book – Land Development regulations) shall be provided for review.
2. The location of the existing sanitary sewer line or septic system for Lot #1 shall be shown on the plan.
3. Because there is no sanitary sewer main along Duryea Place, in front of the proposed subdivision, a sanitary sewer main extension and house connection shall be designed and shown on the drawings (including profiles) to service Lot #2. Given the existing grades, it appears that running the new sanitary sewer main south, to the intersection of Duryea Place and Bradl Lane, would be the most logical. If Lot #1 is serviced by a septic system, the main shall extend in front of Lot #1 in order to facilitate Lot #1 being hooked up to the public sanitary sewer system.
4. The proposed sanitary house connection (s) shall be shown on the plan. This shall include all cleanouts with elevations, connection to the existing sanitary main, etc. The applicant is reminded that the sanitary house connection(s) shall be 4 inch diameter within the property and 6 inch within the Duryea Place R.O.W. Beside other cleanouts that may be required by change in direction, a cleanout shall be added right inside the property line, along Duryea Place.
5. The invert of the existing sanitary manhole at the intersection of Highland Avenue and Duryea Place, shall be given on the drawings.
6. The applicant is reminded that the existing home on Lot #1 (if it is connected to the public sanitary sewer system – See comment #1) and the proposed Lot #2 “tie”/ will “tie” into the Rockland County Sewer District No. 1 system. Therefore, the applicant must get a recommendation from this Department, and approvals from the Town of Orangetown Town Board, and the Rockland County Board of Sewer Commissioners to qualify for “Out-of-District” sewer use status.

7. A note shall be added to the plans stating that the Town of Orangetown Sewer Inspector shall be notified at least 48 prior to any and all construction relating to the proposed sanitary main extension/ house connection(s).
8. The driveway, curb cut, proposed grading, utilities and house location for Lot #2 shall be shown on the plans.
9. The driveway locations along Duryea Lane for the properties across the street from the subdivision shall be given on the plan.
10. Soil erosion and sediment control plans and details shall be added to the drawings for review and approval.
11. The datum for the contours shall be given
12. A note shall be added to the Subdivision Plan indicating the source benchmark for the referenced datum (including the BM elevation.)

Very truly yours,



cc: Sewer File



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Suite 501
Suffern, NY 10901

845.357.4411 Tel.
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22 Paris Avenue
Suite 105
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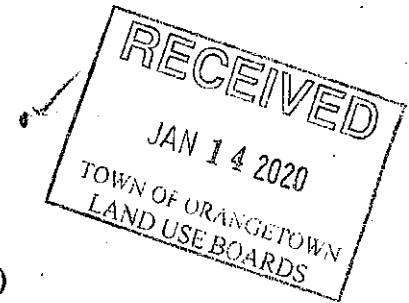
201.750.3527 Tel.

January 14, 2020

Town of Orangetown Planning Board
20 Greenbush Road
Orangeburg, New York 10962

Attn: Cheryl Coopersmith, Chief Clerk

Re: Lander Subdivision Plan (tax lot 36.19-1-5)
Planning Board Drainage Review (for January 15, 2020 Planning Board meeting)
BBE #OTN0141



Dear Ms. Coopersmith:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following report in support of the Lander Subdivision Plan application to the Town of Orangetown Planning Board:

Information Reviewed

1. "Minor Subdivision for Patricia S. Lander", prepared by Robert E. Sorace, PLS, signed and sealed by Robert E. Sorace, PLS, drawing not numbered, drawing dated October 4, 2019
2. Project Application dated 11/04/2019

Project Description

This is our first drainage review report for this application. The property is located at 1 Duryea Lane, on the east side of the road, north of Brad! Lane.

There is a single family residential structure located on the northwestern corner of the lot. The land slopes downhill to the east. Existing grading and contours have been shown on the plat; however, no proposed grading or stormwater detention facilities are shown for the new lot. The plan should show that a reasonably sized theoretical home could be constructed on the lot, including provisions for a driveway and other impervious surfaces that will increase peak runoff rates from the site. A proposed conditions grading plan and drainage plan with methods for stormwater mitigation should be shown on the plan.

Project Comments

We will provide drainage comments upon submission of a drainage plan that shows with mitigation of potential significant adverse impacts with respect to drainage.

Drainage Review Recommendation

The proposed application does not provide the necessary design that demonstrates potential impacts with respect to drainage can be mitigated. We therefore recommend that the Lander Subdivision not be approved for drainage at this time.

Very truly yours,

BROOKER ENGINEERING, P.L.L.C.
Kenneth DeGennaro, P.E.

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

Brian Brooker, P.E. Eve Mancuso, P.E., C.M.E. Ken DeGennaro, P.E., C.F.M. Stuart Strow, P.E., C.F.M.
Anthony Riggi, P.E. Dennis Rocks, P.E., C.F.M. John Bezuyen, P.L.S.
Hillary Chadwick, P.E. Vincent Kane, P.E. Nestor Celiz, P.E. Benjamin Levitz, P.E.

 **Rockland County**
Ed Day, Rockland County Executive

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

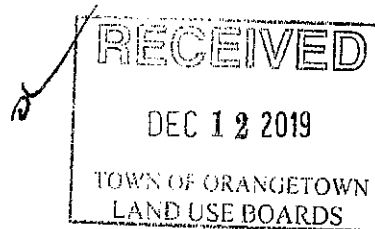
Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

December 9, 2019

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 63.19-1-5



Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N

Map Date: 10/4/2019

Date Review Received: 11/14/2019

Item: *LANDER SUBDIVISION (O-2393)*

Two-lot subdivision of a parcel located on 1.76 acres in the R-22 zoning district. A variance for lot width will be required for both lots.

East side of Duryea Place, approximately 188 feet north of Bradl Lane, with the northern property line on the Clarkstown boundary

Reason for Referral:

Town of Clarkstown

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:

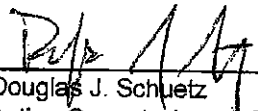
****Recommend the following modifications***

1 The Town of Clarkstown is the reason this proposal was referred to this department for review. The municipal boundary is along the northern border of the site. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and county-wide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner which is supportive of the goals and objectives of the general area.

The Town of Clarkstown must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Clarkstown must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

LANDER SUBDIVISION (O-2393)

- 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 A review must be done by the Rockland County Department of Health to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
- 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 Standards for Urban Erosion and Sediment Control.
- 5 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 6 We request the opportunity to review any variances that may be needed to implement the proposed subdivision, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Health
Rockland County Drainage Agency

Robert E. Sorace, PLS
Town of Clarkstown

William Helmke

**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

January 14, 2020

Ms. Cheryl Coopersmith
Town of Orangetown Planning Board
20 Greenbush Road
Orangetown, NY 10962

Re: Lander Subdivision Plan
2 Lot Subdivision
Tax lot 63.19-1-5



Dear Ms. Coopersmith:

We have received a Notification of Intent to Act as Lead Agency, a Short Environmental Assessment Form (EAF), other supporting documentation and plans as prepared by Robert E. Sorace, PLS dated October 4, 2019, for the above referenced project. This office has no objection to the Town of Orangetown Planning Board acting as Lead Agency for this project. Other comments are as follows:

1. Our records indicate that there is an existing well on the property. Location of the well is to be provided on the plans.
2. 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
James Torres., P.E., RCDOH (via email)
Dan Miller, Ph.D., RCDOH (via email)
Jeremy Erlich, RCDOH (via email)
Dan Sullivan, RCDOH (via email)

TOWN OF CLARKSTOWN
DEPARTMENT OF PLANNING

JOSE C. SIMOES, PRINCIPAL PLANNER
JAMES CREIGHTON, SENIOR PLANNER
10 Maple Avenue
New City, New York 10956-5099
Tel: (845) 639-2070
Fax: (845) 639-2071
planning@clarkstown.org



TOWN OF CLARKSTOWN
PLANNING BOARD

GILBERT J. HEIM, CHAIRMAN
RUDOLPH J. YACYSHYN, VICE CHAIRMAN
PETER E. STREITMAN, MEMBER
EDWARD J. GUARDARO, JR., MEMBER
PHILLIP J. DEGAETANO, MEMBER
DOUGLAS B. KATZ, MEMBER
EDWARD BERTOLINO, MEMBER

December 12, 2019

Thomas Warren, Chairman
Town of Orangetown Planning Board
20 South Greenbush Rd
Orangeburg, NY 10962

RE: Town of Orangetown – Lander Subdivision Plan

Dear Mr. Warren:

The Town of Clarkstown Planning Board reviewed the above referral at their regular meeting on December 11, 2019 regarding the Lander Subdivision Plan to subdivide the property into two lots. The property is located at the intersection of Duryea Place and Highland Avenue, along the municipal boundary of Orangetown and Clarkstown.

After a brief discussion, on a Motion of Streitman, Seconded by Bertolino and carried 6:0 with Ayes of Heim, Guardaro, DeGaetano and Katz, the Clarkstown Planning Board does hereby deem the matter for local determination.

Sincerely,

Gilbert J. Heim
Chairman

CC: Planning Board
Supervisor Hoehmann
Rockland County Planning





ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Assistant Director/Acting Executive Director

January 8, 2020

Ms. Cheryl Coopersmith
Town of Orangetown Planning Board
20 South Greenbush Road
Orangeburg, NY 10962

Re: Lander Subdivision Plan
1 Duryea Place, Nanuet
Tax Lot 89/63.19-1-5 (formerly 15-17-200.2)

Dear Ms. Coopersmith:

Our office has received and reviewed a subdivision plat that was last revised on October 4, 2019, which Robert E. Sorace, PLS prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the Planning Board serving as lead agency for this review.
2. An easement, granted by Margaret Luschak, for a District sewer that runs through Tax Lot 63.07-2-39 extends onto the subject property and was recorded by the County Clerk on December 13, 1972 in Liber 920 Page 381.
 - a. Please have the land surveyor show the easement on the drawing.
 - b. No permanent structures may be built within our easements.
 - c. If any foundation work or other types of major excavation work is to be done within close proximity to the easement boundary, we must be notified forty-eight (48) hours in advance. Shoring or other types of precautions may be needed to protect the sewer main. The property owner must also pay these expenses.
 - d. To prevent any damage from occurring to the existing main, the District must be notified when the land within the easement is to be modified. This includes but is not limited to regrading, raising or lowering of manhole frames, or working in close proximity to sewers and manholes within the easement. Our office must approve any construction to be done within our easements.

Rocklandgov.com

- e. Contractors must obtain required insurance and sign a waiver to defend, indemnify, save and hold harmless both the County of Rockland and Rockland County Sewer District No. 1 from any claims arising from work performed within our easements.
3. The sanitary sewer from Lot #2 should connect to an Orangetown sewer if possible.
 4. According to the 2019 Tax Roll, the existing two-story dwelling on Lot #1 is connected to the Rockland County Sewer District No. 1 sewer system. If the applicant cannot connect Lot #2 to an Orangetown sewer and proposes to connect it to the District's sewer in the easement, or to the Clarkstown sewer on Duryea Lane and Highland Avenue, the property owner must apply for an "out-of-District" hookup. A permit application must be submitted to the Executive Director, which must be supplemented by any plans, specifications, insurance, indemnification, or other information considered pertinent in the judgment of the Executive Director. Each application must be accompanied by:
 - a. A resolution from the Town of Orangetown Town Board approving the hookup of the sewer from Lot #2 to the Rockland County Sewer District No. 1 sewer system.
 - b. A resolution from the District's Board of Commissioners approving the hookup of the sewer from Lot #2 to the District's sewer system. The applicant must request the out-of-District connection and the resolution in writing.
 - c. An out-of-District connection fee of three thousand seven hundred dollars (\$3,700.00) per connected unit, which must be paid within thirty (30) days of the Board of Sewer Commissioners' approval of the connection.
 - d. The annual sewer use fee for operations and maintenance, which must be paid within ten (10) days of sewer service becoming available and pro-rated as of that date.
 - e. The area benefit fee, which commences on the date of the Board of Sewer Commissioners' approval of the connection. Area benefit is calculated by an annual tax rate per one hundred dollars (\$100.00) of assessed value. This fee must be paid before release of approval.
 - f. An executed copy of a covenant agreeing to abide by the rules, laws and regulations of the District and its Law, as it may be amended, including the payment of annual sewer use fees and annual area benefit fees. This covenant must be:
 - i. In recordable form, including all prior mortgages or other encumbrances,
 - ii. Accompanied by requisite fees for recording as set forth by the County Clerk,
 - iii. Accompanied by an up-to-date Title Report and paid policy of Title Insurance,
 - iv. Acknowledged by owner of the land, and
 - v. Accompanied by a complete site survey and property description.

Ms. Cheryl Coopersmith

Page 3

January 8, 2020

5. Out-of-District connections require approval from the Rockland County Department of Health. A copy of the approval documents must be submitted to the District.
6. Out-of-District connections also currently require prior approval from the New York State Department of Environmental Conservation.
7. All permits, fees and inspections associated with sanitary sewer connections to the sewer main in the easement are the responsibility of the District. If the applicant proposes to connect Lot #2 to the sewer main in the easement, a hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
8. Details for a sanitary sewer connection to the sewer main on Duryea Lane and Highland Avenue are subject to approval by the Town of Clarkstown.
9. Details for out-of-District sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
10. Details for the sanitary sewer connection are subject to approval by the Town of Orangetown.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

cc: M. Saber M. Castro
Helen Kenny-Burrows – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health
Bruce Peters, P.E. – Orangetown Dept. of Environmental Management & Engineering
Christopher Wagner, P.E. – Clarkstown Dept. of Engineering & Facilities Management
Robert E. Sorace, P.L.S. – 135 South Main Street, New City, NY 10956
Patricia S. Lander – 1 Duryea Place, Nanuet, NY 10954

File: TOO 63.19-1-5 – 1 Duryea Place
Orangetown Out-of-District User
Reader

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, January 15, 2020

**Location: Greenbush Auditorium, 20 South Greenbush Road,
Orangeburg, New York 10962**

Project Name: Lander Subdivision Plan

Location of Parcel: The site is located at 1 Duryea Place, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 63.19, Block 1, Lot 5 in the R-22 zoning district.

**Response to request that the Town of Orangetown Planning Board
BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

**On behalf of Rockland County Health Dept (involved
agency), I acknowledge receipt of the Lead Agency Notice in this matter.**

The above named involved agency hereby (please check one):

- CONSENTS** that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.
- DOES NOT CONSENT** to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that _____ serve as intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.
- TAKES NO POSITION** on Lead Agency designation in this matter

Dated: 1/14/2020

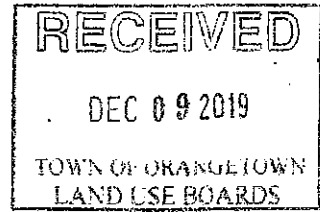
RC Health Dept
Agency Name

By: [Signature]

Signature

Liz Bello
Printed Name of Signer

Please return within 30 days by
Fax: (845) 359-8526
E-mail: ccoopersmith@aol.com



**Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, January 15, 2020**

**Location: Greenbush Auditorium, 20 South Greenbush Road,
Orangeburg, New York 10962**

Project Name: Lander Subdivision Plan

Location of Parcel: The site is located at 1 Duryea Place, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 63.19, Block 1, Lot 5 in the R-22 zoning district.

**Response to request that the Town of Orangetown Planning Board
BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of Rockland County Highway Dept (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that _____ serve as _____ intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

TAKES NO POSITION on Lead Agency designation in this matter

Dated: 12.09.19

Rockland County Hwy Dept.

Agency Name

By: [Signature]

Signature

Dyan Rajasingham

Printed Name of Signer

Please return within 30 days by

Fax: (845) 359-8526

E-mail: ccoopersmith@aol.com

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, January 15, 2020

**Location: Greenbush Auditorium, 20 South Greenbush Road,
Orangeburg, New York 10962**

Project Name: Lander Subdivision Plan

Location of Parcel: The site is located at 1 Duryea Place, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 63.19, Block 1, Lot 5 in the R-22 zoning district.

**Response to request that the Town of Orangetown Planning Board
BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of Orangetown ZBA (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that _____ serve as _____ intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

TAKES NO POSITION on Lead Agency designation in this matter

Dated: 12/4/19

Orangetown Zoning Board of Appeals

Agency Name

By: _____

Signature

Dan Sullivan, Chairman
Printed Name of Signer

Please return within 30 days by

Fax: (845) 359-8526

E-mail: ccoopersmith@aol.com

Town of Orangetown Planning Board
Planning Board Meeting: Wednesday, January 15, 2020

**Location: Greenbush Auditorium, 20 South Greenbush Road,
Orangeburg, New York 10962**

Project Name: Lander Subdivision Plan

Location of Parcel: The site is located at 1 Duryea Place, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 63.19, Block 1, Lot 5 in the R-22 zoning district.

**Response to request that the Town of Orangetown Planning Board
BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of Rockland County Planning Dept (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

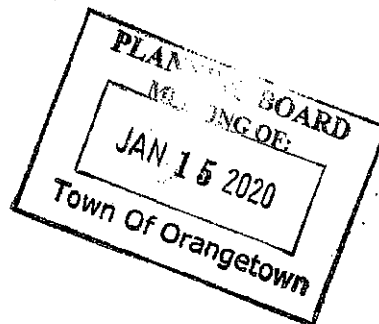
DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that _____ serve as intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

TAKES NO POSITION on Lead Agency designation in this matter

Dated: 11/26/2019

Rockland County Planning Dept.
Agency Name
By: [Signature]
Signature
Michael Kerner
Printed Name of Signer

Please return within 30 days by
Fax: (845) 359-8526
E-mail: ccoopersmith@aol.com



**Planning Board Meeting of January 15, 2020
Town of Orangetown**

Project Name: Lander Subdivision Plan

Location of Parcel: The site is located at 1 Duryea Place, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 63.19, Block 1, Lot 5 in the R-22 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: 12/31/19

SUEZ
Agency Name
By: BILL PREWDA
Please Print Name

**Planning Board Meeting of January 15, 2020
Town of Orangetown**

Project Name: Lander Subdivision Plan

Location of Parcel: The site is located at 1 Duryea Place, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 63.19, Block 1, Lot 5 in the R-22 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.

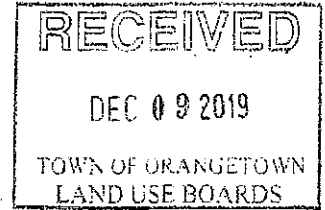
() This project is out of the jurisdiction of this agency and has no further comments.

Dated: 12/4/19

Orangetown ZBA
Agency Name

By: [Signature]

Please Print Name
Dan Sullivan, Chairman



**Planning Board Meeting of January 15, 2020
Town of Orangetown**

Project Name: Lander Subdivision Plan

Location of Parcel: The site is located at 1 Duryea Place, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 63.19, Block 1, Lot 5 in the R-22 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: 12.09.19

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

**Planning Board Meeting of January 15, 2020
Town of Orangetown**

Project Name: Lander Subdivision Plan

Location of Parcel: The site is located at 1 Duryea Place, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 63.19, Block 1, Lot 5 in the R-22 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: 1/14/2020

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: PATRICIA LANDER - (EMMA ESTATES)			
Project Location (describe, and attach a location map): 1 DURYEA PLACE - NANUET, N.Y.			
Brief Description of Proposed Action: 2 MAKE TWO LOTS OUT OF THE 1.76 ACRES. EXISTING HOME + 1 ADDITIONAL LOT.			
Name of Applicant or Sponsor: AGENT FOR OWNER WILLIAM HELMKE		Telephone: 914-329-3241 E-Mail: NONE	
Address: 97 DURYEA LANE			
City/PO: NANUET N.Y.		State: NEW YORK	Zip Code: 10954
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOWN BLDG DEPT PERMIT ZBA VARENCE		NO <input checked="" type="checkbox"/>	YES/ <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>1.76</u> acres	
b. Total acreage to be physically disturbed?		<u>0.50</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.76</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>SUEZ WATER N.Y.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>TOWN SEWER</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>16. Is the project site located in the 100-year flood plan?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p><u>seepage Pits on lots.</u></p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>William Helmke</u> Date: <u>10-29-2019</u></p> <p>Signature: <u>William Helmke</u> Title: <u>SPONSOR</u></p>		