

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)
Date: June 30, 2020

Rockledge

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

✓ Rockland County Drainage
✓ Rockland County Health
✓ Rockland County Planning
~~Rockland County Highway~~ *no comment*
DEC Army Corp Suez etc *P Board did*

Review of Plans: Lane Re-Subdivision Plan 125 Park Avenue, Palisades, NY
Section 77.20 Block 2 Lot 76 R-15 zone
This matter is scheduled for:

Chapter 43, R-15 District, Group M, Section 3.12, Column 5 (Lot Area: 15,000 sq. ft. required, 14,443 proposed) and for an exception from New York State Town Law Section 280-a for a new single-family dwelling on the new.

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

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

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

Zoning Board Meeting Date: September 2, 2020

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

This project is before the Zoning Board on **Wednesday, September 2, 2020**. Kindly forward your completed review to this office by **September 2, 2020**.

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
 ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
 20 Greenbush Road
 Orangeburg, N.Y. 10962

Jane Slavin, R.A.
 Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: 6/29.2020

Applicant: Lane Re-subdivision site plan

Address: 125 Park Avenue Palisades

Section: 77.20

Block: 2

Lot: 76

Permit# N.A.

Plans Submitted: Site Plan dated 6/24/2020 by Center Point Eng.

2 pages signed and sealed by Stuart Strow, P.E.

Project Name: 125 Park Avenue Resubdivision referred by Planning

Date of Submittal to Land Use Board: June 25, 2020

Date of Board Meeting: TBD

RECEIVED

JUN 29 2020

TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

Sincerely,

Debbie Arbolino

Administrative Aide

Date/Initial of OBZPAE Review Completed: _____

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____
ASSIGNED _____
INSPECTOR: _____

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

Project Name: Lane Re SUBDIVISION Site Plan

Street Address: 125 Park Ave
Polisades ny 10965

Tax Map Designation:
Section: 77.20 Block: 2 Lot(s): 76
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the East side of Park Ave, approximately 300 feet _____ of the intersection of Margary St, in the Town of ORANGETOWN in the hamlet/village of Polisades.

Acreage of Parcel <u>14,463 SQ FT</u>	Zoning District <u>R15</u>
School District <u>Orange town</u>	Postal District _____
Ambulance District _____	Fire District _____
Water District <u>private</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Existing Lot Requires Variance For Road 280 A
Per Building Inspector

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 6/24/20 Applicant's Signature: Edmund Lane

APPLICATION REVIEW FORM

Applicant: Edmano Lane Phone # _____

Address: 75 Michael Roberts CT
Street Name & Number (Post Office) City State Zip Code
PEARL RIVER NY 10965

Property Owner: James Beni Phone # 845 519 0494

Address: 135 Park Ave Palisades NY
Street Name & Number (Post Office) City State Zip Code
10964

Engineer/Architect/Surveyor: Centerpoint Engineer Phone # 845 368 8787

Address: 74 Lafayette Ave Suffern NY
Street Name & Number (Post Office) City State Zip Code
10901

Attorney: Veronica Lane Phone # 845 304 9168

Address: No 8 William St Pearl River NY
Street Name & Number (Post Office) City State Zip Code
10965

Contact Person: Edmano Lane Phone # 914 403 2786

Address: 75 Michael Roberts CT Pearl River NY
Street Name & Number (Post Office) City State Zip Code
10965

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|--|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input checked="" type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality | _____ |
| <input type="checkbox"/> Other | _____ |

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage 14,443
- 2) Total square footage _____
- 3) Number of dwelling units 1

If **special permit**, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type: _____

Project History:

Has this project ever been reviewed before? YES

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

Planning BO May 27 20 MERGE
3 Existing tax lots to 1 lot

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

Orangetown Representative:

R.C. Soil & Water Conservation Dist. - Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee



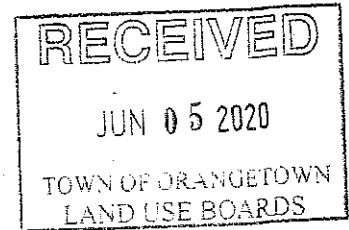
**HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN**

119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-mail - highwaydept@orangetown.com

Affiliations:

American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

INTEROFFICE MEMO



June 3, 2020

TO: Cheryl Coopersmith, Chief Clerk
FROM: James J. Dean, Superintendent of Highways
RE: Lane Resubdivision Plan, Park Avenue, Palisades

Please be advised that this department has no objection to the driveway, as well as, the small portion of the parking area on Park Avenue.

Please note: Park Avenue, Palisades, is a private road.

JJD: hw



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

ROCKLAND COUNTY SEWER DISTRICT NO. 1

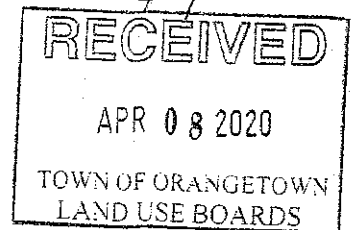
4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

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

March 31, 2020

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



Re: Lane Resubdivision Plan (Lot Merger)
125 Park Avenue, Palisades
Tax Lots 89/77.20-2-76, 77 & 78 (formerly 35-56-510.6, 510.5 & 510.4)

Dear Ms. Coopersmith:

Our office has received and reviewed a subdivision plat that was last revised on January 20, 2020, which Jay A. Greenwell, 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. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,


Joseph LaFiandra
Engineer II

cc: M. Saber
Helen Kenny-Burrows – Rockland County Department of Planning

File: TOO 77.20-2-76, 77 & 78 – 125 Park Avenue
Reader



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

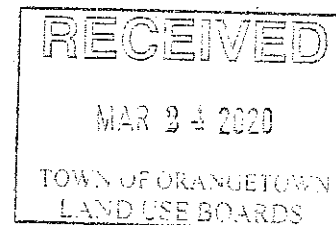
Arlene R. Miller
Deputy Commissioner

March 16, 2020

To: Cheryl Coopersmith
Town of Orangetown

From: Arlene Miller
Principal Planner
Rockland County Planning Department

Re: Park Avenue Combines
125 Park Avenue Palisades, NY 10964



MEMORANDUM

We are returning the enclosed application for Park Avenue Combines- 125 Park Avenue Palisades, NY 10964, which is appearing before the Planning Board, April 7, 2020, because this parcel is outside of our area of jurisdiction, as it is not within 500 feet of any State or County facility.

Thank you.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

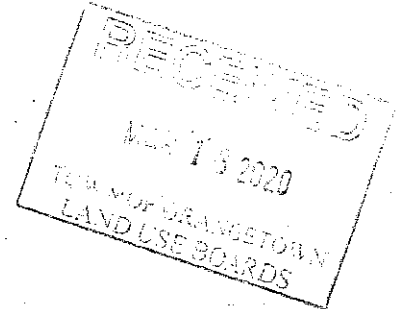
Division of Environmental Permits, Region 3
21 South Platt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov



**Department of
Environmental
Conservation**

March 12, 2020

Cheryl Coopersmith, Chief Clerk
Town of Orangetown Planning Board
20 South Greenbush Road
Orangeburg, New York 10962



RE: Lane/Beni Property – 125 Park Avenue
Town of Orangetown, Rockland County
DEC Facility ID# 3-3924-00499/00001
SEQR Lead Agency Designation

Dear Ms. Coopersmith:

The New York State Department of Environmental Conservation (Department or DEC) has reviewed the State Environmental Quality Review (SEQR) Notice of Intent to Serve as Lead Agency submitted by the Town of Orangetown Planning Board for the above-referenced project. According to the submitted information, the applicant proposes to consolidate three lots identified as tax ID numbers 77.20-2-78, 77.20-2-76, and 77.20-2-77 into a single parcel. Additionally, the applicant proposes to construct a single-family dwelling on the consolidated lot.

The DEC has no objection to the Town of Orangetown Planning Board serving as lead agency for this project. Based upon our review of your inquiry received by this office on March 2, 2020, the Department offers the following comments:

PROTECTION OF WATERS

There are no waterbodies that appear on our regulatory maps at the project site you identified. Therefore, if there is a stream or pond outlet present at the site with year-round flow, it assumes the classification of the watercourse into which it feeds, and a Protection of Waters 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 is not required.

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. 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.



Department of
Environmental
Conservation

FRESHWATER WETLANDS

The project site is not within a New York State protected Freshwater Wetland.

WATER QUALITY CERTIFICATION

The project site appears to contain a federally regulated wetland area. If the United States Army Corps of Engineers (ACOE) requires a permit for work completed in or impacting a federal wetland or waters of the U.S., you will need a Section 401 Water Quality Certification from the Department. Please contact the ACOE at (917) 790-8411 for a determination.

STATE-LISTED SPECIES

The DEC 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 or 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.

CULTURAL RESOURCES

We have 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 should submit project materials to the New York State Historic Preservation Office's online Cultural Resource Information System (CRIS) to initiate the review process. Information on submitting to the system and access to it are available at <http://www.nysparks.com/shpo/>.

OTHER

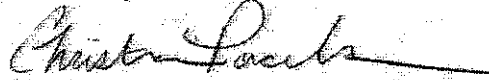
Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and the project sponsor should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year. More information about DEC permits may be found on our website, www.dec.ny.gov, under "Regulatory" then "Permits and Licenses." Application forms may be downloaded at <http://www.dec.ny.gov/permits/6081.html>.

RE: Lane/Beni Property - 125 Park Avenue
Town of Orangetown, Rockland County
DEC Facility ID# 3-3924-00499/00001
SEQR Lead Agency Designation

March 12, 2020

Please contact this office if you have questions regarding the above information. Thank you.

Sincerely,



Christina Pacella
Division of Environmental Permits
Region 3, Telephone No. (845) 256-2250

cc: Edmund Lane, Applicant

DATE	BY	REVISIONS
02/28/2019	WMP	WMP REVISIONS

NO.	DATE	DESCRIPTION
1	02/28/2019	WMP REVISIONS

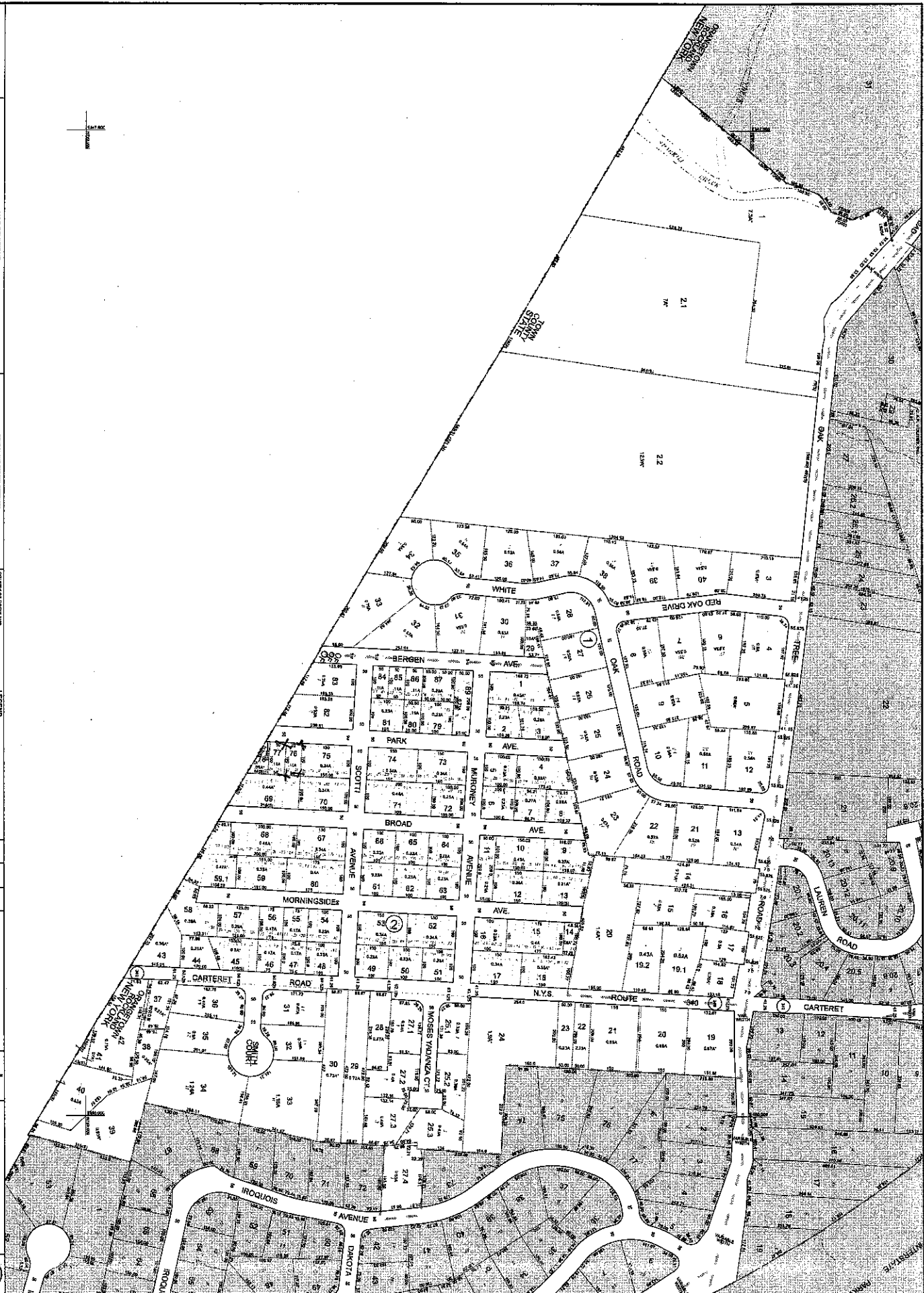
NO.	DATE	DESCRIPTION
1	02/28/2019	WMP REVISIONS

NO.	DATE	DESCRIPTION
1	02/28/2019	WMP REVISIONS

NO.	DATE	DESCRIPTION
1	02/28/2019	WMP REVISIONS

NO.	DATE	DESCRIPTION
1	02/28/2019	WMP REVISIONS

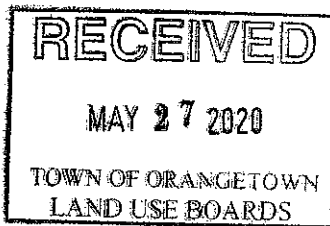
NO.	DATE	DESCRIPTION
1	02/28/2019	WMP REVISIONS



REVISED THROUGH
FEBRUARY 28, 2019



TOWN OF ORANGE
 PLANNING & ZONING DEPARTMENT



145 Park Ave.
Palisades, NY 10964

Tues., May 26, 2020

Town of Orangetown Planning Board
20 Greenbush Rd.
Orangetown, N.Y. 10962

Re: P.B. # 20-17 - Lane Resubdivision Plan - ^{125 Park Ave.,} Palisades, NY
10964

To the Members of the Orangetown Planning Board:

Thank you for the recent postal notification (5/15/20) regarding the above agenda item & for providing us the opportunity to respond to the upcoming "pre-preliminary review" mtg. on May 27, 2020. Since changes and/or use of this property has previously been presented & decided upon by the Planning Board before, it is surprising to see this matter once again appear in a "new package." Still, as our family has lived on Park Ave. since 1958 (now 62 yrs.), it is again important & necessary for us to comment & record our continuing strong opposition to any proposal or change to the status or configuration of

(2.)

this "non-conforming property." Now, as in the past, opposition to changes related to this property has again been voiced by other residents on Park Avenue.

Please Note: We ^(Eileen) apologize for the handwritten letter, we are currently without a computer & "normally" would have gone to the public library to use a computer/word processor. However, due to the COVID-19 crisis, all libraries have been closed. Oh how I need "SpellCheck" now!

And, while we are grateful to have received your letter of notification, we would have liked a bit more "lead time" to be able to fully address the many concerns connected to this property issue. Continuing with a Planning Board meeting amidst the Coronavirus Pandemic — technology or not — is presenting us with some barriers. Staying home, "sheltering" has prevented discovery of notices posted on telephone poles. Nevertheless, we are quickly writing the following list of immediate concerns, which require further exploration before any change should even be considered. Any change on Park Avenue has the potential to impact every other street (Scotti, Bergen, Broad, Morningside + Murney), residences + person.

Here is our list of concerns:

(3.)

(1.) Drainage - a major, chronic, year-round concern which includes

- Water flow (ensurance of proper + rapid water/rain/snow movement), the drainage ditch, the stream connecting to Sparkill Creek - just beyond the ditch + runs along the NY/NJ state line, flooded yards + basements.
- Environmental - designated Wetlands (Each summer the Rockland Cty. Dept. of Health sprays the ditch area monthly in attempts to control a serious mosquito problem.)
- Protection of our Wells + Safe, clean drinking water. A majority of our homes do not have public water. ours included.

(2.) NY/NJ Stateline - Rockleigh Industrial Park is literally "right through the trees."

- Past history of EPA monitoring of "wells" just on the other side of the stateline (in NJ).
- Acknowledged "dumping" by a company in Northvale, NJ - which led ~~the~~^{to} extreme concern + testing of our drinking water.
- Sewer line running along NY/NJ stateline which experienced a serious leak/break - sewage bubbling in neighbor's backyard +

(4.)

resulted in emergency weekend^{extensive} repair. Once again, homeowners worried about threats to clean, safe drinking water. This serious incident happened in the yard right next to the proposed Lane Resubdivision. Note: Residents later attended an Orangetown Board Mtg. re: the contract btwn. Orangetown + Rockleigh, NJ. re: this sewerline.

(3.) Congestion, Traffic + Overall Neighborhood Safety

- The unique make up of our neighborhood + streets. Murney Avenue, a narrow, much-used street is a town road. It is the ONLY way in + the ONLY way out of our neighborhood. All other streets are undedicated, so-called "private." Residents on each street must decide about the street's care + repair. Some streets are paved, others only partly. Murney gets non-stop traffic, followed probably by Park Ave. At one time homes had one or two cars - now it is not unusual to have two, three or more cars per home. There are 40+ homes in our neighborhood.

- There is ONLY one fire hydrant - located at the corner of Murney + Morning side - for our entire neighborhood. Clearly, this hydrant MUST work at all times.

- Town of Orangetown decided NOT to demap

(5.)

Scotti Avenue, based upon the neighborhood's potential need for additional water lines to be brought down Scotti Avenue - for additional fire hydrants. At the time, approx. 13-14 yrs. ago, the Town Board reasoned that the many homes had ONLY Murney Avenue to enter + exit. Again, the future might require another Street to be "opened," this might need to be Scotti Avenue.

- Emergencies - As it stands now, depending solely on Murney does not leave much "wiggle room" in times of emergency. Additionally, our entire neighborhood is substantially BUSIER than years ago - Murney is constantly active with cars, delivery trucks, landscapers, children on bikes, motorized vehicles, parents walking babies/toddlers. The 30 MPH limit is much too fast!

- Murney is also the designated area for Green Waste pick-up, as residents on the "private streets" must bring all their yard "waste" + debris over to Murney. "Things" can get pretty crowded on Murney. And ~~residen~~ residents on Murney must deal with LOTS of waste dumped on their property ^{or} at the edge of the street.

(4.) What about the 10 foot discrepancy at the state line?

(6.)

Suburban legend or fact? It has long been held that there is a 10 foot discrepancy at the NY/NJ stateline causing property lines to be "off" by 10 feet. Over the years (most recently two years ago), we watched yet another surveyor "pull out his hair" as he attempted to make sense of our street. I suspected what was going on, went out + spoke with him - providing not only the idea of the "10 foot discrepancy," but also showing him a marker on our property line to assist with his measurements. No more hair on the ground, just a giant exhalation + sincere thanks for the explanation. He continued with ~~his~~ his job, which seemed considerably easier.

These are concerns which require exploration. Yet, in the end, we return to our firm opposition to any change regarding this property. Cobbling together small parcels of land, next to the stateline, where there are a multitude of "complications" can be done, the question is why? Who will really benefit? The Board's decision for one resident may not benefit many others, but in fact impact ^{them} adversely in the long run. Thank you for your time + consideration.

Donis G. Burge (homeowner,
18711a N. Burge ^{resident +} mother)

Eileen G. Burge (resident +
Ellen J. Burge daughter)

Debbie Arbolino

From: hpowerusa@gmail.com
Sent: Tuesday, September 01, 2020 3:35 PM
To: Debbie Arbolino
Cc: Terence
Subject: Lane Subdivision Zoning Board meeting 9-2

[External Email]

To: Mr. Dan Sullivan, Chairman; Mr. Robert Bolomolo Jr.; Mr. Michael Bosco; Ms. Patricia Castelli;
Mr. Thomas Quinn; Mr. Billy D. Valentine, Altenate
FR: Helena Power, Terence Foxe
RE: Lane Subdivision

We, with other residents in this small area of Palisades count on this Zoning Board to work in the best interest of the community in which we live. We look to each of you to hold homeowners and developers accountable and to help us maintain a standard and a quality of life in this small middle class pocket of Palisades. As residents of Park Avenue we have concerns about the development at the end of Park Avenue. Please take a close look at **all of the items that must be included ABOVE and UNDER GROUND on this undersize wet, swampy lot:**

This proposed home site does not meet even the minimum that would be required to make it viable:

- The lot is undersize and does not meet R-15 zoning
- The existing sewer line which flows to New Jersey is **at capacity** therefore sewage **MUST** be routed back to New York
- A private well for water must be excavated in an area where at least 29 homes get water from this single source
- The Planning Board Package submitted by Lane along with the current Zoning Board Package supplied by Lane both state in the area of "**cultural resource**" that this undersized lot is considered to be land that is "**Archaeologically Sensitive**". Through SHPO , A CRIS filing is required. Has that been filed?
- On page 3 of the Application Review Form provided by the developer under 'ENVIRONMENTAL CONSTRAINTS' Wetland is not checked although:
 - The undersized lot is composed of .33% wetland deregulated, without public input, through a Nationwide Permit. Though deregulated, it is still wetland
 - Underground utilities are proposed for this undersized lot in muddy area of wetland
 - Underground Pipe Detention System and catch basin is needed because the area is swampy.
 - 47 trees will be removed. This information is based on the Lane Subdivision Plan submitted for the May 27th Planning Board meeting.
- hundreds of yards of fill and hundreds of square feet of macadam will be required to develop this undersized lot which is at the END of an undedicated town road.* that residents pay thousands of dollars to maintain
 - *Mr. Dean, Highway Supervisor, wrote in his notes on this proposal that Park Avenue is a "private road". It is our understanding that it is a Undedicated Town Road. Is this material to our situation?
- Developer proposes to veer Park Avenue southeast, on an angle to avoid the drain culvert which sits where Park Avenue currently ends and becomes a seasonal stream in the spring.
 - Easement to access seem likely given the awkward layout of this area

- The undersized lot is on the New Jersey border. Has this municipality been notified?
 - The Rockleigh Industrial Park borders the property with its lights, trucks, cars and large commercial buildings. Noise and lights are a constant problem along this border. Development of this parcel will eliminate the buffer between a family neighborhood and the large busy Industrial Park.

- Nearest fire hydrant is several blocks away

Thanking you in advance for your consideration in this matter.

Respectfully,

Helena Power
Terence Foxe
152 Park Avenue
Palisades, NY 10964
914.325.5939
914.447.9798

Sent from [Mail](#) for Windows 10

Debbie Arbolino

From: pmante4364@aol.com
Sent: Tuesday, September 01, 2020 11:31 PM
To: Debbie Arbolino
Cc: pmante4364@aol.com
Subject: Clerk of the Zoning Board of Appeals; Meeting 9/2/20 - Comments on Lane Re-Subdivision
Attachments: ZBA 20-55 Application of Lane Subdivision Park Ave Palisades.docx

[External Email]

Please find attached and forward to the Zoning Board of Appeals some comments for them to review and consider during their meeting on 9/2/20 pertaining to ZBA #20-55: Application of Lane Re-Subdivision.

I have attached them in a word document and a copy is also listed below.

Thank you,
Michele Mante

Members of the Zoning Board of Appeals,

I am writing to express concerns my husband and I, as well as other residents, have regarding ZBA #20-55, and a proposed new home on this Park Ave. property in Palisades. As current residents of the neighborhood we would like to ask the Board to address and thoroughly evaluate some issues in this matter. These would include, but are not limited to, residential water supply; drainage; waste management; Rockleigh Industrial Park; residential traffic; wildlife; and open space.

- The neighborhood consists of the many homes on the private (undedicated) streets extending from Muroney Ave., including Park Ave., who rely on **wells for water**. Thus, numerous homes draw from the same already strained water source. Adding additional housing seems to unfairly jeopardize the water supply to current residents.
- **Drainage** in this area is a perennial problem. Private road residents must deal with these issues themselves. The subject lot is mainly swampy wet land. Construction of a new home and altering the contour of the land is likely to alter drainage and can increase the amount of surface water that drains onto neighboring properties, or change where it flows causing new drainage and flooding issues for current residents.
- **Sewers and waste removal** are concerns as well.
- Additionally, **Rockleigh Industrial Park**, located in Rockleigh N.J., borders the neighborhood and lies directly on the border of the south/west areas of the subject lot. This has long been an issue and an eye sore to residents. Currently a line of trees forms a natural buffer to block the view, lights and noise from the park. Construction on the lot jeopardizes this buffer.

- The subject lot/area is also part of the natural habitat of several different species of **wildlife**.
- Another concern is residential **traffic and safety**. This is a neighborhood comprised of narrow dead-end streets with only one way in and out. While the traffic from one new home seems inconsequential, it is the dangerous precedent that is set and the domino effect that leads to an increase in traffic. We go from one, to two new homes and so on. This is not the first home added to the neighborhood in recent years.
- Of great concern is also the subject of **open space**, and the ability to maintain some through the town of Orangetown. As a life-long Orangetown resident, I have seen what was once a relatively rural 'upstate' area, develop into an overcrowded town. While growth and expansion are expected and healthy to a degree, squeezing homes onto every available parcel of land is not. I have watched houses/developments pop up in the most unlikely of places and the tearing down of trees and imposing construction on already stressed and overpopulated neighborhoods is becoming overbearing.

Finally, the circumstances of **COVID 19 and restrictions** have hindered this process by not allowing proper access to meetings, information and the ability to further research the issue. Apparently, notifications of the project fell short last May as many residents, including myself, did not receive any notice regarding the first meeting of this matter. We were only made aware of this application within the last few weeks. In addition, there are those who are not familiar enough with technology to be able to participate in teleconference meetings, especially the elderly. I was informed that some people aware of the May meeting wanted to make statements but were unable to do so. This should be a matter where everyone is thoroughly informed and able to be involved.

In light of the aforementioned, I respectfully ask that the Board consider the issues, and the quality of life and property values of current neighborhood residents. We entrust that you will take the responsibility to protect our interests as well as. Thank you for your time and consideration.
Michele Mante (135 Broad Ave., Palisades)

145 Park Avenue
Palisades, NY 10964

Wed., September 2, 2020

Town of Orangetown Board of Appeals
Greenbush Road
Orangeburg, NY 10962

To the Members of the Orangetown Board of Appeals

Thank you for the opportunity to comment at tonight's Zoning Board mtg. Re: ZBA # 20-55 - Application for Lane Re-subdivision. In late May 2020, we submitted a letter in opposition to any changes in status &/or building located on this Park Avenue property. We live next door & have resided in our home since 1958. Over these many years, we have seen much development & have experienced working with the Town of Orangetown (Planning, Building, Zoning included). On Mon., August 31, 2020, we called your office for info re this mtg. & to request that our original letter from the May 2020 also be included in tonight's mtg/record. We remain firmly opposed to any changes related to the Ben property.

First & foremost, we & others in our neighborhood, were very disheartened by the May 2020 decision for "Re-subdivision." At that May mtg, our household had attempted to comment via the telephone. We had listened carefully for approximately one hour & then were not able to be "un-muted." A call to the Planning Board the next morning explained that there had been "glitches" & "technical problems throughout the meeting." The problem was - we & others - attended "virtually" - online & on phone - only to be completely shut out. We wish that the record had correctly reflected this.

In addition, upon receiving the letter of notification re: tonight's mtg. (a little more than a week ago), we & others, were surprised to see that this mtg. was scheduled BEFORE Labor Day, as many people (some of our neighbors) are "winding down" the summer, returning from vacation & concentrating on this

(2)

unusual "Back-to-School" season. It became even more puzzling upon learning that the Orangetown Town Mtg., which took place last night, Tues., Sept. 1, 2020, was conducted "in person". With further inquiry, we learned that an upcoming mtgs. would resume in mid-Sept - "in person." COVID-19 has deeply affected everyone & interrupted our daily lives, yet it now seems possible that the agenda for tonight's mtg. could have been scheduled for that upcoming "in person" mtg. in mid-September.

Our previous letter includes a long list of ongoing & longstanding concerns Re: this new Re-subdivision, as well as existing situations in our extended neighborhood. Tonight, we encourage the Orangetown Zoning Board of Appeals to consider & "factor in" the following:

- The legal & hopefully lasting definition of R-15 & not the often blundered down & "down zoned" substitute. In this case meant to accommodate property that does not now & never did meet the legal definition.
- Our neighborhood's unique circumstances - no ^{access to} public water (reliance on wells), so called "private streets," Murney Ave. as our ONLY way in & out (for 40+ houses), etc.
- Increased activity, people, traffic, congestion - more cars, delivery trucks, landscapers - all attempting to travel along narrow Murney Avenue.
- Safety - There is ONLY ONE fire hydrant (located at the corner of Murney & Morningside Aves.) to service blocks & blocks of homes. This hydrant is located VERY far from the Lane Re-subdivision property. We all continually hope & pray that the hydrant works!!
- Orangetown's decisions are significant & affect not simply the immediate parties involved, but the entire surrounding neighborhood/community. Absolute care & expertise must be taken to understand & make a ruling based on "the whole picture." Too often, our neighborhood has experienced decisions which may have "worked" for one homeowner, while not at all being helpful or beneficial to others. It is gratifying when a decision encompasses the fullest understanding of the situation...

(3.)

An example + some quick history ...

Approximately 13-15 yrs. ago, an Orangetown Mtg was conducted + asked to decide about the possible "demapping" of Scotti Avenue (once open from Rte. 340 to Morningside Ave., then "on paper" through Broad St. + Park Ave., finally re-emerging as a working "private/undedicated street" where three homes are located. A resident who had moved to the Carolinas + rented her house on Morningside, had returned + applied to demap Scotti, so she could have use of the land. Thus the request. A petition against the demapping circulated with many signatures resulting. The mtg. was a "packed house." After much discussion, Orangetown decided/voted not to demap Scotti; reasoning the following:

- Murney was the sole way in + out
- Increased population, use, activity, congestion
- Safety was key - One sole fire hydrant was not adequate, water lines might be necessary along Scotti for additional hydrant(s).
- Scotti might need to be "opened" in the future to deal with the growing congestion. Scotti would remain "on the map, as our neighborhood "security blanket." It's now Sept. 2020 - we STILL here only ONE hydrant. That mtg. of long ago, also concluded that a water line might come down Murney - with a hydrant at the corner of Murney + Park - no need to unnecessarily dig up Scotti!

Decision-making on behalf of many is not easy; everyone will not be satisfied. Thankfully, we have laws, rules, regulations, zoning requirements, codes to serve as guideposts. We hope that when decisions are made that they are just, fair + according to the law.

(4.)

We fear that in the present case - tonight's agenda item ZBA # 20-55 - that the needs (financial gains) of two parties may be placed over what is ultimately best for all. Perhaps "too honest," but still a fear.

It is equally regrettable to consider that one &/or both parties will probably not choose to reside in our neighborhood (the Beni property / house was "for sale" in the past two years). Any difficulties will then be left to the neighbors: "left to contend with." People are human, they watch what has just happened around the block ... some may also decide to stretch, challenge, re-image & test the meaning of the once clearly understood & respected R-15.

We conclude as we started, we remain firmly in opposition to any changes related to the Beni property.

Thank you for your time, attention & consideration.

Sincerely

Eileen G. Burge
Eileen G. Burge
(Resident + Daughter)

Doris G. Burge
Doris M. Burge
(Homeowner, Resident
+ Mother)