

May 27, 2020 Board Items:

New Items:

PB #20-16: BCH Realty, LLC Site Plan

Prepreliminary/Preliminary Site Plan and SEQRA Review

20 Mountainview Avenue, Orangeburg, 74.07/1/27; LI & CC zoning districts

PB #20-17: Lane Resubdivision Plan

Prepreliminary/Preliminary/Final Subdivision Plan and SEQRA Review

125 Park Avenue, Palisades, 77.20/2/76, 77& 78; R-15 zoning district

PB#20-18: Orange Bank & Trust Site Plan & Monument Location

Prepreliminary/Preliminary/Final Site Plan and SEQRA Review

374 South Middletown Road, Nanuet, 64.17/1/78; CO zoning district

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

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review

200 & 400 Oritani Drive & 877 Western Highway, Blauvelt, 65.18/1/1 & 22 and 70.06/1/1.12; LO zoning district

Dated: May 15, 2020

RECEIVED

JUN 9 2020

PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES

110 Town Line Road, Pearl River New York 10965, 845 642 8939 peterforger271@gmail.com

TOWN OF WESTTOWN
BUILDING DEPARTMENT

December 20, 2019

Ed Lane
75 Michael Thomas Drive
Pearl River, New York 10965

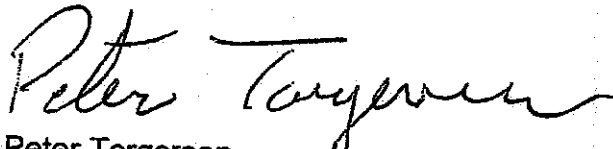
Re: 125 Park Avenue USACOE Permit Application
Dear Mr. Lane,

I submitted the above project to the USACOE as a Pre-Construction Notification for the proposed filling of 1/10 an acre of jurisdictional wetlands as allowed under the Nationwide Permit # 29 for Residential Development. The application was dated October 4, 2019.

Item 27, Pre-Construction Notification, Page 111194 in the Federal Register, vol 72 states in part that - the prospective permittee shall not begin the activity until (1) notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or (2) if 45 days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer.

In the case of your site, the PCN was delivered to the USACOE on or around October 10, 2019. The 45 day time period for any written response would have been finished on November 23, 2019 at which time the nationwide Permit # 29 was granted according to regulations cited above, and no further applications required to proceed with the work described to occur in the wetlands. Under the terms of the nationwide permit the applicant is now required to notify the ACOE when the activity in the wetland has been completed. Pre-Construction Notification approvals are good for 2 calendar years.

Yours truly,


Peter Torgersen



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

**Jane Slavin, RA
Director**

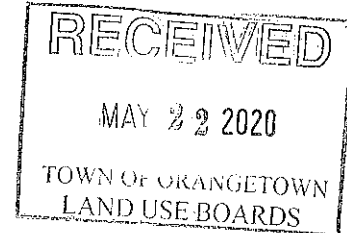
(845) 359-8410

Fax: (845) 359-8526

Date: May 18, 2020

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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



Subject: **Lane Resubdivision/Lot Merger**
Prepreliminary/Preliminary/Final Site Plan
and SEQRA Review
125 Park Avenue, Palisades
77.20-2-76,77,78, R-15 zoning district

PB #20-17

Submission Reviewed:

Proposed plot plan for 125 Park Avenue, as prepared by Centerpoint Engineering, PLLC Last revised 4/20/2020.

The applicant is proposing to combine three tax lots into one lot.

- 1) ACABOR review and approval for the site plan and the proposed new dwelling is required.
- 2) 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.
- 3) The SEAF submitted is not signed and dated. The applicant must submit a signed/dated copy and item number 14 must be revised to indicate "suburban".
- 4) Applicant must comply with regulations of the Nationwide Permit for work in the federal designated wetlands.

JS
5/18/2020

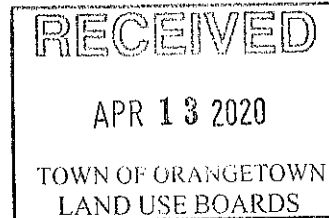


Department of Environmental Management and Engineering Town of Orangetown

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

April 3, 2020

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



Re: Lane Resubdivision Plan

PB# 20-17

Gentlemen:

This Department has the following comments/ recommendations.

1. Soil borings, perc tests and determination of groundwater elevations shall be performed at the stormwater basin location. These tests/ investigations shall be performed in the spring when the ground water table is typically at its highest. This shall be done **PRIOR** to this proposal receiving final approval and the information/ test results/ elevations shall be added to the SWPPP. Copies of all correspondence related to this issue shall be submitted to this Department.
2. The drainage calculations are currently under review.
3. The Applicant shall contact the Orangetown Highway Department and obtain written permission for the non-standard driveway in Park Avenue and the small portion of parking area in Park Avenue.
4. The proposed sanitary house connection shall be relocated to "tie" into the existing sanitary main on Park Avenue, just north of the manhole in the intersection. This is necessary due to the 8 inch gravity main, along the state line in New Jersey, being at capacity. Pump, force main and connection details shall be added to the drawings.
5. A post construction stormwater maintenance "agreement" for the proposed stormwater system shall be submitted to this Department and the Town Attorney's office for review and approval. This agreement/ requirement shall be added as addenda (or equivalent) to the deed for this lot. Proof that this agreement is made part of the deed will be submitted to the Town Attorney's office and this Department. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with telephone number, yearly report to be performed, saved by the property owner and available for inspection and review by this Department, upon request.
6. The source benchmark for the referenced datum shall be added to the drawings.

Very truly yours,

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

cc: Highway File
Sewer File



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

50 Chestnut Ridge Road, Suite 101
Montvale, NJ 07645
P: 845.352.0411
F: 845.231.6321
www.maserconsulting.com
MAY 21 2020
TOWN OF ORANGETOWN
LAND USE BOARDS

MEMORANDUM

To: PLANNING BOARD, TOWN OF ORANGETOWN
ATTN: CHERYL COOPERSMITH, CHIEF CLERK

From: MASER CONSULTING P.A.

Date: MAY 20, 2020

Re: LANE RESUBDIVISION – LOT MERGER
MC PROJECT NO. ORP-018



In a resubmission to the Town of Orangetown Planning Board, its consultants and other reviewing agencies, the applicant has submitted the following items:

- Drainage Analysis Prepared for 125 Park Avenue, prepared by Centerpoint Engineering PLLC, dated April 13, 2020; and
- Plot Plan & Construction Details (Sheets 1-2 of 2) for 125 Park Avenue, prepared by Centerpoint Engineering PLLC, dated January 8, 2020, last revised April 20, 2020.

Please note this review is of the existing and proposed drainage only and as such, below is a list of comments with respect to the drainage design ONLY:

1. The woods on site are being assumed as the “poor” condition as it relates to the curve number. From available online aerial imagery, it appears the woods are in “good” condition. Treating this area as “poor” results in overestimating the existing stormwater runoff at the design point. The drainage calculations should be revised to assume “good” condition, or evidence shall be provided that the existing wooded area is of “poor” condition.
2. The proposed Drainage Area Map in the Drainage Analysis is labeled as “Existing Conditions.” This should be revised for clarity purposes.
3. There are still a few discrepancies between the Plot Plan, Construction Details, and Drainage Analysis:
 - a. The elevation of the 6” wide weir on the Outlet Structure Detail (on both the section detail and the check wall detail) doesn’t match the Plot Plan/Drainage Analysis.
 - b. The 6” wide weir and the 4’ wide overflow weir are still being modeled as sharp-crested rectangular weirs, but the check wall shown in the detail would act as a broad-crested rectangular weir. This discrepancy should be corrected.



- c. The Underground Pipe Detention System Detail does not match the Plot Plan/Drainage Analysis regarding pipe size and invert elevation. This detail shall be revised to match the Plot Plan/Drainage Analysis.
 - d. On the Plot Plan, the proposed structure in the driveway is labeled as a catch basin, but the detail provided is for a 2' x 2' yard inlet. Either structure is acceptable, but the plan and detail should match.
4. There are a few issues on the Plot Plan regarding adequate cover:
 - a. The proposed 41 contour crosses over the subsurface detention system at the northwest corner of the system. There is concern that adequate cover is not provided over this corner of the system. Please revise as necessary.
 - b. There is only approximately 0.63 feet of cover provided over the proposed 8" pipe at the location of the proposed catch basin. This pipe should be lowered, if possible, to allow for adequate cover.
 5. The stabilized construction entrance is still located in front of the adjacent property's driveway. This should be shifted to the south so that it is not directly in front of the adjacent property's driveway.
 6. The standard Town of Orangetown Stormwater Maintenance Agreement shall be executed by the owner with the Town of Orangetown prior to construction.

Please note that upon submission of revised documents, further stormwater review and comment may be provided. The above comments represent our professional opinion and judgment, but may not necessarily, in all cases, reflect the opinion of the Planning Board. **Overall, the proposed stormwater management plan meets the intent of the regulations, and therefore we recommend the Lane Resubdivision – Lot Merger be approved for drainage subject to the above project comments.**



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

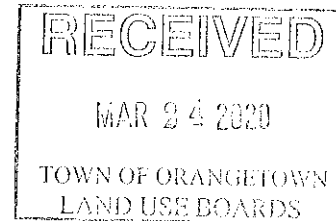
Arlene R. Miller
Deputy Commissioner

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.



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

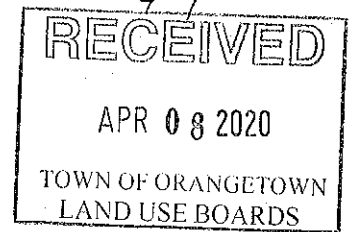
4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

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

Rocklandgov.com

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

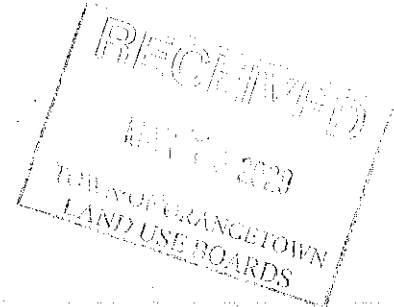
Division of Environmental Permits, Region 3
21 South Platt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov



**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

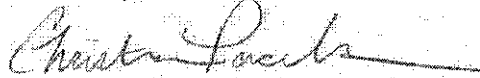
Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and the project sponsor should, therefore, verify the need for permits 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

May 25, 2020



Re: Lane Resub division Plan

Dear Ms. Coopersmith:

My husband and I are long-time residents of Palisades, N.Y., on Park Avenue, writing to you in regard to the Lane Resub division Package about which the Planning Board is meeting May 27th. I certainly hope to be able to attend the meeting but, whether or not I can, I very much want my feedback to be considered re: this important issue.

There are many reasons for my distress over possibility that said package is accepted, some of which are listed below:

- a) .10 of .33 acre property is designated as federal wetland
- b) size of the parcel is smaller than zoning requirement
- c) much of the vegetation, insubstantial as it is, will be destroyed, along with the incredibly important functions it serves.
- d) land abuts New Jersey, authorities of which also need to evaluate proposal (though haven't yet been informed)
- e) the NJ land is also an industrial complex, not residential, as is all of the area on Park Avenue.

Of note, too, is the fact that this land was proposed to the Planning Board a decade or more ago and plan was either not pursued by developer or rejected by Board. With the information provided in this and other correspondence/feedback from residents, and all other relevant information in your possession, I humbly request that you base your decision on the weight of the evidence on both sides of this proposal.

Sincerely,

Shelley Lennox

Shelley Lennox Smith
156 Park Avenue
Palisades, NY 10964

Phone: 845-398-0783

Cheryl Coopersmith

From: Terence Foxe <terencefoxe@gmail.com>
Sent: Tuesday, May 26, 2020 2:11 PM
To: Cheryl Coopersmith
Subject: LANE SUBDIVISION



[External Email]

TO: Members of the Planning Board of Orangetown

Walking the outside of the proposed building lot for what is called the Lane Subdivision:

1. It is evident a significant amount of wetland containing phragmites and hydric soil exist there. This wetland is contiguous to and extending from the proposed development of this undersized lot into New Jersey.
2. Based on the builders proposal, a significant number of trees would have to be cut down to provide access and build. Currently these trees provide a mitigating impact to water runoff and rainfall in this area. It would appear that at least 50 trees would have to be removed to develop this lot. Possibly more.
3. Questions - has New Jersey D. E. P. been contacted regarding impact of this project on wetlands in their jurisdiction?
4. What is the environmental impact of cutting this many trees and associated impacts of soil erosion and filling low lying wetlands and hydric soil in this area.?
5. Development of this undersized parcel to build a house on the border with New Jersey runs counter to the zoning code on the Orangetown website. It falls under Article XIII, Route 303 Overlay Zoning District the purpose of this local law was to create zoning and land use policies that will:
"N. Protect and buffer existing residential areas"
"O. Protect and buffer abutting districts"
"R. Establish landscape screening and buffering provisions".
6. There are existing drainage issues in this low lying community abutting this proposed development.
7. The parcel is at the end of an undedicated town road. granting a variance for this nonconforming lot will further degrade the road, the drainage and impact all adjacent properties.

Thank you for your careful consideration in this matter.

Sincerely,

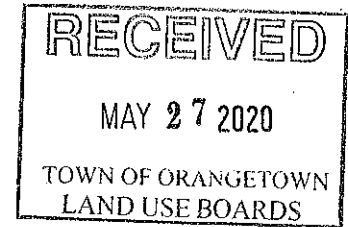
Terence Foxe
152 Park Avenue
Palisades, NY

914.447.9798

Sent from my iPhone

Cheryl Coopersmith

From: Terence Foxe <terencefoxe@gmail.com>
Sent: Tuesday, May 26, 2020 5:22 PM
To: Cheryl Coopersmith
Subject: Re: LANE SUBDIVISION



[External Email]

Additional comment-

8. The existing site plan does not show access or driveway for egress . How is this to be addressed ?

Sent from my iPhone

> On May 26, 2020, at 2:10 PM, Terence Foxe <terencefoxe@gmail.com> wrote:

>

>

May 22, 2020

TO: Planning Board of Orangetown

FR: Helena Power & Terry Foxe, 152 Park Avenue

RE: LANE SUBDIVISION PROPOSAL

Board Members and Liaison Councilman Bottari:

Thanks for the opportunity to offer comments about this project. Bear with me, I really don't understand the terminology of planning, zoning, permits etc. And I am also sorry this letter is so long! I just couldn't seem to reduce it to one page.

Here are a few things that stick out, to me, in reading the **Lane Resubdivision Package**

- Is the Planning Board aware that a proposal on this parcel was presented to the planning board 10 or 15 years ago and was either withdrawn and/or denied?
- .10 of the .33 acre proposed building lot is a **federal designated wetland** requiring a **Nationwide Permit**.
 - Has a Nationwide Permit been granted?
 - If so, no prior notification or opportunity to comment, which is required the regulation, was provided.
- **The .33 parcel = 14,374 sq feet is smaller than R-15 zoning requirement.**
- **THIS PROPERTY SITS AT THE PRECISE BORDER WITH NEW JERSEY.**
- **According to the town clerk and the Mayor of Rockleigh, New Jersey, Robert R. Schaffer, notice has NOT been received regarding this developer's proposal.** In addition, Mr. Schaffer stated that the **New Jersey DEP must be informed of any proposed federal wetland alteration that may impact New Jersey wetland** because it is contiguous and shared by the states of New York and New Jersey.
- **Approximately 29 homes are on an individual private well for potable water. A private well must be constructed on the site.**
- **Drainage is a huge problem in this low lying community.** Everyone has a problem with damp basements that have flooded periodically. A Drainage Document provided with developer's application does not mention the possible effect of the combination of a new well for potable water, detachment basin for storm water and a sewer line on an **undersized parcel** in a wetland.
 - In years past, Rockleigh has positioned test wells at the border feet from the proposed property to monitor for suspected contamination. We test for water quality regularly.
 - **This parcel is at the border of Rockleigh and its' Industrial Park. Environmental issues including water, air quality, noise and light have been chronic concerns.**
- Sewer line must be connected to New Jersey.
- On page 2 of the **Application Review Form** under the heading **GENERAL MUNICIPAL LAW REVIEW** *"If Any Item is checked, a review must be done by the Rockland County Commissioner of Planning under the State General Municipal Law, Section 239 L, M, N, and NN"*
 - **"Municipal Boundary" is not checked off. This item must be checked as the proposed property is on the New York/New Jersey state line.**

- No item is checked at the bottom of page 2 of the **Application Review Form** under “Referral Agencies” though other agencies and a municipality are involved.
- Page 1 On the **Short Environmental Assessment** form Part 1, lines 4 and 5
 - “Check all land uses that occur on, are adjoining in or near the proposed action.” “other” is not checked,
 - **Federal wetland would fit the category “other” and should be checked and described here.**
- Page 2 of applicant’s **Short Environmental Assessment**, line 5b, Applicant checked “yes” to the question “**is the proposed action consistent with the adopted comprehensive plan?**”
 - What is the “adopted comprehensive plan”?
- Page 2, of applicant’s **Short Environmental Assessment** line 12b, applicant checked “yes” to question “**Is the project site, or any portion of it , located in or adjacent to an area designated as sensitive for archaeological sites on NY State Historic Preservation Office (SHPO) archaeological site inventory?**”
 - Does this refer to the wetland designation or is there another feature to this land?
 - What are the proposed mitigation measures to address this issue?
- Proposed property sits at the end of an undedicated town road which the residents pay to pave, repair and maintain. The current condition is fragile at best. Further development on Park Ave must require plans for upgrade repair of existing road.
- What is the size of the proposed house?
- The nearest fire hydrant is .20 from the proposed property

We border busy Rockleigh Industrial Park with its’ truck traffic, cars, noise and lights. We have fought noise, water pollution, air pollution and construction issues regarding this adjacency for years. **Further development in this sensitive area will be a problem for all of the surrounding properties. If your home was here what would you do?**

Thank you for your hard work and for your attention in this matter,

Helena Power & Terry Foxe 152 Park Avenue, Palisades, New York 10964

HPowerUSA @gmail.com & TerenceFoxe@gmail.com 914.325.5939



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 repair. Once again, homeowners worried about threats to clean, safe drinking water. This ^{extensive} 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,
resident +
mother)
Kris M. Burge

Eileen G. Burge (resident +
daughter)
Allen G. Burge

Town of Orangetown Planning Board
Planning Board Meeting: Tuesday, April 7, 2020

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

Project Name: Lane Resubdivision Plan (Lot Merger)

Location of Parcel: The site is located at 125 Park Avenue, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.20, Block 2, Lots 76, 77 & 78 in the R-15 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 ZOA (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: March 4, 2020

Orangetown
Agency Name
By: [Signature]
Signature
Dan Sullivan, Chairman
Printed Name of Signer

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

**Planning Board Meeting of Tuesday, April 7, 2020
Town of Orangetown**

Project Name: Lane Resubdivision Plan (Lot Merger)

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

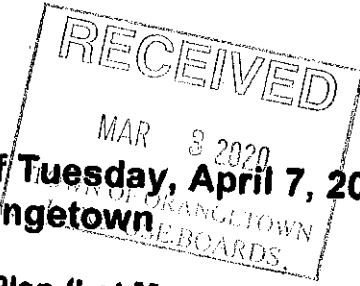
If your agency does not have any comments at this time, please respond to this office by sending back this sheet.

- 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: 3/9/20

SUE Z
Agency Name
By: BILL PREHODA
Please Print Name



**Planning Board Meeting of Tuesday, April 7, 2020
Town of Orangetown**

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- 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: 03.03.2020

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

**Planning Board Meeting of Tuesday, April 7, 2020
Town of Orangetown**

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Dated: March 4, 2020

Orangetown ZBA
Agency Name
By: [Signature]
Please Print Name

Dan Sullivan Chairman