

**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



**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 19, 2020

To: Cheryl Coopersmith, Chief Clerk  
Planning Board

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



Subject: **Orange Bank & Trust Site/Structure Plan and Sign PB #20-18**  
Preliminary/Preliminary/Final Site Plan  
and SEQRA Review  
374 South Middletown Road, Nanuet  
64.17-1-78; CO zoning district

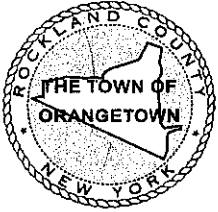
Submission Reviewed:

Proposed Site Plan, as prepared by Jay Greenwell, PLS dated 11/13/19 and signage drawings as prepared by Degraw & Dehaan Architects dated 1/7/2020.

The applicant is proposing to renovate an existing structure for a new bank and remove the existing pylon sign and install a new monument sign.

- 1) Per Chapter 43, table 3.11, CO District, Column 5, Number 6, total sign area shall not exceed 12 square feet. Proposed monument sign is 26.81 square feet and proposed façade signage is 21 square feet. Applicant must obtain approval from the Zoning Board of Appeals.
- 2) A crosswalk shall be added to the plan to define access from the handicap parking spots to the building and a sign added, "Stop for pedestrians".
- 3) ACABOR review and approval for the site plan, signs and building renovation is required.
- 4) The SEAF appears to be in order.
- 5) 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.

JS  
5/19/2020



**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



4-7

**Re: Orange Bank & Trust Site/ Structure Plan & Sign Plan PB# 20-19**

Gentlemen:

This Department has the following comments/ recommendations.

1. While it is stated that the amount of existing impervious area is being reduced, drainage calculations, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to this Department for review and approval.
2. Drainage facilities shall be installed at the driveway entrance and exit (e.g. trench drains.) The drainage facilities shall be connected drywells at both driveways (due to the fact that there are no drainage facilities along North Middletown Road.
3. Perc tests and determination of groundwater elevations shall be performed at the drywell locations. 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 drainage calculation. Copies of all correspondence related to this issue shall be submitted to this Department.
4. The entrance and exit driveway openings are too wide. They shall be reduced in size to be 20 feet wide maximum along North Middletown Road.
5. Soil erosion and sediment control (SESC) plans and details shall be submitted to this Department for review and approval.
6. The total area of disturbance shall be listed in the required SESC plan.
7. Typical details shall be added to the plan (e.g. Belgian block curb, pavement, etc.)

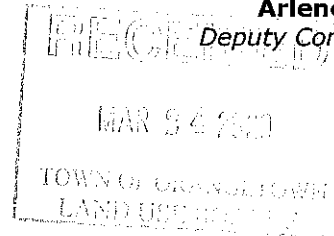
Very truly yours,

cc: Highway File  
Sewer File

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

**Douglas J. Schuetz**  
*Acting Commissioner*

**Arlene R. Miller**  
*Deputy Commissioner*



March 19, 2020

Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 64.17-1-78

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M  
**Map Date:** 12/27/2019

**Date Review Received:** 2/19/2020

**Item:** *ORANGE BANK & TRUST (O-1751D)*

Site plan for the conversion of an existing, vacant restaurant/café to a bank located on 0.78 acres in the CO zoning district. Modifications to the site will include renovating the parking lot, resurfacing and restriping the macadam, removing excess gravel areas, fixing the curb, installing new signage, new lighting, and new landscaping. Interior renovations will also be made, as well as the installation of a drive-up ATM with a new canopy.

East side of North Middletown Road, approximately 175 feet south of Hovenkamp Road

**Reason for Referral:**

North & South Middletown Road (CR 33), West Townline Road (CR 42), 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 applicant must comply with the comments made by the Rockland County Highway Department in their letter of March 9, 2020.
- 2 A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and any required permits obtained.
- 3 A crosswalk shall be provided from the handicapped parking spaces to provide safe access to the building for pedestrians.
- 4 Areas designated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. This will help to protect the proposed landscaping from damage due to the weight of the snow and salt intrusion. In addition, providing specific locations on the site for the snow piles will reduce the loss of available parking spaces meant to be used by customers.

**ORANGE BANK & TRUST (O-1751D)**

- 5 The lighting plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line, especially along the western edge of the site.
- 6 All signage must conform to all Town requirements.

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

cc: Supervisor Teresa Kenny, Orangetown  
Rockland County Department of Health  
Rockland County Department of Highways  
  
Degraw & Dehaan Architects  
Town of Clarkstown

*\*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

Ed Day, Rockland County Executive

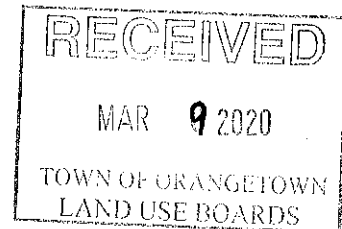
**HIGHWAY DEPARTMENT**

23 New Hempstead Road  
New City, New York 10956  
Phone: (845) 638-5060 Fax: (845) 638-5037  
Email: highway@co.rockland.ny.us

**Charles H. "Skip" Vezzetti**  
*Superintendent of Highways*

March 09, 2020

Ms. Cheryl Coopersmith  
Chief Clerk Boards and Commission  
Planning Board  
Town of Orangetown  
20 South Greenbush Road  
Orangeburg, NY 10962



**RE: Site Plan Review for Orange Bank & Trust**  
**374 South Middletown Road in Nanuet, NY**  
**Tax Lot #64.17-1-78; CO Zoning District**

Dear Ms. Coppersmith:

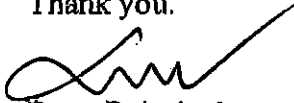
The Rockland County Highway Department ("RCHD") was in receipt of the referenced site plan prepared by Jay A. Greenwell, PLS., LLC., last revised on 12.27.19, together with other information as part of the GML review process. The review has been complete now and our comments are as follows:

- 1) The RCHD consents that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action.
- 2) The applicant should consider recording the gratuitous dedication of the area as noted in the site plan in the Rockland County Clerk Office prior to applying for a road work permit from the RCHD.
- 3) The applicant shall provide a concrete sidewalk in the front of the property along N Middletown Road for pedestrian traffic. Any obstruction on the sidewalk shall be relocated.
- 4) The commercial sign shall be located in the property.
- 5) A road work permit shall be obtained from the RCHD prior to starting any construction work in the property, if the proposed plan is approved by the Town.

**Page 2**

We appreciate you for the opportunity to review the site plan. Please feel free to contact us at 845-638-5060 with any question or concern you may have regarding this matter.

Thank you.



Dyan Rajasingham  
Engineer III

CC: Rockland County Department of Planning  
Jay A. Greenwell, PLS., LLC.





# 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

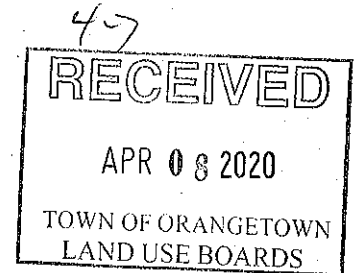
RCSD@co.rockland.ny.us

**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: Orange Bank & Trust Site/Structure Plan and Sign Location Plan  
374 South Middletown Road, Nanuet  
Tax Lot 89/64.17-1-78 (formerly 15-21-206.17)

Dear Ms. Coopersmith:

Our office has received and reviewed a site plan that was last revised on December 27, 2019, 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  
Dyan Rajasingham – Rockland County Highway Department

File: TOO 64.17-1-78 – 374 South Middletown Road  
Reader

**Rocklandgov.com**

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

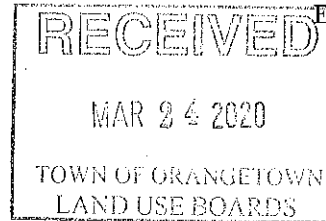


TOWN OF CLARKSTOWN  
PLANNING BOARD

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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

March 16, 2020

Debbie Arbolino  
Administrative Aide  
20 Greenbush Road  
Orangeburg, New York 10962



**RE: Town of Orangetown Referral: Planning Board Application for Orange Bank & Trust Site/Structure Plan and Sign Location Plan**

Dear Ms. Arbolino:

The Planning Board reviewed the above referral at their March 11, 2020 meeting.

After a brief discussion, on a Motion of Katz, Seconded by DeGaetano, and carried 7:0, with Ayes of Heim, Yacyshyn, Streitman, Guardaro and Bertolino **the Planning Board of the Town of Clarkstown deemed the matter for local determination.**

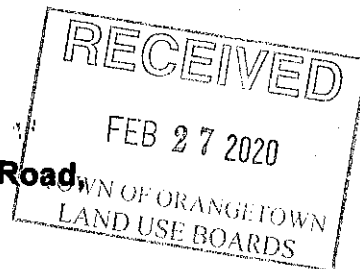
Thank you for this opportunity to review this matter. Please do not hesitate to call me if you have any questions.

Sincerely,

Gilbert J. Heim  
Chairman

CC: Rockland County Planning  
Clarkstown Planning Board

**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: Orange Bank & Trust Site/Structure Plan and Sign  
Location Plan**

**Location of Parcel:** The site is located at 374 South Middletown Road, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.17, Block 1, Lot 78 in the CO 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: 2/27/2020

Rockland County Planning Dept.  
Agency Name

By: [Signature]  
Signature

Michael Kuzner  
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: Tuesday, April 7, 2020**

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

**Project Name: Orange Bank & Trust Site/Structure Plan and Sign  
Location Plan**

**Location of Parcel:** The site is located at 374 South Middletown Road, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.17, Block 1, Lot 78 in the CO 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: 3/10/20

Rockland County Highway Dept.  
Agency Name  
By: Dyan Rajasingham  
Signature  
Dyan Rajasingham  
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:** Orange Bank & Trust Site/Structure Plan and Sign  
**Location Plan**

**Location of Parcel:** The site is located at 374 South Middletown Road, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.17, Block 1, Lot 78 in the CO 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: 3/20/20

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

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

**Project Name:**      **Orange Bank & Trust Site/Structure Plan and Sign  
Location Plan**

**Location of Parcel:** The site is located at 374 South Middletown Road, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.17, Block 1, Lot 78 in the CO zoning district.

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

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

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

( ) Comments Attached (or to be provided prior to Meeting date noted above)

( ) No Comments at this time. Please send future correspondence for review.

No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.

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

Dated: 3/9/20

SUEZ  
Agency Name  
By: BILL PREHODA  
Please Print Name