

ZONING BOARD OF APPEALS

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

Date: May 22, 2020

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

Review of Plans: Organic Recycling renewal of Performance Standards granted in ZBA#15-36 (see attached decision), 121 Route 303, Orangeburg, NY

Section 74.19 Block 1 Lot 3 LI zone

This matter is scheduled for:

Chapter 43, LI District, Section 4.12, for the continued composting operation taking place at 121 Route 303, Orangeburg, NY

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: July 1, 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, July 1, 2020**. **Kindly forward your completed review to this office by July 1, 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: March 10, 2020

Applicant: Organic Recycling renewal of Performance Standards granted in ZBA#15-36

Address: 121 Route 303

Section: 74.19

Block: 1

Lot: 3 LI

Permit# N.A.

Plans Submitted: "Site Plan & Materials Flow Yard Waste Composting Facility at Organic Recycling"

dated 08/05/2014 signed and sealed by Jay A. Greenwell L.S. last revised 12/23/2016 ; ZBA #15-36 and

Resume of Operations

RECEIVED

Project Name: Organic Recycling Renewal of Performance Standards

MAR 10 2020

Date of Submittal to Land Use Board: March 10, 2020

TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

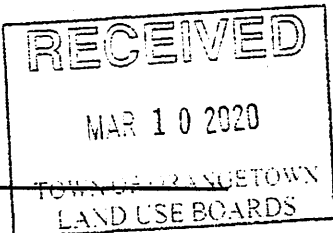
Date of Board Meeting: TBD

Sincerely,

Debbie Arbolino

Administrative Aide

Date/Initial of OBZPAE Review Completed:  3-10-2020



Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input checked="" 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 checked="" type="checkbox"/> Other (specify): _____	

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

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

Project Name: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

Street Address: 121 ROUTE 303 ORANGEBURG, NY 10962

Tax Map Designation:

Section: 74.19 Block: 1 Lot(s): 3

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of ROUTE 303, approximately 0 feet of the intersection of Palisades Interstate Parkway, in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel <u>25</u>	Zoning District <u>LI</u>
School District <u>South Orangetown</u>	Postal District <u>Orangburg</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Orangeburg</u>
Water District <u>United Water</u>	Sewer District <u>Orangeburg</u>

Project Description: *(If additional space required, please attach a narrative summary.)*

Renewal of Special Permit [#ZBA 10-27]

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 2/5/2020 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: ORGANIC RECYCLING INC Phone # 845-398-1012

Address: 121 ROUTE 303 Orangeburg NY 10962
Street Name & Number (Post Office) City State Zip Code

Property Owner: BINEL ASSOCIATES LLC Phone # 201-886-9090

Address: 200 WINSTON DRIVE - STE 221 CLIFFSIDE PARK NJ 07010
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: JAY GREENWELL Phone # 845-357-0830

Address: 85 LAFAYETTE AVE SUFFERN NY 10901
Street Name & Number (Post Office) City State Zip Code

Attorney: DONALD BRENNER, PE, LL.B Phone # 845-359-2210

Address: 4 INDEPENDENCE AVE TAPPAN NY 10983
Street Name & Number (Post Office) City State Zip Code

Contact Person: SAME AS ABOVE Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

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

List name(s) of facility checked above:
ROUTE 303, SPARKILL CREEK, P.I.P

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 _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

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

EXTENSION OF LIMITING DURATION OF COMPOSTING OPERATION

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area 0

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

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

N/A

Project History:

Has this project ever been reviewed before? 1999, 2005, 2010 & 2015

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.

Approved all previous renewals

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

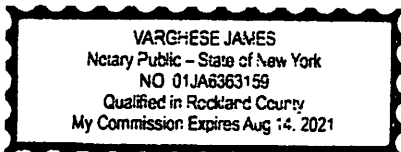
74.19 - 1 - 3

APPLICATION REVIEW FORM

Applicant's Signature and Certification

State of New York)
County of Rockland) SS.:
Town/Village of Myack

I, Tyv Daniel hereby depose and say that all the above statements contained in the papers submitted herewith are true.



Signature: [Handwritten Signature]

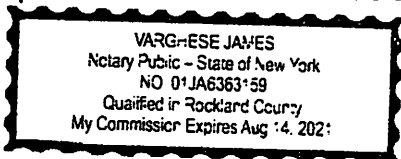
Mailing Address: 121 RT 303 Bldg #1
Orangeburg, NY 10962

SWORN to before this

28 day of January, 20 20
[Handwritten Signature]
Notary Public

Owner/Applicant's Consent Form to Visit Property

I, Tyv Daniel, owner/applicant of the property described in the application submitted to the town/village board, planning board, zoning board of appeals and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.



[Handwritten Signature]
Owner/Applicant Signature

SWORN to before this

28 day of January, 20 20
[Handwritten Signature]
Notary Public

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New ^{Jersey} York)
County of ~~Rockland~~ ^{Bergen}) SS.:
Town/Village of ORANGETOWN

I, Nathan J. Lindenbaum being duly sworn, hereby depose and say
that I reside in the county of Bergen in the state of
New Jersey.

I am the (* Manager of the) owner in the fee simple of premises located
at: 121 ROUTE 303 ORANGETOWN, NY 10962

described in a certain deed of said premises recorded in the Rockland County
Clerk's Office in Liber _____ of conveyances, page _____.

Said premises have been in my/its possession since 1964.
Said premises are also known and designated on the Town of ORANGETOWN.
Tax Map as: section: 74.19 block: 1 lot(s): 3.

I hereby authorize the within application on my behalf and that the statement of fact contained in said
application are true, and agree to be bound by the determination of the board.

Owner Signature: [Signature] Manager

Mailing Address: 200 Winston Drive
Suite 22
Cliffside Park, NJ 07010

SWORN to before this
27th day of January, 2020
[Signature]
Notary Public

LISA YOURMAN
Notary Public - State of New Jersey
Commission # 2382629
My Comm. Expires Feb. 23, 2024

*If owner is a corporation, fill in the office held by deponent and name of corporation, and provide a
list of all directors, officers and stockholders owning more than 5% of any class of stock.

APPLICATION REVIEW FORM

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of ~~ORANGETOWN~~ ~~NY~~ ORANGETOWN NY

I, TIJU DANIEL, being duly sworn, hereby depose

and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

TIJU DANIEL

121 ROUTE 303 BLDG #1

ORANGEBURG, NY 10962

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he/she has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief set forth:

2. To the ZBA of the Town/Village of ORANGETOWN, Rockland County, New York:

Application, petition or request is hereby submitted for:

- () Variance or modification from the requirement of Section 4.3;
(X) Special permit per the requirements of Section;
() Review and approval of proposed subdivision plat;
() Exemption from a plat or official map;
() An order to issue a certificate, permit or license;
() An amendment to the Zoning Ordinance of Official Map or change thereof;
(✓) Other (explain) RENEW SPECIAL PERMIT TO ALLOW CONTINUED COMPOSTING OPERATION; PREVIOUSLY APPROVED 1999, 2005, 2010 & 2015

To permit construction, maintenance and use of COMPOSTING OPERATION

3. Premises affected are in a LI zone and from the Town of ORANGETOWN

Tax map, the property is known as Section 74.19, Block, 1, Lot(s) 3

APPLICATION REVIEW FORM

4. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of ORANGETOWN in the petition, request or application or in the property or subject matter to which it relates:

(IF NONE, SO STATE)

- a. Name and address of officer or employee NONE
- b. Nature of interest N/A
- c. If stockholder, number of shares N/A
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. N/A
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Orangetown.

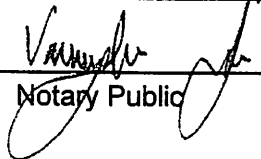
6. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

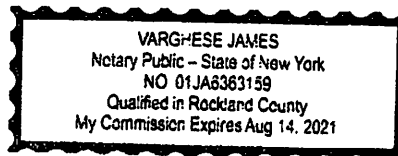
Signature: 

Mailing Address: TIJU DANIEL
121 ROUTE 303 BLDG #1
ORANGEBURG, NY 10962

SWORN to before this

28 day of January, 20 20


Notary Public



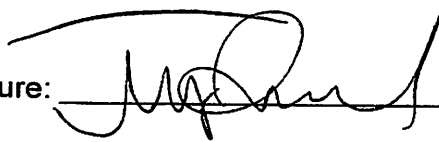
APPLICATION REVIEW FORM

Reimbursement for Professional Consulting Services

The Town/Village Board, Planning Board and Zoning Board of Appeals in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with such charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to final action on the application.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full.

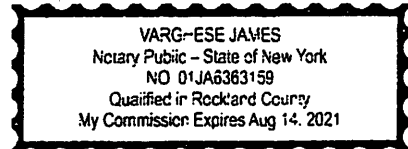
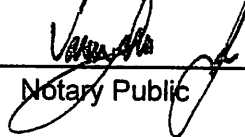
Applicant's Signature: _____



SWORN to before this

_____ 28 day of January, 20 20

Notary Public



APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section _____
- Special permit per the requirements of Section 4.3
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*)

RENEW SPECIAL PERMIT ALLOWING COMPOSTING OPERATION

To permit construction, maintenance or use of
COMPOSTING OPERATION

If an area variance is required, please fill out below:

This application seeks a variance from the provisions of Article _____, Section(s) _____
_____. Specifically, the applicant seeks a _____
(side yard, lot area, height, etc.) of _____ (feet, height, floor area ratio, etc.)

Town of Orangetown
26 Orangeburg Rd
Orangeburg, NY 10962

NY District - Corps of Engineers
26 Federal Plaza - Rm 2007
New York, NY 10278-0090

James O'Brien
10 Julia Ct
Tappan, NY 10983

Jan Wolodkowicz
28 Bell Ln
Tappan, NY 10983

Viktor Nijac
34 Bell Ln
Tappan, NY 10983

Matthew P Lydon
304 Kings Highway
Tappan, NY 10983

John Martin
358 Kings Highway
Tappan, NY 10983

Mark Freitag
366 Kings Highway
Tappan, NY 10983

Domingo Avecilla
31 Bell Lane
Tappan, NY 10983

Palisades Interstate Park Com
Administration Building
Bear Mountain, NY 10911-0427

DECISION
PERFORMANCE STANDARDS APPROVED, WITH CONDITIONS, FOR FIVE YEARS

To: Donald Brenner (Organic Recycling)
4 Independence Avenue
Tappan, New York 10983

ZBA #15-36
Date: May 6, 2015

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

121
ZBA#15-36: Application of Organic Recycling for renewal of the Performance Standards (granted in ZBA#10-27 for five years) Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 4.12, for the continued composting operation taking place at ~~175A~~ Route 303, Tappan, New York and identified on the Orangetown Tax Map as Section 74.19, Block 1, Lot 3; in the LI zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, May 6, 2015 at which time the Board made the determination hereinafter set forth.

Donald Brenner, Attorney, and Sarah Torrens and Cassandra Lim appeared and testified.

The following documents were presented:

1. Plans labeled " Site Plan & Materials Flow Yard Waste Composting Facility at Organic Recycling" dated 8/5/2014 , revised 1/15/2015 signed and sealed by Jay A. Greenwell, L.S. (1 page).
2. ZBA Decision #10-27 dated April 21, 2010.
3. Performance standards resume of operations and equipment dated April 19, 2015.
4. Fire Prevention Supplement.
5. A memorandum dated April 21, 2015 from Michael B. Bettmann, Chief Fire Inspector, Town of Orangetown.
6. A letter dated April 22, 2015 from the County of Rockland Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
7. A letter dated May 5, 2015 from the County of Rockland Department of Highways signed by Sonny Lin, P.E..
8. A letter dated April 15, 2015 from the Department of Environmental Management and Engineering signed by Joseph J. Moran, P.E., Town of Orangetown.
9. A letter in support of the project, dated May 1, 2015 from James Dean, Superintendent of Highways, Town of Orangetown (2pages).
10. A letter dated April 24, 2015 from the County of Rockland Department of Highways signed by Charles H. Vezzetti, Superintendent of highways.
11. A letter dated April 24, 2015 from the County of Rockland Drainage Agency signed by Vincent Altieri, Executive Director.
12. A letter dated March 27, 2015 from the County of Rockland Department of Health signed by Scott McKane, P.E., Senior Public health Engineer.
13. A letter dated May 5, 2015 from Daniel J. Scott, 21 Hansen Street, Tappan, in support of the application.
14. A copy of an e-mail from Ashley Wilson to Cass Lim regarding the DEC "Solid waste Management permit renewal, which anticipates the renewal permit will be issued as soon as possible and apologizes for the delay.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

TOWN CLERKS OFFICE

2015 MAY 29 PM 12 27

TOWN OF ORANGETOWN

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination, based upon the testimony heard by this Board and the facts as presented in the application submissions and in the record, that since the application entails the ZBA engaging in a review to determine compliance with technical requirements the application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (28); which does not require SEQRA environmental review. The motion was seconded by Ms. Salomon and carried as follows: Ms. Salomon, aye; Ms. Castelli, aye; Mr. Bosco, aye; Mr. Quinn, aye; and Mr. Sullivan, aye.

Cassandra Cass testified that they are no longer composting grass clippings; that they compost brush and leaves; that they need to renew the DEC permit every five years; that there is always material on site but things move out in every three months; that they can keep the piles to no more than 20' high and they will provide a site plan with everything labeled as per Michael Bettmann's request.

The Performance Standards Resume of Operations and Equipment, and the Fire Prevention Supplement completed by the applicant were thereupon reviewed in detail.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all of the documents submitted, the Board found and concluded that:

Based upon the information contained in: (i) the applicant's Resume of Operations and Equipment and the Fire Prevention Supplement dated April 19, 2015; (ii) the report dated April 15, 2015 from Joseph J. Moran, P.E., Commissioner of the Town of Orangetown Department of Environmental Management and Engineering (D.E.M.E.); (iii) the report dated April 21, 2015 from Michael Bettmann, Chief Fire Inspector, Town of Orangetown Bureau of Fire Prevention (B.F.P.); (iv) the letter dated May 5, 2015 from the County of Rockland Department of Highways signed by Sonny Lin, P.E.; (v) the letter dated April 24, 2015 from the County of Highways signed by Charles H. Vezzetti, Superintendent of Highways; (vi) Rockland County Department of Health letter dated March 27, 2015 signed by Scott McKane, P.E., Senior Public Health Engineer; (vii) County of Rockland Drainage Agency letter dated April 24, 2015 signed by Vincent Altieri, Executive Director; (viii) the letter dated April 22, 2015 from the County of Rockland Department of Planning signed by Douglas J. Schuetz, Acting Commissioner; (ix) the other documents submitted to the Board and the testimony of Applicant's representatives, the Board finds and concludes that the application conforms with the Performance Standards set forth in Zoning Code Section 4.1, subject to compliance with the orders, rules and regulations of the Orangetown Office of Building, Zoning & Planning Administration & Enforcement, D.E.M.E., and B.F.P., and all other departments having jurisdiction of the premises.

2015 MAY 29 9 19 28
TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents submitted, the Board RESOLVED that the Application for Performance Standards Conformance, pursuant to Zoning Code § 4.1, is APPROVED with the following SPECIFIC CONDITIONS: (1) that the Applicant adhere to all of the requirements set forth in the report by Chief Fire Inspector Bettmann, B.F.P., dated April 21, 2015; and (2) that the Applicant adhere to all of the requirements set forth by the report dated April 15, 2015 from Joseph J. Moran, P.E., Commissioner, DEMA; and (3) the height of the compost piles shall not exceed 20'; AND FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.
- (v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN OF ORANGETOWN
2015 MAY 29 PM 12 28
TOWN CLERKS OFFICE

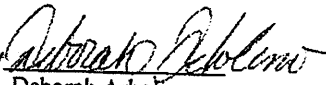
Organic Recycling
ZBA#15-36
Page 4 of 4

The foregoing resolution to approve the application for Conformance to Zoning Code §4.1 Performance Standards Review with the specific conditions set forth on the previous pages, was presented and moved by Ms. Salomon, seconded by Mr. Sullivan and carried as follows: Mr. Bosco, aye; Mr. Quinn, aye ;Ms. Castelli, aye; Ms. Salomon, aye; and Mr. Sullivan, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: May 6, 2015

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR -N.A.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN
2015 MAY 29 PM 12 28
TOWN CLERKS OFFICE

**ZBA SEQRA FINDINGS & MOTIONS
FOR "TYPE II" EXEMPT ACTIONS:
FOR PUBLIC HEARINGS OF 05/06/2015**

MM

ZBA #15-32 (Applicant, Short):

"Based upon the testimony heard by this Board, and the facts as presented in the application submissions and in the record, since application ZBA number 15-32 (Applicant, Short),

- ⇒ seeks to construct or expand a single-family, a two-family or a three-family residence on an approved lot;
- ⇒ seeks to construct, expand or place a minor accessory/appurtenant residential structure;
- ⇒ seeks area or bulk variances for construction or expansion of, or relating to, a single-family, two-family or three-family residence; and/or
- ⇒ seeks only setback or lot line variances;

this application is exempt from environmental review under the State Environmental Quality Review Act pursuant to SEQRA Regulations 617.5(c)(9), (10), (12) and/or (13).

If you don't have any questions or comments, any Board member may adopt my legal opinion as a motion, if you wish."

ZBA #15-33 (Applicant, Greenstar Restaurant), ZBA #15-34 (Applicant, Skae Training Center), and ZBA #15-35 (Applicant, Skae Training Center):

"Based upon the testimony heard by this Board, and the facts as presented in the application submissions and in the record, since application ZBA numbers 15-33 (Applicant, Greenstar Restaurant), 15-34 (Applicant, Skae Training Center), and 15-35 (Applicant, Skae Training Center)

- ⇒ seek to construct or expand a primary, or accessory or appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area, and not involving a change in zoning or a use variance and consistent with local land use controls,

these applications are exempt from environmental review under the State Environmental Quality Review Act pursuant to SEQRA Regulation 617.5(c)(7).

If you don't have any questions or comments, any Board member may adopt my legal opinion as a motion, if you wish."

ZBA #15-36 (Applicant, Organic Recycling), and ~~ZBA #15-37 (Applicant, ISI Services):~~

"Based upon the testimony heard by this Board, and the facts as presented in the application submissions and in the record, since application ZBA numbers 15-36 (Applicant, Organic Recycling) and ~~15-37 (Applicant, ISI Services)~~ entail the ZBA engaging in review to determine compliance with technical requirements, ^{this} ~~these~~ applications ^{is} ~~are~~ exempt from environmental review under the State Environmental Quality Review Act pursuant to SEQRA Regulation 617.5(c)(28).

If you don't have any questions or comments, any Board member may adopt my legal opinion as a motion, if you wish."

Town of Orangetown Resume of Operations and Equipment

Application Instructions

This application is to define equipment and operations for a new or existing facility or process to determine applicability to Town of Orangetown Performance Standards. The information herein is required for the Town Zoning Board to make such determination regarding the Applicant's proposed use of the land.

Do not start work before obtaining necessary permits to avoid subjecting the Applicant and contractors engaged in The Project to enforcement action, which could include: 1) civil or criminal court action, or both; 2) fines; 3) an order to remove structures or materials or perform other remedial action; or 4) both a fine and an order.

If the facility has existing and applicable local, county, state or federal permits, licenses or certifications, copies of such are to be listed below and included in this application.

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

Type of Permit <small>e.g., air, water, waste, etc.</small>	Agency <small>local, county, state, federal</small>	Submitted Paper Copy? Y or N	URL or Website Information
SPECIAL PERMIT	LOCAL		www.organicrecycling.com

The Applicant must provide information and background showing the derivation of anticipated air emissions, water discharges and waste disposal, appropriate to the Projects' applicability to Town Performance Standards.

This PDF document is based on Microsoft's Excel format converted to PDF. Data can be entered directly into the areas designated, or the application may be printed and filled in by hand. To fill in electronically, open this document in Adobe Acrobat, click on "Typewriter" under "Tools", and begin typing. Font size is restricted. Additional pages can be included in the application.

Town of Orangetown
Resume of Operations and Equipment

This Application is required for the Town to make a determination regarding the applicant's proposed use of the land and buildings. Attach Additional Sheets as Needed.

Certification and Identification Information

Type of Action/Application: Place an "X" to the left of the appropriate categories.

<input type="checkbox"/>	New	<input type="checkbox"/>	Significant Modification	Other:
<input checked="" type="checkbox"/>	Renewal	<input type="checkbox"/>	Administrative Amendment	
<input type="checkbox"/>	Minor Action	<input type="checkbox"/>	Major Action	

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein in this application, and information in support of it, and that based on my inquiry of those individuals responsible for obtaining the information, I believe that the submitted information is true, accurate and complete.

Responsible Official: TIJU DANIEL <small>Print</small>	Title: PROJECT COORDINATOR
Signature:	Date:
Phone: 845-398-1012	Email: TDANIEL@ORGANICRECYCLING.COM

Facility / Owner Information

Facility Name: ORGANIC RECYCLING INC	
Facility Address: 121 ROUTE 303	
Owner Name: ORGANIC RECYCLING INC	Business EIN:
Street: 121 ROUTE 303	ZIP: 10962
City/Town: ORANGEBURG	State/Province: NY

Ownership:	<input checked="" type="checkbox"/>	Corporation	<input type="checkbox"/>	Individual
Place "X" to left of box		Partnership		Other:

Owner/Firm/Facility Contact

Name: BINEL ASSOCIATES LLC	Phone: 201-886-9090
Street Address: 200 WINSTON DRIVE - STE 221	Fax:
City/Town: CLIFFSIDE PARK	ZIP: 07010
State/Province: NJ	Country: USA
Affiliation: PROPERTY OWNER	Title:
Email:	

Town of Orangetown
Resume of Operations and Equipment

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

BUILDING & PROPERTY

Property Footprint, total sq. ft./acres	
Footprint, Largest structure, sq. ft.	N/A
Highest 'Story' on Site	N/A
Total No. Structures	N/A

Parking sq. ft.	
No. Parking Spots	
Full Time Employees	7
Part Time Employees	1

STATE ENVIRONMENTAL QUALITY REVIEW

This application requires completing and submitting to the Town only, the New York State Department of Environmental Conservation's Short Environmental Assessment Form, Appendix B to 6NYCRR 617.20. Some of this information may be duplicated herein. This form can be accessed at:

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf

The applicant must provide floor plans showing location of equipment, work stations, vents, exhausts, chimneys or stacks, and associated industrial processes.

OPERATIONS

Primary Line(s) of Business:	NAICS:	SIC:
1. Producing - mulch, compost and topsoil	1.	1.
2.	2.	2.
3.	3.	3.
Week Days Operating ⁶		
No. Shifts per Day ¹		
Hours per Day Operating ^{7AM-7PM}		

Principal Products of Manufacture/Assembly/Business

1. Receiving of garden trimmings, tree branches, leaves and grass
2. Grinding of Woodwaste
3. Screening Compost and Mulch
4.
5.

Town of Orangetown
Resume of Operations and Equipment

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

NOISE

Based on descriptive decibel levels of Table A (following page), decibel corrections shown below as appropriate, and in accordance with the Town's Noise Performance Standard 4.181, evaluate the noise level for the processes you list below.

When appropriate, "frequency band cycles" as described in the Town's Noise Performance Standard will be evaluated by the facility in the event of non-compliance with levels proposed for this project. The Town may request this evaluation during the application process if more complex noise patterns are expected.

Type of Operation or Character of Noise	Decibel Correction
Daytime operation only	Plus 5
Noise source operates less than 20% of any one hour period	Plus 5
Noise source operates less than 5% of any one-hour period	Plus 10
Noise source operates less than 1% of any one-hour period	Plus 15
Noise of impulsive character (hammering, etc.)	Minus 5
Noise of periodic character (hum, screech, etc.)	Minus 5

Use dB categories in Table A following page	Noise Level/Range Anticipated Outdoor:			
'Loudest' Producers of Noise <small>Include construction and process operations.</small>	During Time of Busiest Activity	During Time of Slowest Activity	Frequency per day or Specific Time Ranges	Duration, denote hours or minutes
1. Grinding & Screening Operation	55db@100'	42db@100'	8am - 5pm	8 hours
2.				
3.				
4.				
5.				

VIBRATION

It is understood that the applicant is familiar with, and anticipates compliance with, the Town's Vibration Performance Standard, 4.171, during project construction and ultimate project operations. Any anticipated aberrations from this expectation should be detailed below.

There is no noticeable vibration involved on site.

Town of Orangetown
Resume of Operations and Equipment

TABLE A
Decibel Levels

0	healthy hearing threshold	110	rock band; jackhammer, jet flyover @ 1000 ft.
10	a pin dropping	115	emergency vehicle siren; riveter
20	rustling leaves; quiet rural area, nighttime	120	thunderclap; oxygen torch
30	whisper, faint; quiet suburban area, nighttime	125	balloon popping
40	babbling brook, bird calls; quiet urban area, nighttime; computer	130	peak stadium crowd
50	light traffic; quiet urban area, daytime; refrigerator; residential air conditioner @ 50'	135	air raid siren, near jet engine
60	conversational speech @ 3'; air conditioner; heavy traffic @ 300'	140	jet engine at takeoff
70	shower; living room music; dishwasher	145	firecracker
75	toilet flushing; vacuum cleaner; gas lawnmower @ 100', commercial area	150	fighter jet launch
80	alarm clock; garbage disposal; noisy urban area, daytime	155	cap gun
85	passing diesel truck; snow blower	160	shotgun
90	squeeze toy; lawn mower, food blender, motorcycle @ 25'; arc welder; diesel truck @ 50' @ 50 mph.	165	.357 magnum revolver
95	inside subway car; food processor; belt sander	170	safety airbag
100	motorcycle (riding); loud auto horn @ 10'; lawn mower @ 3'; handheld drill	175	howitzer cannon
105	sporting event; table saw	180	rocket launch
		194	sound waves become shock waves

Most noise levels are given in dBA, which are decibels adjusted to reflect the ear's response to different frequencies of sound. Sudden, brief impulse sounds, like many of those shown at 120 dB or greater, are often given in dB (no adjustment).

30 faint

50 moderate

70 loud

90 very loud

120 deafening

130 threshold of pain

Town of Orangetown
Resume of Operations Equipment

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

Permits and Applicable Local, County, State & Federal Regulations

Does the new or modified facility, process(es) or equipment require ANY additional permits, licenses, certifications or other authorizations under local, county, state or federal jurisdiction, or adherence to the regulations below? If so, list the main applicable regulatory parts for each category.

For example, NYSDEC Air State Facility Permit: Part 201-5; industrial wastewater discharge, State Pollutant Discharge Elimination System (SPDES), Part 750; large gas burning engines, NSPS Subpart JJJ.

Answers in the positive may cause the Town to only conditionally approve this project until these other requirements are met. Additional information and specificity of regulations may be required. It is the applicant's responsibility to provide proof of evidence of meeting all requirements.

AIR*

- EPA New Source Performance Standards
- NYSDEC:
 - Registration
 - Air State Facility Permit
 - Federal Title V Major Facility Permit

PRIMARY APPLICABLE REGULATIONS

DEC PERMIT :3-3924-00177/00003

WASTE**

- Pesticide Control
- Solid & Hazardous Waste
- Radiation
- Mineral Resources & Mined Land Reclamation
- Noise from Heavy Motor Vehicles

N/A
N/A
N/A
N/A
Noise is below allowable limits.

RESOURCE MANAGEMENT***

- Land Use
- Mineral Resources
- Invasive Species
- Real Property and Land Acquisitions
- Water Regulation

N/A
N/A
N/A
N/A
N/A

WATER****

- All other water applicable matters

DEC PERMIT :3-3924-00177/00003

GENERAL

- State Environmental Quality Review
- New York State Department of Health
- Uniform Procedures per 6NYCRR 621.1
- NYS Department of State
- Additional

N/A
N/A

* <http://www.dec.ny.gov/regs/2492.html>
 ** <http://www.dec.ny.gov/regs/2491.html>
 *** <http://www.dec.ny.gov/regs/2490.html>
 **** <http://www.dec.ny.gov/regs/2485.html>

Town of Orangetown
Resume of Operations and Equipment

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

Combustion Sources

Combustion Source (engine, turbine, boiler, etc.)	No. of Units	Equipment Rating List HP, KW, MMBtu/hr, CFM with units	Fuels (e.g., natural gas, fuel oil, distillate or residual oil, waste oil, wood)
Front End Loaders	3	192HP - 417HP	Diesel
Grinders	2	765HP	Diesel
Screener	1	127HP	Diesel
Excavator	1	223HP	Diesel

Processes

Will any process, including combustion, use or storage, disposal, discharge, emission, or release to the environment, be applicable and/or reportable to:	*
---	----------

- EPA Greenhouse Gas Reporting
- EPA Toxic Release Inventory
- National Emission Standards for Hazardous Air Pollutants
- High Toxicity Air Contaminants per NYSDEC Part 212-2.2 Table 2
- Emergency Planning and Community Right-to-Know Act (EPCRA)
- Tier II NYS Emergency Response Commission
- Solid Waste
- Hazardous Waste
- FHWA or NYSDOT
- SPDES or NPDES

* Mark with an 'X' those that are applicable.

Chemical Characterization Codes

Table B

Use these codes to characterize chemicals and chemical products.

Does any operation involve the use of any of the following:

Y or N

- B explosive and blasting agents
- C poison: gas,g; liquid,l; solid,s
- D irritant
- E flammable liquid
- F flammable solid
- H flammable gas: specify propane and/or butane
- H-a flammables, NOS
- I oxidizer
- J organic peroxide
- K combustible liquid
- L radioactive material
- M corrosive material
- N "dangerous when wet" material
- O etiological material
- P combustible fibers

N
N
N
N
N
N
N
N
N
N
N
Y
N
N
N
N
N

Does any operation consist of the following:

- Q produces dust subject to explosion or spontaneous combustion
- R product poisonous fumes or gases
- T spray operations
- U fuel dispensing
- V propane gas forklifts
- W any other operation which may present a fire, explosive, radiological or other hazard

N
N
N
Y
N
N

If none of the above, identify substances as:

- A aerosol
- G gas
- L liquid
- S/P solid/powder
- S/L slurry

Chemical Bulk Inventory

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

SINGLE, NON-MIXTURE CHEMICALS Top 5 by Amounts Used/Stored	CAS Identification*	Table B Characterization Code List all that apply	Yearly Use/Stored (list gallons or pounds)
1. Diesel	68476-34-6	U	1000 Gallons
2. Oil		K	250 Gallons
3.			
4.			
5.			

Is there any mixing on-site of any combination of single, bulk substances and/or purchased mixtures? <small>Indicate YES or NO</small>	NO	
--	----	--

Identify <u>any</u> on-site, single non-mixture chemical that is:		
Known Human Carcinogen - KHC Probable Human Carcinogen - PrHC Possible Human Carcinogen - PHC Other - Indicate	Carcinogen Characteristic [#]	Yearly Consumption (gallons or pounds)
1. N/A	N/A	N/A
2. N/A	N/A	N/A
3. N/A	N/A	N/A

CAS Identification*

https://ofmpub.epa.gov/sor_internet/registry/substreg/searchandretrieve/substancesearch/search.do?search=&substanceName=ethyl%20ketone&substanceNameScope=contains&substanceType=-1&hasComponents=both

[#] As would be expected to be found in agreement among bodies such as the National Academy of Sciences, the U.S. Department of Health and Human Services' *Agency for Toxic Substance and Disease Registry*, the World Health Organization's *International Agency for Research on Cancer*.

Chemical Mixtures Inventory

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

PURCHASED CHEMICAL MIXTURES List Top Three By Amount Used or Stored, and % of top three components of each mixture, excluding water.	CAS Identification* & Percentage	Table B Characterization Code List all that apply	Yearly Used/Stored (include units: gallons, g, or pounds, p)
M1. N/A	---	N/A	N/A
a. N/A	N/A	N/A	---
b. N/A	N/A	N/A	---
c. N/A	N/A	N/A	---
M2. N/A	---	N/A	N/A
a. N/A	N/A	N/A	---
b. N/A	N/A	N/A	---
c. N/A	N/A	N/A	---
M3. N/A	---	N/A	N/A
a. N/A	N/A	N/A	---
b. N/A	N/A	N/A	---
c. N/A	N/A	N/A	---

Identify <u>any</u> on-site chemicals in any mixtures that are: Know Human Carcinogen - KHC Probable Human Carcinogen - PrHC Possible Human Carcinogen - PHC Other - Indicate	Carcinogen Characteristic	Yearly Used/Stored, gallons or pounds
1. N/A	N/A	N/A
2. N/A	N/A	N/A
3. N/A	N/A	N/A

Chemical Discharges

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

List raw material, or products, that emit to the atmosphere or discharge to land or water.	Does this material - or products they form - emit or discharge to a pollution control device? If so, list device(s).
SINGLE, NON-MIXTURE CHEMICALS	
1. N/A	N/A
2. N/A	N/A
3. N/A	N/A
4. N/A	N/A
5. N/A	N/A
6. N/A	N/A
7. N/A	N/A

CHEMICAL MIXTURES	
1. N/A	N/A
2. N/A	N/A
3. N/A	N/A
4. N/A	N/A
5. N/A	N/A
6. N/A	N/A
7. N/A	N/A

Primary Process Descriptions

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

Describe Primary Processes:

Provide a facility blueprint, drawing or schematic showing locations of the processes described below.

**Characterization Codes from
Table B**

List all that apply

PP1	"ORGANIC RECYCLING INC COMPOSTING SITE PERMITTED SEPARATELY" - OIL TANK (250 GAL)	U
PP2		
PP3		
PP4		
PP5		
PP6		
PP7		
PP8		
PP9		
PP10		

Town Of Orangetown
Resume of Operations and Equipment

Control Systems

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

Describe control methods such as pollution and odor controls, fire alarm systems, automatic fire suppression devices such as sprinklers, portable fire extinguishers, and any other safety devices.

C1	Portable fire extinguishers on front end loaders, grinders & screening equipment.
C2	Water Truck on site, 2 water tanks, and connected water pump
C3	Aerobic Composting, reduces and controls odors.
C4	
C5	
C6	
C7	
C8	
C9	
C10	

DEFINITIONS

Responsible official. A president, vice president, secretary, treasurer, general partner, proprietor, principal executive officer, ranking elected official, or any other person who performs policy or decision making functions and is authorized to legally bind a corporation, partnership, sole proprietorship, or government entity which operates a facility that is subject to the provisions of this Application. Whenever the term responsible official is used in this document or in any other Town regulations, it shall be deemed to refer to the "designated representative" with regard to all matters under this application.

Major action/project - actions for which permit applications are to be sent to the NYSDEC under 6NYCRR621.1.

Refer to: [https://govt.westlaw.com/nycrr/Document/I4ec443aacd1711dda432a117e6e0f345?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/nycrr/Document/I4ec443aacd1711dda432a117e6e0f345?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

Minor Project - Projects as described under NYSDEC's Uniform Procedures, 6 CRR-NY 621.4

Refer to: [https://govt.westlaw.com/nycrr/Document/I4ec46aa7cd1711dda432a117e6e0f345?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/nycrr/Document/I4ec46aa7cd1711dda432a117e6e0f345?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

Modification means any change or amendment whatsoever to a permit that is currently in force, including permit transfer.

Research and Development activities. The primary purpose of such activities is to conduct research and development into processes and products, where such activities are conducted under the close supervision of technically trained personnel. Research and development activities do not include activities whose primary purpose is to produce commercial quantities of materials.

RESERVED

Additional Information or Explanations

PROJECT NAME: ORGANIC RECYCLING - 2020 PERMIT RENEWAL

SEWALL
Engineering & Surveying
1000 West 10th Street, Suite 100
Lawrence, Kansas 66044
Phone: 785.840.1234
Fax: 785.840.1235
www.sewalleng.com

ADDITIONAL NOTES:
1. THIS PLAN IS A REVISION OF THE PLAN FOR THE TOWN OF BRANGETOWN, KANSAS, DATED FEBRUARY 28, 2019.
2. THE TOWN OF BRANGETOWN, KANSAS, IS A SUBDIVISION OF THE TOWN OF BRANGETOWN, KANSAS, DATED FEBRUARY 28, 2019.
3. THE TOWN OF BRANGETOWN, KANSAS, IS A SUBDIVISION OF THE TOWN OF BRANGETOWN, KANSAS, DATED FEBRUARY 28, 2019.

BOUNDARY AND MEASUREMENTS:
1. THE BOUNDARY BETWEEN THE TOWN OF BRANGETOWN, KANSAS, AND THE TOWN OF BRANGETOWN, KANSAS, IS SHOWN BY A DASHED LINE.
2. THE BOUNDARY BETWEEN THE TOWN OF BRANGETOWN, KANSAS, AND THE TOWN OF BRANGETOWN, KANSAS, IS SHOWN BY A DASHED LINE.

COUNTY OF WYANDOTT:
1. THE COUNTY OF WYANDOTT, KANSAS, IS A SUBDIVISION OF THE COUNTY OF WYANDOTT, KANSAS, DATED FEBRUARY 28, 2019.
2. THE COUNTY OF WYANDOTT, KANSAS, IS A SUBDIVISION OF THE COUNTY OF WYANDOTT, KANSAS, DATED FEBRUARY 28, 2019.

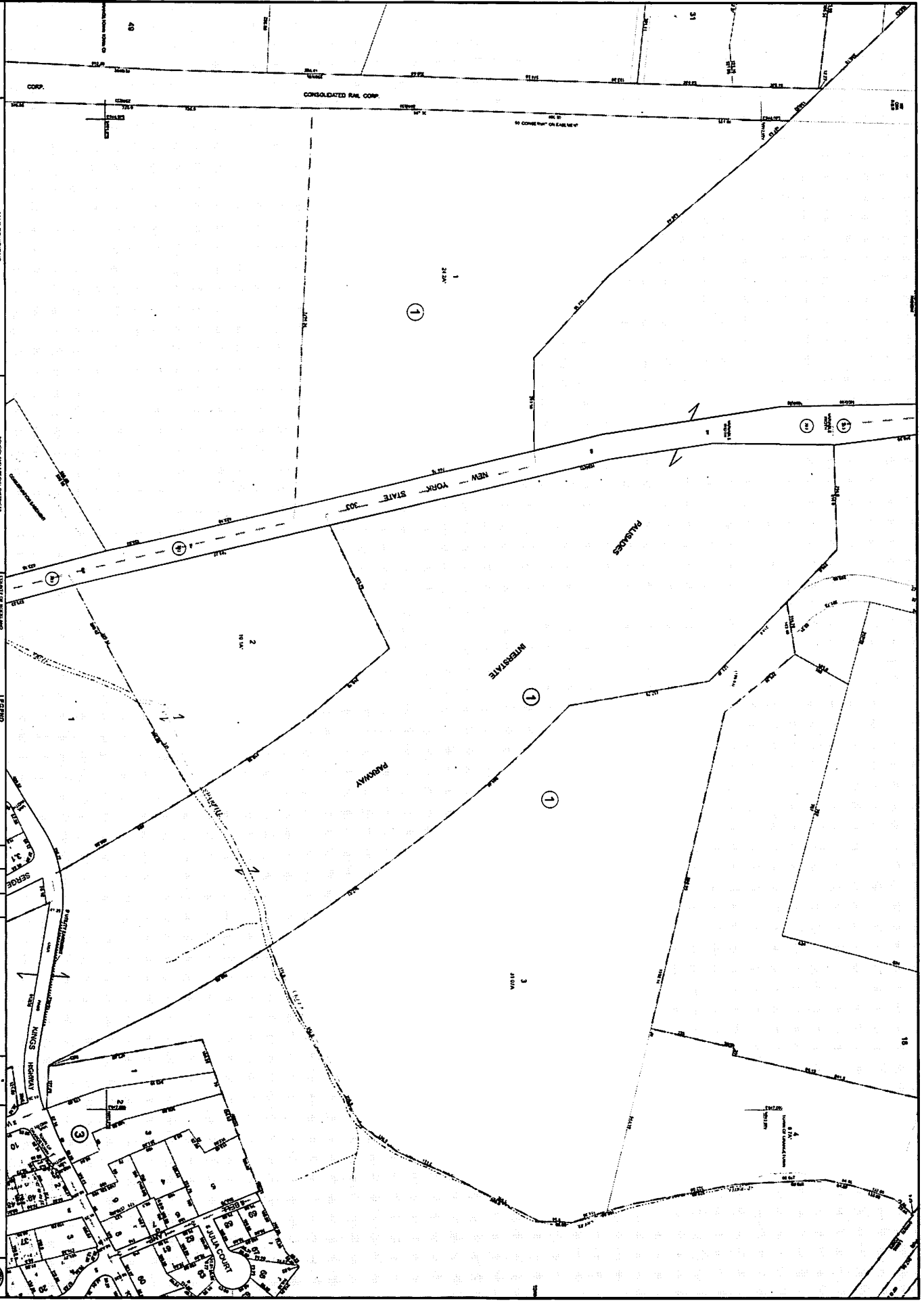
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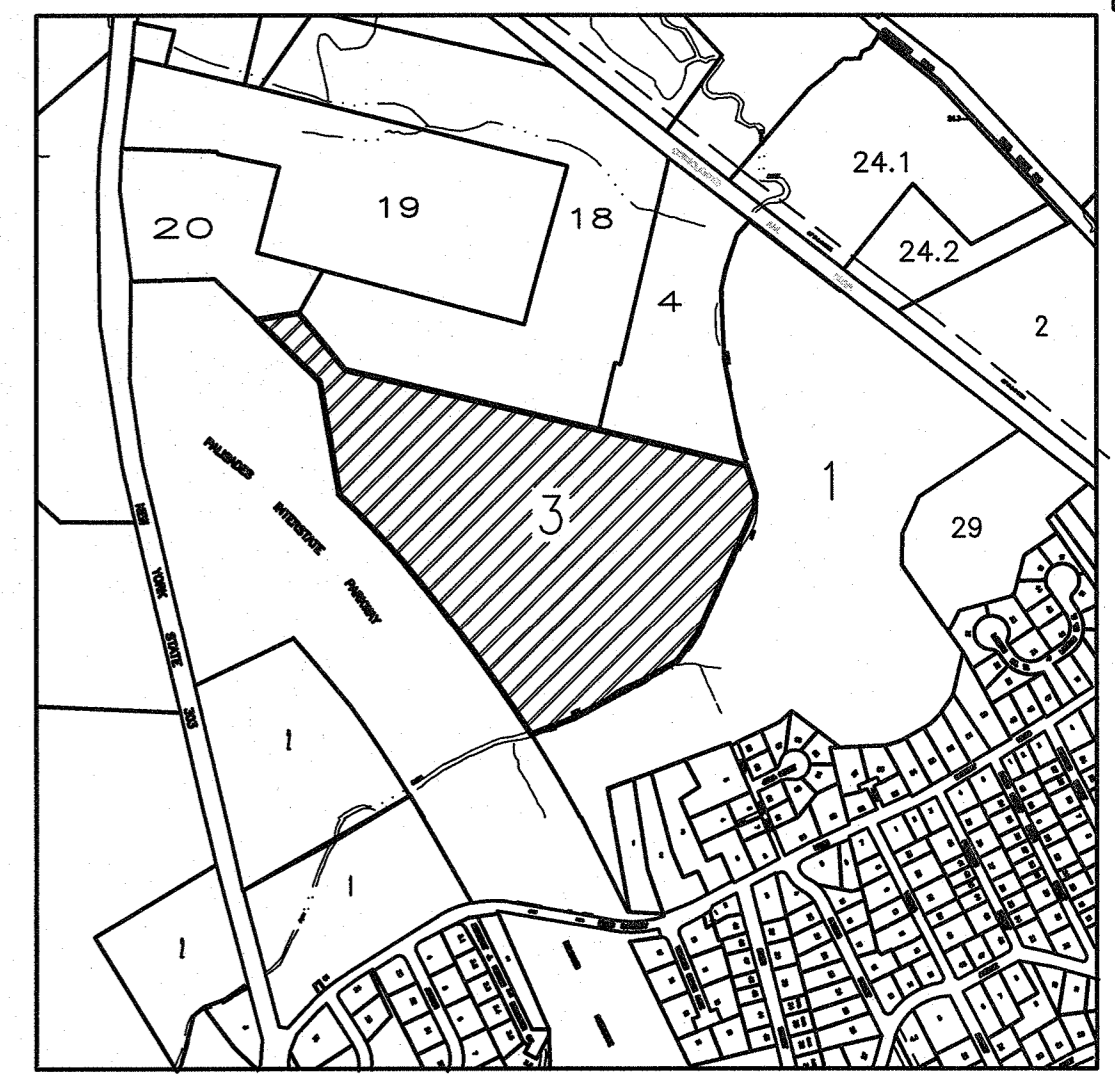
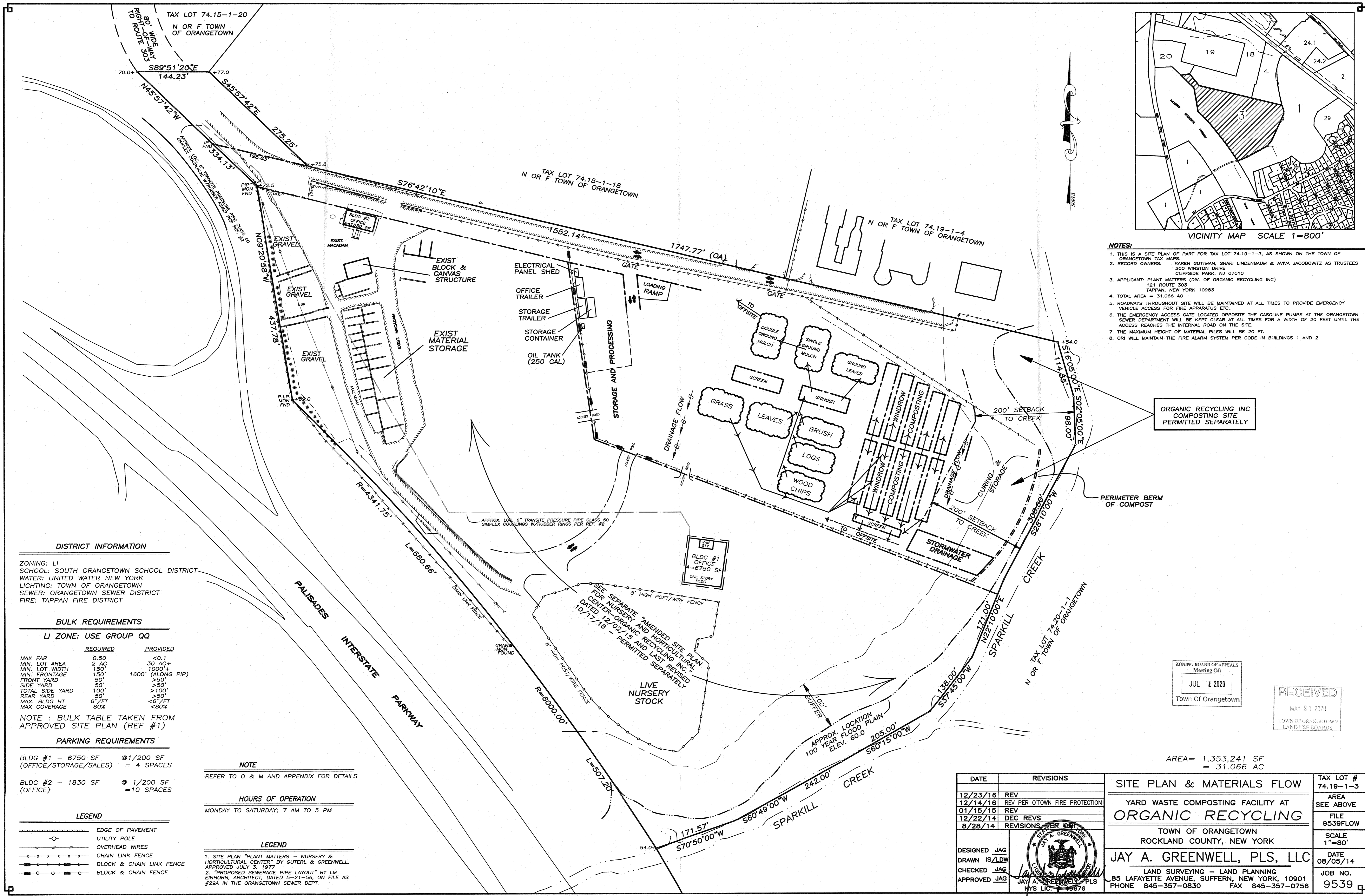
1	Proposed Right-of-Way
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100	Proposed Right-of-Way

REVISED THROUGH:
FEBRUARY 28, 2019



TOWN OF BRANGETOWN
KANSAS





- NOTES:**
1. THIS IS A SITE PLAN OF PART FOR TAX LOT 74.19-1-3, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 2. RECORD OWNERS: KAREN GUTTMAN, SHARI LINDENBAUM & AVIVA JACOBOWITZ AS TRUSTEES 200 WINSTON DRIVE CLIFFSIDE PARK, NJ 07010
 3. APPLICANT: PLANT MATTERS (DIV. OF ORGANIC RECYCLING INC) 121 ROUTE 303 TAPPAN, NEW YORK 10983
 4. TOTAL AREA = 31.066 AC
 5. ROADWAYS THROUGHOUT SITE WILL BE MAINTAINED AT ALL TIMES TO PROVIDE EMERGENCY VEHICLE ACCESS FOR FIRE APPARATUS ETC.
 6. THE EMERGENCY ACCESS GATE LOCATED OPPOSITE THE GASOLINE PUMPS AT THE ORANGETOWN SEWER DEPARTMENT WILL BE KEPT CLEAR AT ALL TIMES FOR A WIDTH OF 20 FEET UNTIL THE ACCESS REACHES THE INTERNAL ROAD ON THE SITE.
 7. THE MAXIMUM HEIGHT OF MATERIAL PILES WILL BE 20 FT.
 8. ORI WILL MAINTAIN THE FIRE ALARM SYSTEM PER CODE IN BUILDINGS 1 AND 2.

ORGANIC RECYCLING INC
COMPOSTING SITE
PERMITTED SEPARATELY

ZONING BOARD OF APPEALS
Meeting Of
JUL 1 2020
Town Of Orangetown

RECEIVED
MAY 21 2020
TOWN OF ORANGETOWN
LAND USE BOARDS

AREA= 1,353,241 SF
= 31.066 AC

DATE	REVISIONS
12/23/16	REV
12/14/16	REV PER OTOWN FIRE PROTECTION
01/15/15	REV
12/22/14	DEC REVS
8/28/14	REVISIONS PER ADP

DESIGNED JAG
DRAWN IS/LDW
CHECKED JAG
APPROVED JAG

JAY A. GREENWELL, PLS, LLC
NYS LIC. # 19876

SITE PLAN & MATERIALS FLOW

YARD WASTE COMPOSTING FACILITY AT
ORGANIC RECYCLING

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT #	AREA	FILE	SCALE	DATE	JOB NO.
74.19-1-3	SEE ABOVE	9539FLOW	1"=80'	08/05/14	9539

DISTRICT INFORMATION

ZONING: LI
SCHOOL: SOUTH ORANGETOWN SCHOOL DISTRICT
WATER: UNITED WATER NEW YORK
LIGHTING: TOWN OF ORANGETOWN
SEWER: ORANGETOWN SEWER DISTRICT
FIRE: TAPPAN FIRE DISTRICT

BULK REQUIREMENTS

LI ZONE; USE GROUP QQ

REQUIRED	PROVIDED
MAX FAR	0.50
MIN. LOT AREA	2 AC
MIN. LOT WIDTH	150'
MIN. FRONTAGE	150' (ALONG PIP)
FRONT YARD	50'
SIDE YARD	50'
TOTAL SIDE YARD	100'
REAR YARD	50'
MAX. BLDG HT	67' FT
MAX COVERAGE	80%

NOTE : BULK TABLE TAKEN FROM APPROVED SITE PLAN (REF #1)

PARKING REQUIREMENTS

BLDG #1 - 6750 SF (OFFICE/STORAGE/SALES)	@ 1/200 SF	= 4 SPACES
BLDG #2 - 1830 SF (OFFICE)	@ 1/200 SF	= 10 SPACES

LEGEND

- EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES
- x—x—x— CHAIN LINK FENCE
- x—x—x— BLOCK & CHAIN LINK FENCE
- x—x—x— BLOCK & CHAIN FENCE

NOTE
REFER TO O & M AND APPENDIX FOR DETAILS

HOURS OF OPERATION
MONDAY TO SATURDAY; 7 AM TO 5 PM

- LEGEND**
1. SITE PLAN "PLANT MATTERS - NURSERY & HORTICULTURAL CENTER" BY GUTERL & GREENWELL, APPROVED JULY 3, 1977
 2. "PROPOSED SEWERAGE PIPE LAYOUT" BY LM EINHORN, ARCHITECT, DATED 5-21-56, ON FILE AS #29A IN THE ORANGETOWN SEWER DEPT.