

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, December 11, 2019

MEMBERS PRESENT: Thomas Warren, Chairman
William Young, Vice-Chairman
Andrew Andrews
Stephen Sweeney
Robert Dell
Bruce Bond (alternate)

MEMBER ABSENT: Michael Mandel and Michael McCrory

ALSO PRESENT: Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk Boards and Commissions

Thomas Warren, Chairman, called the meeting to order at 7:30 p.m. Mr. Warren read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

Continued Item from the March 27, 2019 Meeting:

Gyimesi Tree Remediation Plan	PB#19-76
Critical Environmental Area	Final Site Plan Approval
Prepreliminary/ Preliminary/ Final	Subject to Conditions
Tree Remediation Plan and SEQRA Review	Neg. Dec.
814 Route 9w, Upper Grandview	
75.05/1/5; R-22 zoning district	

80 Old Mountain Road South Deck Site Plan	PB #19-77
Critical Environmental Area	Continued: Revise
Prepreliminary/ Preliminary/ Final Site Plan	Plans, Review
and SEQRA Review	Easements
80 Old Mountain Road South, Upper Grandview	
71.05/1/30; R-22 zoning district	

Bergson Subdivision Plan	PB #19-78
Recommendation to the Town Board	Recommended
to Establish the Value and Term of	to Town Board
the Performance Bond	
56 Woods Road, Palisades	
78.18/1/3.1 & 3.2; R-80 zoning district	

Chizinski Subdivision Plan	PB #19-79
Prepreliminary/ Preliminary/	Continued to
Final Subdivision Plan and SEQRA Review	January 29, 2020
317 Orangeburg Road, Pearl River	Meeting: Review
69.17/2/42; R-15 zoning district	Drainage

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The Saloon Roof Top Plan

Compliance with PB#19-27; Condition #1
Sound Study Review
45-49 West Central Avenue, Pearl River
68.16/1/9; CC zoning district

PB #19-80

**Board determination
of Compliance with
PB#19-27**

Henry Kaufmann Campgrounds, Inc.

Master Plan Amendment

Amendment to PB #17-58 & PB #13-23

Prepreliminary/ Preliminary
and SEQRA Review
667 Blauvelt Road, Pearl River
69.14/1/28 & 69.10/2/21; R-80 zoning district

PB #19-36

**Approval of Amendment
to PB #17-58 & PB #13-23**

**Preliminary Site Plan Approval
Subject to Conditions
Neg. Dec.**

Henry Kaufmann Campground, Inc.

Site Plan Amendment to PB #17-59 (Bronx House Site Plan)

Prepreliminary/ Preliminary Site Plan
and SEQRA Review
667 Blauvelt Road, Pearl River
69.14/1/28 & 69.10/2/21; R-80 zoning district

PB #19-37

**Approval of Amendment
to PB #17-58**

**Preliminary Site Plan Approval
Subject to Conditions
Neg. Dec.**

Henry Kaufmann Campground, Inc.

Pedestrian Bridge Plan

Prepreliminary/ Preliminary/ Final Site Plan
and SEQRA Review
667 Blauvelt Road, Pearl River
69.14/1/28 & 69.10/2/21; R-80 zoning district

PB #19-81

**Final Site Plan Approval
Subject to Conditions
Neg. Dec.**

Henry Kaufmann Campground, Inc. Site Plan

Phase I Drainage Improvements

Sickletown Road Area Site Plan

Prepreliminary/ Preliminary/ Final Site Plan
and SEQRA Review
667 Blauvelt Road, Pearl River
69.14/1/28 & 69.10/2/21; R-80 zoning district

PB #19-82

Continued: Revise Plans

Other Business:

- 1. Town Board Referral:** Zone change petition – 21 North William Street and 14-16 North Main Street, Pearl River for a zone change – CS zoning district to PAC zoning district and Lead Agency under SEQRA. The Tax Map Designation: Section 68.16, Block 6, Lots 67

At the December 11, 2019 Planning Board Meeting, the Orangetown Planning Board had no objection to the Town Board being Lead Agency on the application of the zone change - CS zoning district to the PAC zoning district.

The Planning Board had no further comments.

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2. Greater Hudson Bank Site Plan, PB#18-47, compliance with condition #1.

"1. Final Approval with Conditions is granted, however, after appearing at the Town of Orangetown Architecture and Community Appearance Board of Review, the applicant shall return to the Planning Board as "Other Business" to review the Final Plan."

The Planning Board received the following communication:

1. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated December 9, 2019.

The Board reviewed the plans and found the plans acceptable.

The motion was made to Reaffirm Final Site Plan Approval Subject to Conditions, PB#18-47, was made and moved by Stephen Sweeney and seconded by Bruce Bond and carried as follows: Thomas Warren – Chairman, aye; William Young - Vice-Chairman, aye; Michael Mandel, absent; Stephen Sweeney, aye; Robert Dell, aye; Michael McCrory, absent; Bruce Bond, aye and Andrew Andrews, aye.

3. Request by applicant to amend PB#19-49, Quinlan Subdivision Decision.

The applicant requested the removal of condition #6.

"6. More information (grading, trees, existing and proposed sanitary house connections with inverts, location of sanitary main, proposed dwelling, driveway to new dwelling, existing structures, if applicable, etc.) shall be added to the drawing to show viability of the proposed Resubdivision. A proper site plan that conforms to Section 21 of the Town of Orangetown code Book – Land Development Regulations shall be provided for review."

The Board held that the applicant should request the Department of Environmental Management and Engineering to review their request to remove condition #5 of PB#19-49 at the Project Review Committee Meeting by placing a note on the Subdivision Plan.

4. Request by applicant to amend PB#19-71, Jara Subdivision Decision. The applicant requested the removal of condition #8.

"8. Belgium block/ stone curbing that is in keeping with the historic nature of the area shall be added along Washington Lane, for the entire length of the subdivision. A detail for same shall be added to the drawings."

The Board held that it was unwarranted to have curbs on the roadway at this time, a motion was made by Stephen Sweeney and second by Bruce Bond and carried as follows: Thomas Warren – Chairman, aye; William Young - Vice-Chairman, aye; Michael Mandel, absent; Stephen Sweeney, aye; Robert Dell, aye; Michael McCrory, absent; Bruce Bond, aye and Andrew Andrews, aye.

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5. West Lewis Subdivision recommendation to the Zoning Board of Appeals.

The application of West Lewis Subdivision Plan appeared before the September 25, 2019 Planning Board Meeting as PB#19-57. At that time, the Planning Board held that it did not have sufficient information to make a determination to provide Preliminary Approval with Conditions. The applicant pursuant to Town Law § 277(6), proceeded directly to the Zoning Board of Appeals, seeking the applicable area variances.

As required by Town Law § 277(6), the Planning Board provides the following recommendation to the Town of Orangetown Zoning Board of Appeals:

The Planning Board recommends that the Zoning Board of Appeals grant the minimum variances deemed necessary and adequate to preserve and protect the character of the neighborhood and the health, safety and welfare of the community, but if the Zoning Board of Appeals, in accordance with state and local Laws, find that no variance or variances will be sufficient to preserve and protect the character of the neighborhood and the health, safety and welfare of the community, then the Zoning Board of Appeals should deny the application.

6. 360 Oak Tree Road Site Plan (77.16-1-23): The Board reviewed the need for Planning Board review for a non-conforming use on a residential lot in a commercial zone. It was determined that the applicant make application to the Planning Board for review/approval for a driveway improvement Plan.


The decisions of the November 13, 2019 Planning Board Meeting was reviewed, edited, and approved. The motion for adoption was made and moved by Bruce Bond and seconded by Stephen Sweeney and carried as follows: Thomas Warren – Chairman, aye; William Young - Vice-Chairman, aye; Michael Mandel, absent; Stephen Sweeney, aye; Robert Dell, abstain; Michael McCrory, absent; Bruce Bond, aye and Andrew Andrews, aye.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Stephen Sweeney and seconded by William Young and agreed to by all in attendance. The meeting was adjourned at 11: 10 p.m. The next Planning Board meeting is scheduled for January 15, 2020.

Dated: December 11, 2019

Cheryl Coopersmith

Chief Clerk Boards and Commissions Town of Orangetown Planning Board



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**PB #19-76: Gyimesi Tree Remediation Plan
Critical Environmental Area
Final Approval Subject to Conditions
Neg. Dec.**

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**TO: Aladar Gyimesi, 814 Route 9W, Upper Grandview, New York
FROM: Orangetown Planning Board**

RE: Gyimesi Tree Remediation Plan – Critical Environmental Area:
The application of Aladar Gyimesi, owner, for a Prepreliminary/ Preliminary/ Final Site Plan Review of a Tree Remediation Plan at a site known “**Gyimesi Tree Remediation Plan**”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 814 Route 9W, Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 75.05, Block 1, Lot 5; in the R-22 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **December 11, 2019** at which time the Board made the following determinations:

Aladar Gyimesi appeared and testified before the Board.

1. Project Review Committee Report dated December 4, 2019.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Jane Slavin, Director, Deputy Building Inspector dated December 9, 2019.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated December 5, 2019.
4. Letters from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated October 31, 2019 and Michael Kezner, dated October 28, 2019.
5. A letter from the Rockland County Department of Highways, signed by Dyan Rajasingham, Engineer II dated October 22, 2019.
6. A letter from the Town of Orangetown Zoning Board of Appeals signed by Dan Sullivan, Chair, dated November 6, 2019.
7. A letter from Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer dated December 2, 2019.
8. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer, dated December 3, 2019.

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9. A letter from the Town of Orangetown Zoning Board of Appeals, signed by Daniel Sullivan, Chair, dated November 6, 2019.
10. A letter from Mark Kalish, arborist, describing trees that require removal, dated September 27, 2019.
11. Building Permit Referral to the Planning Board dated May 1, 2019 prepared by Rick Oliver, Building Inspector.
12. A Short Environmental Assessment Form signed by Aladar Gyimesi, dated October 8, 2019.
13. Land Survey noting trees requested to be removed.

The Board reviewed the plans. The hearing was then opened to the Public. There being no one from the Public, a motion was made to close the Public Hearing portion of the meeting by Stephen Sweeney and second by William Young- Vice Chairman and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, absent; Robert Dell, aye; Stephen Sweeney, aye, Bruce Bond, aye; Andrew Andrews, aye and Michael McCrory, absent.

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by Stephen Sweeney and second by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, absent; Robert Dell, aye; Stephen Sweeney, aye, Bruce Bond, aye; Andrew Andrews, aye and Michael McCrory, absent, the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

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After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant's consultant and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Planning, Rockland County Department of Highway, Rockland County Department of Health, Rockland County Sewer District #1, and having reviewed the drawings presented by the applicant's professional consultant; a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;

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- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Bruce Bond and second by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, absent; Bruce Bond, aye; Robert Dell, aye; Andrew Andrews, aye; Stephen Sweeney, aye, and Michael McCrory, absent, the Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Final Tree Remediation Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."
2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. All outdoor construction activities, including site-clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.

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4. Rockland County Department of Planning had the following comments, which are incorporated herein as conditions of approval:

- A review must be completed by the New York State Department of Transportation, any comments or concerns addressed and required permits obtained.
- A review must be done by the Rockland County Department of Health, any comments or concerns addressed and required permits obtained.
- A review must be completed by the New York State Department of Environmental Conservation, and any permits obtained.
- The Village of Grand View-on-Hudson and Piermont are two of the reasons this proposal was referred to the Rockland County Department of Planning for review. The municipal boundary of Grand View-on-Hudson is approximately 300 feet east of the site while the municipal boundary of Piermont is approximately 375 feet south of the subject site. As required under Section 239nn of the State General Municipal Law, the Villages of Grand View-on-Hudson and Piermont must be given the opportunity to review the proposal and provide any concerns related to the project to the Town of Orangetown.
- A vicinity map that contains a north arrow and scale must be provided.
- The Site Plan shall include map notes that list all appropriate information, including the district details.

5. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.

6. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Rockland County Department of Planning
- Rockland County Highway Department
- Rockland County Sewer District #1
- Rockland County Department of Health
- Town of Orangetown Zoning Board of Appeals

7. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

8. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

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9. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and/or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

10. TREE PROTECTION: The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.

d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:

- One (1) foot radius from trunk per inch DBH
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
 - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
 - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

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11. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

12. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

13. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

14. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

15. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

16. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

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Neg. Dec.**

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17. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by Stephen Sweeney and second by William Young and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, absent; Bruce Bond, aye; Robert Dell, aye; Stephen Sweeney, aye, Andrew Andrews, aye and Michael McCrory, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: December 11, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions
Town of Orangetown Planning Board**



Attachment

TOWN OF ORANGETOWN
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**State Environmental Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

**PB #19-76: Gyimesi Tree Remediation Plan
Critical Environmental Area
Final Approval Subject to Conditions
Neg. Dec.**

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This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

NAME OF ACTION: Gyimesi Tree Remediation Plan

SEQR STATUS: Type I _____ Unlisted XXXXXX
CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Site Plan Review

LOCATION: The site is located at 814 Route 9W, Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 75.05, Block 1, Lot 5; in the R-22 zoning district.

REASONS SUPPORTING THIS DETERMINATION:

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning
Administration and Enforcement
Town of Orangetown
20 Greenbush Road, Orangeburg, NY 10962
Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant, Involved Agencies

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PB #19-78: Bergson Subdivision Plan Tracking # 19-11-78.18:1:3.1
Recommendation to the Town Board
To Establish the Term and Value of the Performance Bond

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TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York
FROM: Orangetown Planning Board

RE: Bergson Subdivision Plan: The application of Jay Greenwell, applicant, for a Recommendation to the Town Board to Establish the Term and Value of the Performance Bond, at a site known as "**Bergson Subdivision**", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located at 56 Woods Road, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.18, Block 1, Lot 3.1 & 3.2 in the R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, December 11, 2019**, the Board made the following determinations:

Jay Greenwell appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated December 4, 2019.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated December 9, 2019.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated November 6, 2019.

The Board reviewed the submitted plans. The hearing was then opened to the Public.

There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Stephen Sweeney and second by William Young and carried as follows: Thomas Warren - Chairman, aye; William Young - Vice Chairman, aye; Michael Mandel, absent; Robert Dell, aye; Michael McCrory, absent; Bruce Bond, aye, Andrew Andrews, aye and Stephen Sweeney, aye.

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PB #19-78: Bergson Subdivision Plan Tracking # 19-11-78.18:1:3.1
Recommendation to the Town Board
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RECOMMENDATION: In view of the foregoing, the Planning Board **Recommended to the Orangetown Town Board** the value and term of the Performance Bond in accordance with the Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated November 6, 2019.

The term of the Performance Bond shall not exceed two (2) years as set forth in Section 21A-10 of the Town of Orangetown Town Code, which shall be on or before December 11, 2021 and Subject to the Following Conditions:

<u>ITEM</u>		<u>COST</u>
Iron Pins	\$	2,250.00
As-Built Drawings		3,600.00
Soil Erosion & Sediment Control		62,900.00
Sanitary Sewers		17,005.00
	<u>Sub-Total</u>	<u>85,755.00</u>
Administrative Close-out		
(20% of Sub-Total)	\$	17,151.00
	<u>Total Bond</u>	<u>\$ 102,906.00</u>

Inspection Fee: \$ 2,572.65
(3% of Sub Total of original bond amount)

To be submitted to DEME prior to Signing the Site Plan.

The foregoing Resolution was made and moved by Bruce Bond and second by William Young and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, absent; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, aye, Stephen Sweeney, aye, and Bruce Bond, aye.

The Clerk of the Board is hereby authorized, directed and empowered to sign this **RECOMMENDATION** and file a certified copy in the Office of the Town Clerk and this Office of the Planning Board.

DATED: December 11, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE
2019 JAN - 3 - 10:01
TOWN OF ORANGETOWN

**PB #19-80: The Saloon Roof Plan
Compliance with PB#19-27, Condition #1
Noise Study, Extension in Time to Use
Approved for One Year**

Permit #45024

**Town of Orangetown Planning Board Decision
December 11, 2019
Page 1 of 2**

**TO: Bridget Killen, 45-49 West Central Avenue, Pearl River,
New York**
FROM: Orangetown Planning Board

**RE: The Saloon Roof Top Plan Compliance with PB#19-27,
Condition #1:** The application of Bridget Killen, owner, for **Compliance with
PB#19-27, Condition #1, Noise Study**, Extension in Time to Use the Roof Top
per PB#17-03, condition #4, at a site known as **"The Saloon Roof Top Plan"**, in
accordance with Article 16 of the Town Law of the State of New York, the Land
Development Regulations of the Town of Orangetown, Chapter 21A of the Code
of the Town of Orangetown. The site is located at 45-49 West Central Avenue,
Pearl River, Town of Orangetown, Rockland County, New York, and as shown on
the Orangetown Tax Map as Section 68.16, Block 1, Lot 9 in the CC zoning
district.

Heard by the Planning Board of the Town of Orangetown at a meeting held
Wednesday, December 11, 2019 at which time the Board made the following
determinations:

Bridget Killen and Donald Brenner appeared and testified.

The Board received the following communications:

1. A Project Review Report dated December 4, 2019.
2. An Interdepartmental memorandum from the Office of Building, Zoning,
Planning Administration and Enforcement, Town of Orangetown, signed by
Jane Slavin, R.A., AIA, Director, dated December 9, 2019.
3. An Interdepartmental memorandum from the Department of Environmental
Management and Engineering (DEME), Town of Orangetown, signed by
Bruce Peters, P.E., dated December 5, 2019.
4. A copy of PB #19-27 dated May 8, 2019, Roof Plan Extension in Time to Use
Approved for One Year.
5. Noise Survey and Results Recommendation prepared by AKRF, dated
July 3, 2019.

The Board reviewed the plan. The meeting was then open to the public.

There being no one to be heard from the public, the Public Hearing portion
of the meeting was closed. A motion was made to close the Public Hearing
portion of the meeting by Stephen Sweeney and seconded by William Young
and carried as follows: Thomas Warren – Chairman, aye;
William Young, Vice-Chairman, aye; Michael Mandel absent; Andrew Andrews,
aye; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, aye and
Mike McCrory, absent.

TOWN CLERK'S OFFICE
2020 JAN - 3 10:01
TOWN OF ORANGETOWN

**PB #19-80: The Saloon Roof Plan
Compliance with PB#19-27, Condition #1
Noise Study, Extension in Time to Use
Approved for One Year**

Permit #45024

**Town of Orangetown Planning Board Decision
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Page 2 of 2**

DECISION: In view of the foregoing and the testimony before the Board, the application was in compliance with PB#19-27. The applicant shall return to the Planning Board in May, 2020 for a one (1) year Extension for the Roof Top Bar, as per PB#19-27, dated May 8, 2019.

The foregoing Resolution was made and moved by Stephen Sweeney and seconded by Thomas Warren and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel absent; Andrew Andrews, aye; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, nay and Mike McCrory, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: December 11, 2019

**Cheryl Coopersmith, Chief Clerk Boards and Commissions
Town of Orangetown Planning Board**



TOWN CLERK'S OFFICE
2020 JAN - 3 A 10: 01
TOWN OF ORANGETOWN

**PB #19-36: Henry Kaufmann Campground, Inc. Master Plan
Amendment to PB#17-58/PB#13-23; Preliminary Master Plan Approval
Subject to Conditions/ Reaffirmation to Neg. Dec.**

**Town of Orangetown Planning Board Decision
December 11, 2019
Page 1 of 9**

**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Orangetown Planning Board**

RE: Henry Kaufmann Campgrounds, Inc. Master Plan - Amendment: The application of Henry Kaufmann Campgrounds, Inc., applicant, for UJA Federation of New York, owner, for an Amendment to Preliminary Master Plan Approval with Conditions at a site known as “**Henry Kaufmann Campgrounds, Inc. Master Plan – Amendment to PB#17-58/PB#13-23; Preliminary Approval, PB #13-23, dated February 28, 2018 and July 24, 2013**”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 & Section 69.10, Block 2, Lot 21 in the R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting, **Wednesday, December 11, 2019** at which time the Board made the following determinations:

Troy Wojciekofsky, Donald Brenner, Kevin Curran and Victoria Inniss appeared and testified.

The Board received the following communications:

1. Project Review Report dated December 4, 2019.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated December 10, 2019.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated December 5, 2019.
4. A letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated December 11, 2019.
5. Letters from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated June 11, and November 27, 2019 and Michael Kezner, dated November 18, 2019.
6. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael Bettmann, Chief Fire Inspector, dated December 6, 2019.
7. Letters from Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer, dated June 5 & December 4, 2019.

TOWN CLERK'S OFFICE
2020 JAN - 3 A 10: 01
TOWN OF ORANGETOWN

**PB #19-36: Henry Kaufmann Campground, Inc. Master Plan
Amendment to PB#17-58/PB#13-23; Preliminary Master Plan Approval
Subject to Conditions/ Reaffirmation to Neg. Dec.**

**Town of Orangetown Planning Board Decision
December 11, 2019
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8. Letters from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated May 10 & December 4, 2019.
9. A letter from the Town of Orangetown Zoning Board of Appeals, signed by Dan Sullivan, Chair, dated May 15, 2019.
10. Site Plans entitled "UJA Pearl River Day Camp Proposed Improvements prepared by Stantec, signed and sealed by Troy Wojciekofsky, P.E., dated January 29, 2018, last revision date of October 25, 2019:
 - Sheet 2 of 4: Overall Master Plan Improvements
11. Preliminary Stormwater Pollution Prevention Plan prepared by Stantec, dated January 26, 2018, last revision dated of October 25, 2019.
12. A copy of the Full Environmental Assessment Form dated October 25, 2019 signed by Troy Wojciekofsky, P.E.
13. Project narrative prepared by Stantec.
14. A copy of a memo from Troy Wojciekofsky, Stantec to Donald Brenner, dated October 25, 2019, entitled Master Plan submission to Town Revisions to Master Plan Compared to Previously Approved Plan.
15. A letter from 8 Sickletown Road residents: 83 Sickletown Road, 81 Sickletown Road, 85 Sickletown Road and 79 Sickletown Road, dated December 12, 2017.

The Board reviewed the plans. The meeting was open to the Public.

Public Comments:

Edward Kleber, 58 McKinley Road, Pearl River, questioned the new location of the ball field; will it become bigger than the original proposal and what is the orientation of the field. Mr. Kleber raised concerns regarding the removal of trees and the type of structures proposed for the site.

There being no one else to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Stephen Sweeney and seconded by Bruce Bond and carried as follows: Thomas Warren –Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel absent; Andrew Andrews, aye; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, absent.

TOWN OF ORANGETOWN
2020 JAN - 3 A 10: 01
TOWN CLERK'S OFFICE

**PB #19-36: Henry Kaufmann Campground, Inc. Master Plan
Amendment to PB#17-58/PB#13-23; Preliminary Master Plan Approval
Subject to Conditions/ Reaffirmation to Neg. Dec.**

**Town of Orangetown Planning Board Decision
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The proposed action is classified as an “unlisted action” as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by William Young and seconded by Bruce Bond and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel absent; Andrew Andrews, aye; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, absent; the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board’s analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant’s professional representatives, namely Troy Wojciekofsky, P.E., and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering, and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Planning, Rockland County Department of Health, Rockland County Sewer District #1, Rockland County Drainage Agency and having reviewed the Master Plan by prepared Troy Wojciekofsky, P.E., a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;

TOWN OF ORANGETOWN
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**PB #19-36: Henry Kaufmann Campground, Inc. Master Plan
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**Town of Orangetown Planning Board Decision
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- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Bruce Bond and seconded by William Young and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel absent; Andrew Andrews, aye; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, absent, the Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Preliminary Master Plan Amendment Approval Subject to the Following Conditions:**

1. All previous applicable conditions remain in effect of PB#13-23 and PB#17-58, Preliminary Master Plan Approval Subject to Conditions, dated June 24, 2013 and February 28, 2018.
2. The masterplan sheet shall include a legend corresponding to the numbered revisions shown on the drawing and outlined in the Memo dated October 25, 2019.
3. The proposed relocated amphitheater(#14) and proposed shelter (#19) are located within the 300 foot buffer will require a variance from the Town of Orangetown Zoning Board of Appeals, per Section 4.32(B), Camps.
4. Portion of the relocated playground is shown within the 100' regulated area, what is the construction of this playground and will any playground structures be placed into the 100' regulated area.

TOWN CLERK'S OFFICE
2020 JAN - 3 A 10: 01
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**PB #19-36: Henry Kaufmann Campground, Inc. Master Plan
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Subject to Conditions/ Reaffirmation to Neg. Dec.**

**Town of Orangetown Planning Board Decision
December 11, 2019
Page 5 of 9**

5. Is there any lighting proposed for the site.
6. Approval from the Rockland County Drainage Agency is required for **ANY** work within the regulated area.
7. Proposed development within the 100-year floodplain is required to meet NYSDEC requirements.
8. If there is any proposed work or encroachment into the federal wetlands, review and approval is required by the U.S. Army Corps. of Engineers.
9. The applicant must provide documentation that the development will not increase flood elevations at any location during a 100-yr flood event.
10. The applicant is advised that per Rockland County Drainage Agency letter dated December 6, 2019, no permits can be issued until all existing RCDA violations are abated.
11. The preliminary/ conceptual SWPPP and drawings for the Master Plan shall be coordinated and all information shown on the plans (include proposed phasing, on the drawings) shall be reflected in the Master Plan SWPPP and vice-versa. This shall include phasing, what building (identified either by name or numbering system) and or new impervious structures/ impervious areas or other disturbance that are included in each phase, the associated water quality/ water quantity controls for every new building/ structure/ impervious area/ areas of disturbance in said phases (including estimated size of water quality/ quantity control), approximate area of disturbance for each new building/ structure/ impervious area (including an approximate total area of disturbance for each phase, and total area of disturbance for all phases added together. The Master Plan shall be coordinated with the proposed phasing spelled out in the SWPPP (i.e. the plans shall reflect said phasing, items in each phase, etc.)
12. The Drainage improvement – Sickletown Road projects is specifically listed in the Master Plan SWPPP, however it is not shown on the Master Plan drawing. This shall be corrected. As mentioned above, the proposed work tables given on the Master Plan drawings do not include the phase they are in, this information shall be added to the tables. Also, all of this information must be added to the SWPPP.
13. The “clouded” bubbles, representing items that had previously been proposed and are now removed, shall be labeled on the plans.

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**PB #19-36: Henry Kaufmann Campground, Inc. Master Plan
Amendment to PB#17-58/PB#13-23; Preliminary Master Plan Approval
Subject to Conditions/ Reaffirmation to Neg. Dec.**

**Town of Orangetown Planning Board Decision
December 11, 2019
Page 6 of 9**

14. The Town of Orangetown Bureau of Fire Prevention requested the following information:

1. Provide (1) one detailed Site Plan showing all existing buildings, tents, trailers and pools, etc.
2. Show all existing roadway, pathways, gates.
3. Show all private fire hydrants.
4. Provide (1) one detailed Site Plan showing all proposed buildings, tents, trailers and pools, etc., and items #2 and #3 above.

15. Drainage Review Recommendation – Brooker Engineering

The Master Plan provides schematic information with respect to drainage. The Drainage Consultant would prepare a detailed review with respect to drainage of the individual phases for the Henry Kaufman Campground Site Plan – Master Plan at the time of each Phase submission before the Planning Board.

Project Description

This is the first drainage review report for the Master Plan phase for this project. For this submission, work is proposed in five Phases; Phase 1 is the Bronx House Site Plan for which the Drainage Consultant have prepared a separate drainage review. Phase 2 consists of a new amphitheater and mini golf course. Phase 3 consists of some drainage improvements along the east side of the site, where stormwater runoff is directed to off-site properties along Sickletown Road. Phase 4 consists of the construction of a pedestrian bridge over the Nauraushaun Brook. Phase 5 consists of various improvements throughout the site that are outlined on the Overall Master Plan improvements.

There is a series of wetlands along the eastern portion of the site that discharge to a swale that outlets to a residential lot along Sickletown Road. The Nauraushaun Brook, a FEMA mapped stream that is also regulated by the Local Floodplain Administrator and the Rockland County Drainage Agency, flows south along the west side of the property. The site is lightly developed and contains numerous wooded areas.

No information has been provided with respect to stormwater management and mitigation for Phases 2 and 5. Separate drainage reviews have been performed for Phase 1 (Bronx House), Phase 3 (Sickletown Road Drainage Improvements), and Phase 4 (Pedestrian Bridge).

TOWN CLERK'S OFFICE
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**PB #19-36: Henry Kaufmann Campground, Inc. Master Plan
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Subject to Conditions/ Reaffirmation to Neg. Dec.**

**Town of Orangetown Planning Board Decision
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Continuation of Condition #15...

The Master Plan contains General Note 2 that states, "Each phase as indicated for the structure(s) and site improvement(s) require a detailed submission for review by the Planning Board and other board agencies."

Project Comments

Brooker Engineering offered the following comments for the Planning Board:

1. Drainage information and supporting calculations that demonstrate mitigation can be achieved shall be provided for Phases 2 and 5.
2. Drainage mitigation shown on The Conceptual Stormwater Management Plan for Phase 5 is too schematic to provide a substantial drainage review.
3. It is not clear if any improvements are proposed for the existing entrance at Sickletown Road. It is also not clear which phase this work would be included in.

16. The Rockland County Department of Planning had the following comments that are herein incorporated as conditions:

1. A review must be completed by the County of Rockland Drainage Agency and any required permits obtained.
2. An updated review must be completed by the County of Rockland Department of Highway and all concerns addressed and all required permits obtained
3. The comments in the June 5, 2019 letter from the Rockland County Department of Health must be met.
4. The applicant shall consult with the Rockland County Office of Fire and Emergency Services, E-911 Office, to properly address all permanent structures.
5. If there is any encroachment into the Federal wetlands, a review must be completed by the United States Army Corps of Engineers and all required permit obtained.
6. The Floodplain Administrator for the Town of Orangetown shall certify that the proposed construction is in compliance with the floodplain regulations of the Town and the Federal Emergency Management Agency.
7. The timing for the different phases of the project must be provided.
8. As the various buildings and facilities are proposed, individual detailed plans must be provided, showing the existing conditions, proposed layout, grading, drainage, lighting, etc.
9. It must be demonstrated that the proposed fire lanes, and emergency access points can adequately maneuver on the site. Turning radii and movements must be provided illustrating that the large fire trucks or other emergency equipment can access al location indicated to be fire access roads.

TOWN CLERK'S OFFICE

2020 JAN - 3 A 10: 02

TOWN OF ORANGETOWN

**PB #19-36: Henry Kaufmann Campground, Inc. Master Plan
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Subject to Conditions/ Reaffirmation to Neg. Dec.**

**Town of Orangetown Planning Board Decision
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Continuation of Condition #16...

10. Drawing No. MP-2 and MP-2A were provided, both labeled sheet 2 of 4. These sheets should be given different numbers to distinguish themselves from each other and a narrative should be provided to explain the difference between the two plans. In addition, sheets 1, 3, and 4 should also be included to provide a better understanding of the entire project.

11. An overall Bulk Table and Vicinity Map must be provided on the plans.

12. The application form indicates the property receives water service from United Water. The form must be corrected to Suez.

17. The Rockland County Health Department (RCDOH) reviewed the plans and offered the following comment:

- The septic system and stormwater management improvements listed in the narrative will need Rockland County Health Department approvals. The applicant's engineer shall contact the Health Department to coordinate.
- Pursuant to 10 NYCRR 97.14 public swimming pools are a Type I Action.
- The Engineering plans for any proposed pool or modifications to existing pools must be submitted to and approved by the Rockland County Health Department prior to construction.
- Application is to be made to RCDOH for review of the stormwater systems for compliance with the County Mosquito Code.

18. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.

19. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Rockland County Department of Health
- Rockland County Sewer District #1
- Rockland County Drainage Agency
- Rockland County Planning Department
- Town of Orangetown Zoning Board of Appeals

Overrides

The Board made a motion to override Conditions 12 & 13 of the November 27, 2019 letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, for the following reasons:

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**PB #19-36: Henry Kaufmann Campground, Inc. Master Plan
Amendment to PB#17-58/PB#13-23; Preliminary Master Plan Approval
Subject to Conditions/ Reaffirmation to Neg. Dec.**

**Town of Orangetown Planning Board Decision
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#12. A lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.

The Board held that each phase of development is subject to review and approval by the Town of Orangetown Planning Board and that lighting and fields of illumination will be reviewed at that time.

A motion to override the condition was made and moved by Stephen Sweeney and seconded by William Young and carried as follows: : Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel absent; Andrew Andrews, aye; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, absent.

#13. A landscaping plan shall be provided which has low evergreen landscaping.

The Board held that each phase of development is subject to review and approval by the Town of Orangetown Planning Board and that landscaping will be reviewed at that time.

A motion to override the condition was made and moved by Stephen Sweeney and seconded by William Young and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, absent; Andrew Andrews, aye; Bruce Bond, aye; Robert Dell, aye; Stephen Sweeney, aye, and Michael McCrory, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

The foregoing Resolution was made and moved by William Young and seconded by Stephen Sweeney and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel absent; Andrew Andrews, aye; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, absent.

Dated: December 11, 2019

**Cheryl Coopersmith, Chief Clerk Boards and Commissions
Town of Orangetown Planning Board**

Attachment



TOWN CLERK'S OFFICE
2020 JAN - 3 A 10: 02
TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

**PB #19-36: Henry Kaufmann Campground, Inc. Master Plan
Amendment to PB#17-58/PB#13-23; Preliminary Master Plan Approval
Subject to Conditions/ Reaffirmation to Neg. Dec.**

**Town of Orangetown Planning Board Decision
December 11, 2019**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: Henry Kaufmann Campground, Inc. Master Plan
Amendment to Preliminary Master Plan Approval Subject to Conditions**

SEQR STATUS: Type I _____ Unlisted XXXXXX
CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

**DESCRIPTION OF ACTION: Amendment to Preliminary Master Plan
Approval Subject to Conditions/ Neg. Dec.**

LOCATION: The site is located at 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 & Section 69.10, Block 2, Lot 21 in the R-80 zoning district.

REASONS SUPPORTING THIS DETERMINATION:

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning

Administration and Enforcement; Town of Orangetown; 20 Greenbush Road
Orangeburg, NY 10962; Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental

Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant
- Involved Agencies

TOWN CLERK'S OFFICE
2019 JAN 3 10 02 AM
TOWN SUPERVISOR

**PB #19-37: Henry Kaufmann Campground
Amendment to PB#17-59: Bronx House Site Plan
Preliminary Site Plan Approval Subject
to Conditions/ Neg. Dec.**

Permit #46910

**Town of Orangetown Planning Board Decision
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Page 1 of 13**

**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Orangetown Planning Board**

RE: Henry Kaufmann Campgrounds, Inc. Site Plan, Amendment to PB#17-59, dated February 28, 2018, Bronx House Site Plan: The application of Henry Kaufmann Campgrounds, Inc., applicant, for UJA Federation of New York, owner, for Prepreliminary/ Preliminary Site Plan Review, at a site known as "**Henry Kaufmann Campgrounds, Inc. Site Plan**", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 & Section 69.10, Block 2, Lot 21 in the R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting, **Wednesday, December 11, 2019** at which time the Board made the following determinations:

Troy Wojciekofsky, Donald Brenner, Kevin Curran and Victoria Inniss appeared before the Board. The Board received the following communications:

1. Project Review Committee Report dated December 4, 2019.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated December 10, 2019.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated December 5, 2019.
4. A letter from Brooker Engineering signed by Kenneth DeGennaro, P.E., dated December 10, 2019.
5. Letters from the Rockland County Department of Planning, from Douglas Schuetz, Acting Commissioner of Planning, dated June 11 & November 27, 2019 and Michael Kezner, dated November 18, 2019.
6. Letters from the Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer, dated June 5 & December 3, 2019.
7. Letters from Rockland County Drainage Agency, signed by Vincent Altieri, Executive Director, dated November 29, 2017 and an E-mail from Shajan Thottakara, Rockland County Drainage Agency dated November 25, 2019.

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8. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated May 10 & December 4, 2019.
9. A letter from the Town of Orangetown Zoning Board of Appeals signed by Dan Sullivan, Chairman, dated November 1, 2017.
10. A copy of the Building Department Referral, dated September 18, 2017, signed by Building Inspector, Rick Oliver.
11. Site Plan entitled "Bronx House Site Plan", prepared by prepared by Stantec, signed and sealed by Troy Wojciekofsky, P.E., dated January 29, 2018, last revision date of November 6, 2019.
12. Architectural Plans prepared by Carlo Zaskorski, R.A., dated January 29, 2018, last revised September 27, 2019:
 - C-100.00: Vicinity Plan
 - C-101.00: Overall Existing Site Plan
 - C-102.00: Demolition & Removals Plan
 - C-103.00: Proposed Site Plan
 - A-100.00: Proposed Home base Plan & Elevations
 - A-101.00: Proposed Pool House Plan & Elevations
 - A-600.00: Proposed Materials Palettes
 - A-601.00: Home base color Schemes Renderings
13. A copy of the Full Environmental Assessment Form dated October 13, 2017 signed by Troy Wojciekofsky, P.E.
14. Submitted at the meeting, a letter from 8 residents living on Sickletown Road: 83 Sickletown Road, 81 Sickletown Road, 85 Sickletown Road and 79 Sickletown Road, dated December 12, 2017.

The Board reviewed the plans and information submitted. The hearing was then opened to the Public.

Public Comments:

Lorna Carroll, 62 McKinley Street, Pearl River; expressed concerns regarding the existing structure nearest the Reld Drive entrance to the site. She questioned if it was being replaced or getting larger and closer to her property.

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There being no one else to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by William Young and seconded by Bruce Bond and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel absent; Andrew Andrews, aye; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, absent.

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Stephen Sweeney and seconded by William Young and carried as follows: Thomas Warren, Chairman, aye, William Young, Vice-Chairman, aye; Robert Dell, aye; Stephen Sweeney, aye; Michael McCrory, absent; Michael Mandel, absent; Andrew Andrews, aye and Bruce Bond, aye; the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board’s analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant’s professional representatives, namely by Stantec and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering, and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Health, Rockland County Department of Highway, Rockland County Department of Planning, Rockland County Sewer District #1, Rockland County Drainage Agency and having reviewed a Plan by prepared by Stantec a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

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- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Bruce Bond and seconded by Andrew Andrews and carried as follows Thomas Warren, Chairman, aye, William Young, Vice-Chairman, aye; Robert Dell, aye; Stephen Sweeney, aye; Michael McCrory, absent; Michael Mandel, absent; Andrew Andrews, aye and Bruce Bond, aye; the Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Preliminary Site Plan Approval Subject to the Following Conditions:**

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1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."
2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. All outdoor construction activities, including site-clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m. Place this information as a note on the Site Plan.
4. All previous applicable conditions remain in effect of PB#17-59, Preliminary Site Plan Approval Subject to Conditions, dated February 28, 2018.
5. The proposed building chart must have ID numbers that correspond to the building chart on the Master Plan.
6. The proposed lifeguard and restroom building size must be provided, including floor plans and elevations. The structure must also be numbered and listed in the building chart on the Master Plan.
7. The setback of 203.2' to the improved playfield BH-1 does not match the Town of Orangetown Zoning Board of Appeals decision #18-29, dated May 16, 2018 of 204'. The plan must be revised to match the ZBA approved site plan.
8. What improvements are proposed for the playfield?
9. The square footage of the homebase pavilion HB-BH-1 is indicated as 5,816 square feet on the plan; however, the building chart on the Master Plan indicates Shelter #17 as 6,057 square feet. Which is correct.
10. Relocated GAGA BH-1 should have a number assigned to it and should be indicated on the Master Plan building chart along with the size of the structure.

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11. The top/bottom elevations shall be indicated for the proposed retaining wall.
12. What is the structure of the proposed retaining wall? Details must be submitted.
13. Provide specification information for the proposed propane tank.
14. All structures, retaining walls, pools, activity areas or recreation areas shall be dimensioned, including heights, where applicable and elevation datum indicated in reference to base flood elevation.
15. Trees to be removed shall be indicated with an "X on the Site Plan".
16. The application shall be reviewed by the Town of Orangetown Architecture and Community Appearance Board of Review. Proposed structure, retaining walls and fencing will require review and approval.
17. The applicant is advised that per the Rockland County Drainage (RCDA) letter dated December 6, 2019, no permit can be issued until all existing RCDA violations are abated.
18. The amended plan is substantially different from the plan that received Preliminary Approval. The current plan/ submission shows FAR less information than the previously approved plan. No details, revised SWPPP, drainage facilities, drainage calculations, sanitary facilities, sanitary calculations, soil erosion and sediment control information/ plans, existing easements have been provided. This information must be submitted to property review the requested amendment.
19. A revised SWPPP (in a 3-ring binder) with updated calculations shall be submitted.
20. All existing utilities, easements (with metes and bounds, ownership and page and liber/ instrument number) and dedications (with metes and bounds, ownership and page and liber/ instrument number) shall be shown on the plans.
21. Sanitary calculations for all of the proposed new (aquatic center)/ increased (homebases) flows, prepared by a New York State Licensed Professional engineer shall be submitted for review and approval.
22. The applicant's attorney shall provide proof of legal ability to construct a soccer field in/on the existing Town of Orangetown sanitary sewer easement.

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23. Drainage Review Recommendation

Drainage calculations have been provided to demonstrate that potential significant impacts with respect to drainage can be mitigated. The Drainage Consultant, Brooker Engineering, therefore recommends that the Henry Kaufman Campground Site Plan be approved for drainage subject to the following Project Comments.

This is the third drainage review report for this project; the last review was dated February 21, 2018. For the original submission, an overall Site Plan has been prepared for nine replacement camp shelters, seven new camp shelters, parking areas, walking paths, recreational facilities, new buildings and an aquatic center. The improvements are to be constructed in three phases over two years. According to the information provided in the EAF, the overall site is 105.9 acres and 16.4 acres are proposed to be disturbed. A total of 3.8 acres of impervious area is proposed to be added to the site.

The current submission includes the improvements at the Bronx House area of the site. The Bronx House area is located at the northwest corner of the site, east of McKinley Street and Duhamel Road. Stormwater runoff in this portion of the site flows east toward the Nauraushaun Brook. No stormwater runoff from this portion of the site flows towards the residences abutting the site that front on Sickletown Road.

There is a series of wetlands along the eastern portion of the site that discharge to a swale that outlets to a residential lot along Sickletown Road. The Nauraushaun Brook, a FEMA mapped stream that is also regulated by the Local Floodplain Administrator and the Rockland County Drainage Agency, flows south along the west side of the property. The site is lightly developed and contains numerous wooded areas. The Bronx House Phase of the project includes two new "Homebase Pavilion" structures, one new aquatic center, and a new baseball field and soccer field. Bioretention facilities for stormwater quality and quantity mitigation are proposed adjacent to each of the three new impervious structures.

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Condition #23- Drainage Review Recommendation: Continued...

The plans submitted for this application now include stormwater mitigation calculations and a Stormwater Pollution Prevention Plan.

Information Reviewed for December 11, 2019 Planning Board Meeting

The updated plans contain the same major elements in the previous Bronx House phase: a new grass playfield, an aquatic center, two homebase pavilions and a renovated baseball field. The two homebase pavilions are sited at about the same locations as the previous submission and are the same sizes with the same stormwater mitigation measures. The grass playfield is also the same size and location as the previous submission. The previously proposed new baseball field has been eliminated; the existing woods at this location will remain and therefore the existing drainage pattern and stormwater runoff rates will be maintained. The existing baseball field will remain and be reconfigured in lieu of a new baseball field. The proposed aquatic center has been shifted northwest, away from the wetlands. The aquatic center is about the same dimensions as previously reviewed and contains the same stormwater mitigation measures.

Project Comments

1. The Site Plans shall include any impervious area for sidewalks and paths that will be needed for the new structures.
2. Proposed grading shall be provided that directs stormwater runoff away from the new structures in all directions.
3. The orifice modeled for each bioretention facility in the hydrologic model shall be shown on the bioretention details.
4. The hydrologic calculations shall provide supporting mapping calculations to show how wooded areas are increasing from existing to proposed conditions. The wooded area is calculated as 591,943 SF in subarea 1S in the existing conditions model and 599,486 SF in subarea 3S in the proposed conditions model.
5. The hydrologic model shall use increased curve numbers from existing to proposed conditions to reflect the change in ground cover from woods to grass at the proposed athletic fields.
6. The subareas for PCDA 1A through 1C shall be revised to only include stormwater runoff that is directed to the bioretention facilities.
7. The three-bioretention facilities store 2.26 inches, 1.98 inches, and 2.06 inches of rainfall runoff from the contributing impervious areas for each basin. The available storage volume shall be increased.
8. Additional detail is needed to show how the swale that runs through the location of the proposed baseball field will be diverted.
9. Soil percolation test data shall be provided.
10. Bioretention maintenance information shall be referenced on the Site Plan.
11. Road names shall be included on the Vicinity Map on the Title Sheet.

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24. The Rockland County Department of Planning had the following comments, which are herein, incorporated as conditions:

1. A review must be completed by the County of Rockland Drainage Agency and any required permits obtained.
2. An updated review must be completed by the County of Rockland Department of Highway and all concerns addressed and all required permits obtained. In addition, the comments in the November 15, 2017 letter from County of Rockland Department of Highway must be met.
3. The comments in the June 5, 2019 letter from the Rockland County Department of Health must be met.
4. If there is any encroachment into the Federal wetlands, a review must be completed by the United States Army Corps of Engineers and all required permit obtained.
5. The Floodplain Administrator for the Town of Orangetown shall certify that the proposed construction is in compliance with the floodplain regulations of the Town and the Federal Emergency Management Agency.
6. As stated in #2 in the project narrative, ballfield BH-1 has been eliminated from the project. However, the site plan still lists this ballfield as being improved. It must be clarified as to whether this ballfield is to be removed from the project or not.
7. Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.
8. There shall be no net increase in the peak rate of discharge from the site at all design points.
9. An overall Bulk Table and Vicinity Map must be provided on the plans.
10. The application form indicates the property receives water service from United Water. The form must be corrected to Suez.

25. The Rockland County Health Department (RCDOH) reviewed the plans and offered the following comment:

- Any The septic system and stormwater management improvements will need Rockland County Health Department approvals. The applicant's engineer shall contact the Health Department to coordinate.
- Pursuant to 10 NYCRR 97.14 public swimming pools are a Type I Action.
- The Engineering plans for any proposed pool or modifications to existing pools must be submitted to and approved by the Rockland County Health Department prior to construction.
- Application is to be made to RCDOH for review of the stormwater systems for compliance with the County Mosquito Code.

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26. The Rockland County Drainage Agency (RCDA) has previously reviewed the above referenced site and determined that it is within the jurisdiction of the RCDA. Therefore, a permit from the RCDA pursuant to the Rockland County Stream Control Act is required for any developments within this site. Based on a review of the above-referenced drawings, several site improvements were made, including 12 new sheds, without the required permit from the RCDA. Pursuant to Section 10 of the Rockland County Stream Control Act, no person shall perform any work affecting the construction and maintenance of any existing or proposed structure within the lands governed by this act, without first applying for and obtaining a written permit for such work. The aforesaid activity has been performed without the requisite Rockland County Stream Control Act permit from the RCDA and is in direct contravention of the Rockland County Stream Control Act. This letter will serve to provide you with a written formal notice that you are in violation of the Rockland County Stream Control Act.

27. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.

28. The Town of Orangetown Bureau of Fire Prevention had the following comment:

- Provide information regarding the type of construction of the new buildings; additional access roads, hydrants, fire alarms, etc. may be required.

29. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

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30. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Town of Orangetown Zoning Board of Appeals
- Rockland County Department of Health
- Rockland County Drainage Agency
- Rockland County Highway Department
- Rockland County Department of Planning
- Rockland County Sewer District No. 1
- Town of Orangetown Zoning Board of Appeals

31. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

32. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and/or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

33. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

34. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

35. TREE PROTECTION: The following note shall be placed on the site plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to preserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:

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Continuation of Condition #35...

- One (1) foot radius from trunk per inch DBH.
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
 - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
 - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

36. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

37. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

38. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

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39. If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Wetlands - U.S. Army Corps of Engineers).

40. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

41. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

42. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by Stephen Sweeney and seconded William Young by and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel absent; Andrew Andrews, aye; Bruce Bond, aye; Stephen Sweeney, aye; Robert Dell, aye and Mike McCrory, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: December 11, 2019
Town of Orangetown Planning Board
Cheryl Coopersmith, Chief Clerk Boards and Commissions
Town of Orangetown Planning Board



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**State Environmental Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

**PB #19-37: Henry Kaufmann Campground
Amendment to PB#17-59: Bronx House Site Plan
Preliminary Site Plan Approval Subject
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**Town of Orangetown Planning Board Decision
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This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: **Henry Kaufmann Campground, Site Plan – Bronx House**

SEQR STATUS: Type I _____ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Site Plan Review

LOCATION: The site is located at 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 & Section 69.10, Block 2, Lot 21 in the R-80 zoning district.

REASONS SUPPORTING THIS DETERMINATION:

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning

Administration and Enforcement; Town of Orangetown; 20 Greenbush Road
Orangeburg, NY 10962; Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant
- Involved Agencies

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**PB #19-81: Henry Kaufmann Campground
Pedestrian Bridge Site Plan
Final Site Plan Approval Subject
to Conditions/ Neg. Dec.**

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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York 10960
FROM: Orangetown Planning Board**

RE: Henry Kaufmann Campgrounds, Inc. Site Plan, Pedestrian Bridge Site Plan: The application of Henry Kaufmann Campgrounds, Inc., applicant, for UJA Federation of New York, owner, for Prepreliminary/ Preliminary/Final Pedestrian Bridge Site Plan Review, at a site to be known as "**Henry Kaufmann Campgrounds, Inc. Pedestrian Bridge Site Plan**", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 & Section 69.10, Block 2, Lot 21 in the R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting, **Wednesday, December 11, 2019** at which time the Board made the following determinations:

Donald Brenner, Kevin Curran, Victoria Inniss and Justin Lim appeared before the Board. The Board received the following communications:

1. A Project Review Committee Report dated December 4, 2019.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, AIA, RA, Director, dated December 10, 2019.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated August 30 & December 6, 2019.
4. A letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated December 10, 2019.
5. Letters from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated November 27, 2019 and Michael Kezner, dated November 19, 2019.
6. Letters from Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer dated December 2 & 3, 2019.
7. Letters from the Rockland County Department of Highways, signed by Dyan Rajasingham, Engineer II dated December 2 & 4, 2019.
8. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated December 4, 2019.

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9. A letter from Rockland County Drainage Agency, signed by Vincent Altieri, Executive Director, dated December 6, 2019.
10. A letter from the Town of Orangetown Zoning Board of Appeals, signed by Patricia Castelli, Acting Chair, dated November 20, 2019.
11. Site Plans prepared by Leonard Jackson Associates
 - Drawing 1: Title Sheet, dated March 5, 2018, revised July 30, 2019
 - Drawing 2: Overall Plan – Pedestrian Bridge at Dam, dated March 5, 2018, revised July 30, 2019
 - Drawing 3: Grading & Drainage – Part Plans, dated March 5, 2018, revised July 30, 2019
 - Drawing 4: Erosion Control Plan, dated July 30, 2019
 - Drawing 5: Construction Details (1 of 3) dated March 5, 2018
 - Drawing 6: Construction Details (2 of 3), dated July 30, 2019
 - Drawing 7: Construction Details (3 of 3), dated July 30, 2019
12. A Hydraulic Analysis prepared by Leonard Jackson Associates, dated May 1, 2018.
13. A Drainage Report prepared by Leonard Jackson Associates, dated July 30, 2019.
14. A copy of the Short Environmental Assessment Form dated January 11, 2019 signed by Donald Brenner for Leonard Jackson Associates.

The Board discussed the request. The meeting was open to Public Comment.

Public Comment:

Edward Kleber, 58 McKinley Road, Pearl River, raised concerns regarding what would happen if pollutants fell into the water during maintenance of the bridge.

There being no one else from the Public, a motion was made to close the Public Hearing portion of the meeting by Stephen Sweeney and seconded by William Young and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, absent; Robert Dell, aye; Michael McCrory, absent; Andrew Andrews, aye; Bruce Bond, aye and Stephen Sweeney, aye.

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

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On motion by Stephen Sweeney and seconded by William Young and carried as follows: Thomas Warren, Chairman, aye, William Young, Vice-Chairman, aye; Robert Dell, aye; Stephen Sweeney, aye; Michael McCrory, absent; Michael Mandel, absent; Andrew Andrews, aye and Bruce Bond, aye; the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, namely by Leonard Jackson Associates and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering, and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Health, Rockland County Department of Highway, Rockland County Department of Planning, Rockland County Sewer District #1, Rockland County Drainage Agency and having reviewed a Plan by prepared by Leonard Jackson Associates a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;

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- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Bruce Bond and seconded by William Young and carried as follows Thomas Warren, Chairman, aye, William Young, Vice-Chairman, aye; Robert Dell, aye; Stephen Sweeney, aye; Michael McCrory, absent; Michael Mandel, absent; Andrew Andrews, aye and Bruce Bond, aye; the Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Final Approval Subject to the Following Conditions:**

1. The following note shall be placed on the Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."

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2. The following note shall be placed on the Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. The 100-year floodplain shall be clearly labeled on the Site Plan.
4. The FEMA Floodway shall be delineated on the Site Plan and the section.
5. The proposed development within the 100-year floodplain is required to meet NYSDEC requirements.
6. The applicant must provide documentation that the bridge abutments will not increase flood elevations at any location during a 100-year flood event.
7. If there is any proposed work or encroachment into federal wetlands, review and approval is required by the U.S. Army Corps. Of Engineers.
8. The application shall be reviewed by the Town of Orangetown Architecture and Community Appearance Board of Review.
9. The applicant is advised that per Rockland County Drainage Agency letter dated December 6, 2019, no permits can be issued until all existing RCDA violations are abated.
10. The revised drainage report supplied is under review by DEME. However, calculations for the new stormwater piping shall be added to the report. Also, the new piping shall be added to drawing #2 and profiles for same shall be added to the drawings.
11. The **total** area of disturbance shall be noted/ written in the opening narrative of the drainage report and listed on Drawings #3 through 4.
12. Detail for the new field inlets and flared end sections shall be added to the drawings.
13. The soil erosion and sediment control symbols on the erosion control plan (drawing #4) shall conform to NYSDEC standards.
14. The NYSDEC stream number and classification for the Nauraushaun Brook, that the bridge is crossing shall be labeled on the plans (drawing #'s 1 through 4.)

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15. Copies of all correspondence, including any and all approvals from the New York State Department of Environmental Conservation, U.S. Army Corps. Of Engineers, the Rockland County Drainage Agency, etc., in connection with this proposed site plan, shall be supplied to the Planning Board and DEME, prior to signing the map.

16. Drainage Review Recommendation – Brooker Engineering

Drainage calculations have been provided to demonstrate that potential significant impacts with respect to drainage can be mitigated. Brooker Engineering, the Planning Board Drainage Consultant, therefore recommends that the Henry Kaufman Campground Site Plan – Pedestrian Bridge can be approved for drainage subject to the following Project Comments.

Project Description

The pedestrian bridge is referred to Phase 4 in the master plan application. This is the first drainage review report for the Pedestrian Bridge phase for this project. The scope of work for this phase is a new pedestrian bridge over the Nauraushaun Brook that will link existing roads on the site. The bridge is located over an existing concrete dam.

The Nauraushaun Brook is a mapped FEMA stream with a floodway. The bottom of the proposed bridge is located above the mapped 100-year water surface elevation of the stream and will not impact flood elevations. New impervious areas for the bridge are located over the existing concrete dam and will not increase stormwater runoff.

Project Comments

Brooker Engineering have the following comments for the Planning Board:

1. The site plans shall show the 100-year floodplain delineation and map panel reference.
2. The FEMA floodway shall be shown on the site plan.
3. Permits are needed from the Local Floodplain Administrator and the Rockland County Drainage Agency.
4. A hydraulic analysis shall be prepared that shows any fill required for the bridge abutments will not cause an increase in 100-year flood elevations that propagate off the site.

17. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:

1. A review must be completed by the County of Rockland Drainage Agency and any required permits obtained.
2. A review must be completed by the County of Rockland Department of Highway and all concerns addressed and all required permits obtained
3. The comments in the June 5, 2019 letter from the Rockland County Department of Health must be met.
4. If there is any encroachment into the Federal wetlands, a review must be completed by the United States Army Corps of Engineers and all required permit obtained.

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Continuation of Condition #17...

5. The Floodplain Administrator for the Town of Orangetown shall certify that the proposed construction is in compliance with the floodplain regulations of the Town and the Federal Emergency Management Agency.
6. Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.
7. There shall be no net increase in the peak rate of discharge from the site at all design points.
8. The 145 contour line stops at the east abatement. The contour line must tie into the wall.
9. The application form indicates the property receives water service from United Water. The form must be corrected to Suez.

18. The Rockland County Health Department (RCDOH) reviewed the plans and offered the following comment:

- Application is to be made to RCDOH for review of the stormwater systems for compliance with the County Mosquito Code.

19. The Rockland County Highway Department reviewed the submitted plans and offered the following comments:

- The proposed pedestrian bridge is crossing the Rockland County regulated stream (Naurashaun Brook.) The site plan and details must be reviewed and approved by the Rockland County Drainage Agency.
- The site plan shall indicate the ownership and maintenance jurisdiction of the proposed pedestrian bridge in the parcel.

20. Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and no future correspondence is requested for this site.

21. The Rockland County Drainage Agency (RCDA) has previously reviewed the above referenced site and determined that it is within the jurisdiction of the RCDA. Therefore, a permit from the RCDA pursuant to the Rockland County Stream Control Act is required for any developments within this site. Please note that an application for a different project to address the existing Stream Control Act violation was received by RCDA; however, the violations are not abated. Please address the existing site violations immediately. Any new proposal will require a new Stream Control Act permit and the application is available at the County website, under Highway Department, Drainage Division.

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22. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Rockland County Health Department
- Rockland County Sewer District #1
- Rockland County Department of Highways
- Town of Orangetown Zoning Board of Appeals
- Rockland County Department of Planning
- Rockland County Drainage Agency

23. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

24. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

25. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

26. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

27. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

28. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

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29. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

30. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

31. TREE PROTECTION: The following note shall be placed on the site plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to preserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:

- One (1) foot radius from trunk per inch DBH.
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
 - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
 - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

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Continuation of Condition #31...

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

32. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by Bruce Bond and seconded Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, nay; Michael Mandel, absent; Andrew Andrews, aye; Bruce Bond, aye; Robert Dell, aye; Stephen Sweeney, nay, and Michael McCrory, absent.

The Clerk of the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and this Office of the Planning Board.

Dated: December 11, 2019

**Cheryl Coopersmith
Chief Clerk Boards and Commissions
Town of Orangetown Planning Board
attachment**



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**Town of Orangetown Planning Board Decision
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State Environmental Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

NAME OF ACTION: Henry Kaufmann Campground Pedestrian Bridge Site Plan: Final Site Plan Approval Subject to Conditions/ Neg. Dec.

SEQR STATUS: Type I _____ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Amendment to Filed Subdivision Plat

LOCATION: The site is located at 667 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.10, Block 2, Lot 21 and Section 69.14, Block 1, Lot 28 in the R-80 zoning district.

REASONS SUPPORTING THIS DETERMINATION:

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning
Administration and Enforcement
Town of Orangetown
20 Greenbush Road
Orangeburg, NY 10962
Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation,

- Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant, Involved Agencies involved Agencies

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