

June 1, 2020 Board Items:

PB#20-20: SMK Greene Subdivision Plan

Prepreliminary/Preliminary Subdivision Plan and SEQRA Review
318 Western Highway, Tappan
74.18-2-34, R-15 zoning district

PB#20-21: SQ Properties Site Plan

Prepreliminary/Preliminary Site Plan and SEQRA Review
8 Olympic Drive, Orangeburg
73.15/1/16; LIO zoning district

PB#20-22: 119 Tweed Boulevard Site Plan

Critical Environmental Area
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
119 Tweed Boulevard, Upper Grandview
71.17/1/19; R-22 zoning district

PB#20-23: Henry Kaufman Campgrounds Masterplan

Final Masterplan Review
667 Blauvelt Road, Pearl River
69.14/1/28 & 69.10/2/21; R-80 zoning district

PB#20-24: Henry Kaufman Campgrounds Site Plan – Bronx House

Final Site Plan Review – Bronx House
667 Blauvelt Road, Pearl River
69.14/1/28 & 69.10/2/21; R-80 zoning district

Dated: May 27, 2020



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

**Jane Slavin, RA
Director**

(845) 359-8410

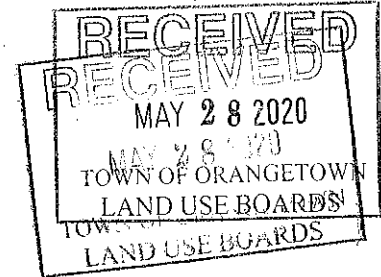
Fax: (845) 359-8526

Date: May 29, 2020

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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

Subject: **SMK Greene Subdivision Plan**
Prepreliminary/Preliminary Subdivision Plan and SEQRA Review
318 Western Highway, Tappan
74.18-2-34, R-15 zoning district



Submission Reviewed:

Subdivision of property as prepared by Jay A. Greenwell, PLS Dated 11/26/2019.

The applicant is proposing a five-lot subdivision.

- 1) The Bulk Table needs to be revised as follows:
 - Minimum Lot Width:
Lot 1 = 146.17', Lot 2 = 125', Lot 3 = 127', Lot 4 = 120', Lot 5 = 135'
 - Min street frontage for Lot 2 should be 132.98'
 - Lot 4 & 5 – side yard should be 20', Total side yard 35', rear yard 35', maximum far .20 and height 1'/FT.
 - Only one lot can be existing, either number 4 or number 5.
- 2) Per Chapter 43, table 3.12, Column 5, minimum lot area required is 15,000 square feet with 14,760 proposed for lot 4. Variance required.
- 3) Per Chapter 43, table 3.12, Column 7, minimum street frontage required is 75' with 30' proposed for lot 4, Variance required.
- 4) ACABOR review and approval is required.
- 5) The LEAF appears to be in order.

JS 5/29/2020



NY OFFICE
74 Lafayette Avenue
Suite 501
Suffern, NY 10901

845.357.4411 Tel.
845.357.1896 Fax

NJ OFFICE
22 Paris Avenue
Suite 105
Rockleigh, NJ 07647

201.750.3527 Tel.

April 26, 2020

Town of Orangetown Planning Board
20 Greenbush Road
Orangeburg, New York 10962

Attn: Cheryl Coopersmith, Chief Clerk

Re: SMK Greene Subdivision (tax lot 74.18-2-34)
Planning Board Drainage Review
BBE #OTN0148



Dear Ms. Coopersmith:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following report in support of the SMK Greene Subdivision application to the Town of Orangetown Planning Board:

Information Reviewed

1. "Subdivision of Property for SMK Greene", prepared by Jay A. Greenwell, PLS, LLC, Sheets 1-4, drawings dated November 26, 2020, signed and sealed by Jay A. Greenwell, PLS and Paul Gdanski, PE.
2. "Hydraulic Analysis and Stormwater Design Calculations Prepared for SMK - Greene", prepared by Paul Gdanski, PE, PLLC, dated January 11, 2020, signed and sealed by Paul Gdanski, PE.
3. Project Application dated February 10, 2020

Project Description

This is our first drainage review report for this application. The property is located at the southwest corner of the intersection of Independence Avenue and Western Highway and has frontage along Greene Road on the west side of the parcel. The site is wooded, with an existing single family home in the center of the site and driveways to both Greene Road and Western Highway. All existing impervious area is proposed to be removed. The site has a moderate downhill slope to the east.

The proposed action will remove all existing impervious area and subdivide the property into five single family residential lots in an R-15 zoning district. No road extensions or public improvements are required for the proposed configuration. All lots propose individual underground detention units to provide stormwater mitigation for the individual lots, which are to be maintained by the individual homeowners.

Project Comments

1. The drainage report should have subarea maps for existing and proposed conditions. The subarea map for proposed conditions should evaluate how overflows from the uphill subareas will contribute to the downhill detention systems.
2. Overflows for each of the detention systems should be clearly shown on the plan.
3. Floor elevations for Lot 4 should match the grading. Additional detail should be provided to show that drainage on the west side of the house will be directed around the structure.
4. Invert, top of pipe, and stone elevations should be added to the profile for each detention system on Sheet 4.
5. Show footing drains for each building.
6. We recommend the applicant investigate locating the sanitary sewer house connection for Lot 4 to the existing sanitary sewer on Greene Road, which eliminate the sanitary sewer easement over Lot 2.

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Brian Brooker, P.E. Eve Mancuso, P.E., C.M.E. Ken DeGennaro, P.E., C.F.M. Stuart Strow, P.E., C.F.M.
Anthony Riggi, P.E. Dennis Rocks, P.E., C.F.M. John Bezuyen, P.L.S.
Hillary Chadwick, P.E. Vincent Kane, P.E. Nestor Celiz, P.E. Benjamin Levitz, P.E.

7. Provide driveway details for Lots 2 and 3 with a cross slope to direct runoff to the proposed catch basins on the driveway. Label the area of driveway directed to the catch basin on the plan for ease of construction inspection.
8. The header pipe included in the drainage calculations should be shown in the drainage details.
9. Connections between the cultec units and means for access for maintenance should be shown on the drainage details. The maintenance schedule and procedures should be provided on the Subdivision Drawings. Provisions for isolating debris and leaf litter prior to entering the cultec systems should be included in the design.
10. Test pit information showing separation to groundwater and perc rate information should be provided.

Drainage Review Recommendation

The proposed action has provided sufficient drainage information that demonstrates that potential significant adverse impacts with respect to drainage can be mitigated. We therefore recommend that the SMK Greene Subdivision be approved for drainage subject to the above project comments.

Very truly yours,



BROOKER ENGINEERING, P.L.L.C.
Kenneth DeGennaro, P.E.





Planning Board Review Summary

Project Data			
Job Name SMK Greene Subdivision	Owner SMK Home Builders	Address 318 Western Highway	Tax Lot Number 74.18-2-34
Job Description: Five lot subdivision; remove existing home. Existing impervious area of 7266 SF and proposed impervious area of 17,324 SF.		Planning Board No. N/A	BBE Number OTN0148

Planning Board Data						
Date of:				Drainage:		
PB meeting	Subdivision Plans	Drainage Calcs.	BBE Review Letter	Approved	Not Approved	Approved w/ Conditions
	11/26/2019	01/11/2020	04/26/2020			X

Construction Data	
Area of Disturbance:	1.2 acres
Erosion Control Plan Required:	Yes
SWPPP Required:	To be determined
Post Construction Stormwater Quantity Required:	Yes
Post Construction Stormwater Quality Required:	No
Description of Required Stormwater Management:	Underground detention cultec units for each lot.

Photographs

	
Description: Entrance to the site from Greene Rd., looking east.	Description: View to the site. Standing at the intersection of Greene Rd. and Independence Ave., looking southeast.
Date: 04/27/2020	Date: 04/27/2020
	
Description: View to the site from Independence Ave., looking south.	Description: View to the site. Standing at the adjacent property on the south (Tappan Fire District), looking northwest.
Date: 04/27/2020	Date: 04/27/2020



Description: Approximate location of Lot #1 building envelope. Standing near border between lots #1 and #2, looking northeast.

Date: 04/27/2020



Description: Approximate location of Lot #2 building envelope. Standing near border between lots #2 and #4, looking northeast.

Date: 04/27/2020



Description: Approximate location of Lot #3 building envelope. Standing near border between lots #2 and #3, looking south.

Date: 04/27/2020



Description: Approximate location of Lot #4 building envelope. Standing near border between lots #2 and #4, looking southwest.

Date: 04/27/2020



Description: Approximate location of Lot #5 building envelope. Standing near border between lots #1 and #5, looking south.

Date: 04/27/2020



Description: View to the site from Western Highway. Standing near existing gravel driveway, looking south.

Date: 04/27/2020