

ZONING BOARD OF APPEALS

Town of Orangetown

20 Greenbush Road

Orangeburg, New York 10962

(914) 359-8410 (ex. 4331)

Date: September 28, 2020

TO: OBAPAE

- | | |
|--|----------------------------|
| Environmental Management and Engineering | ✓ Rockland County Drainage |
| ✓ Rockland County Sewer District #1 | ✓ Rockland County Health |
| New York State Dept. of Transportation | ✓ Rockland County Planning |
| Palisades Interstate Park Commission | ✓ Rockland County Highway |
| Orange and Rockland Utilities | NYS DEC |
| Orangetown Highway | US Army Corps |
| Fire Prevention (Performance Standards) | |

Review of Plans: SQ Properties Site Plan, 8 Olympic Drive, Orangeburg, NY

Section 73.15 Block 1 Lot 16; LIO zone

This matter is scheduled for:

Chapter 43, Section 3.11 Column 7 refers to LO District, Column 7 #2 (All accessory storage shall be within completely enclosed buildings: applicant proposing outdoor storage area) for an addition to and existing one-story commercial building.

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

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

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: November 4, 2020

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, November 4, 2020**. **Kindly forward your completed review to this office by November 4, 2020.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



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: **SQ Properties Site Plan**
Prepreliminary/Preliminary Site Plan and SEQRA Review
8 Olympic Drive, Orangetown
73.15/1/16; LIO zoning district



Submission Reviewed:

Site Plan as prepared by Jay A. Greenwell, PLS Last Revised 12/11/2019.

The applicant is proposing an addition to an existing building.

- 1) Per Chapter 43, table 3.11, Column 7, Additional use regulations, number 2, "accessory storage shall be within completely enclosed buildings." The applicant is proposing outdoor storage areas. **Variance required.**
- 2) Per Chapter 43, table 3.11, Column 7, Additional use regulations, number 3, "No parking is permitted in any required yard, unless permitted by any board or town agency having jurisdiction. This permission may be given at the time of site review, or at the time of the approval of a commercial subdivision or conditional use approval."
- 3) ACABOR review and approval is required.
- 4) The SEAF seems to be in order.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: 9/14/2020
Applicant: Site Plan for SQ Properties
Address: 8 Olympic Drive Orangeburg NY
Section: 73.15 Block: 1 Lot: 16
Permit# 49655

Plans Submitted: Site Plan for SQ Properties dtaed 11/15/19 last revised 12/11/19
signed and sealed by Jay Grenwell LS & Glenn Donald Mc Creedy P.E. (3 pages)

Project Name: SQ Propertis LLC

Date of Submittal to Land Use Board: 9/14/2020

Date of Board Meeting: TBD


Sincerely,


Debbie Arbolino
Administrative Aide

RECEIVED

SEP 14 2020

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Date/Initial of OBZPAE Review Completed:  9-14-2020

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 9/10/20

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: SITE PLAN FOR SQ PROPERTIES, LLC

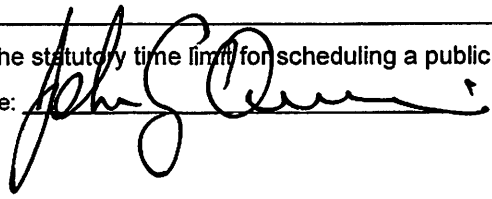
Street Address: 8 OLYMPIC DRIVE
ORANGEBURG, NY 10962

Tax Map Designation:
Section: 73.15 Block: 1 Lot(s): 16
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the WEST side of OLYMPIC DRIVE, approximately 600 feet SOUTH of the intersection of HUNT ROAD, in the Town of ORANGETOWN in the hamlet/village of ORANGEBURG.

Acreage of Parcel <u>6.9471</u>	Zoning District <u>LIO</u>
School District <u>PEARL RIVER</u>	Postal District <u>10962</u>
Ambulance District <u>S. ORANGETOWN</u>	Fire District <u>ORANGEBURG</u>
Water District <u>SUEZ NY</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
PROPOSED 35,400 SF ADDITION TO EXISTING ONE STORY COMMERCIAL BUILDING FOR ASSEMBLY AND WAREHOUSING GLASS STOREFRONT INSTALLATIONS AND MATERIAL

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 9/10/20 Applicant's Signature: 

APPLICATION REVIEW FORM

Applicant: SQ PROPERTIES, LLC Phone # 718-547-4141

Address: 8 OLYMPIC DRIVE, ORANGEBURG NY 10962
Street Name & Number (Post Office) City State Zip Code

Property Owner: SAME AS ABOVE Phone # --

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

Engineer/Architect/Surveyor: JAY A. GREENWELL, PLS, LLC Phone # 845-357-0830

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

Attorney: PATRICK BENN, ESQ. Phone # 212-962-0800

Address: 225 BROADWAY, SUITE 1200 NEW YORK NY 1---
Street Name & Number (Post Office) City State Zip Code

Contact Person: JAY A. GREENWELL, PLS, LLC Phone # ABOVE

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

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:

(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

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

List name(s) of facility checked above:

RC HIGHWAY DEPOT ON TAX LOT 73.15-1-17.1

Referral Agencies:

- | | |
|---|--|
| <input checked="" type="checkbox"/> RC Highway Department | <input checked="" type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input checked="" type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

NA

If site plan:

- 1) Existing square footage 20,200 SF
- 2) Total square footage 55,600 SF
- 3) Number of dwelling units NA

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

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area NO

Are there **streams** on the site? If yes, please provide the names. NO

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

NO

Project History:

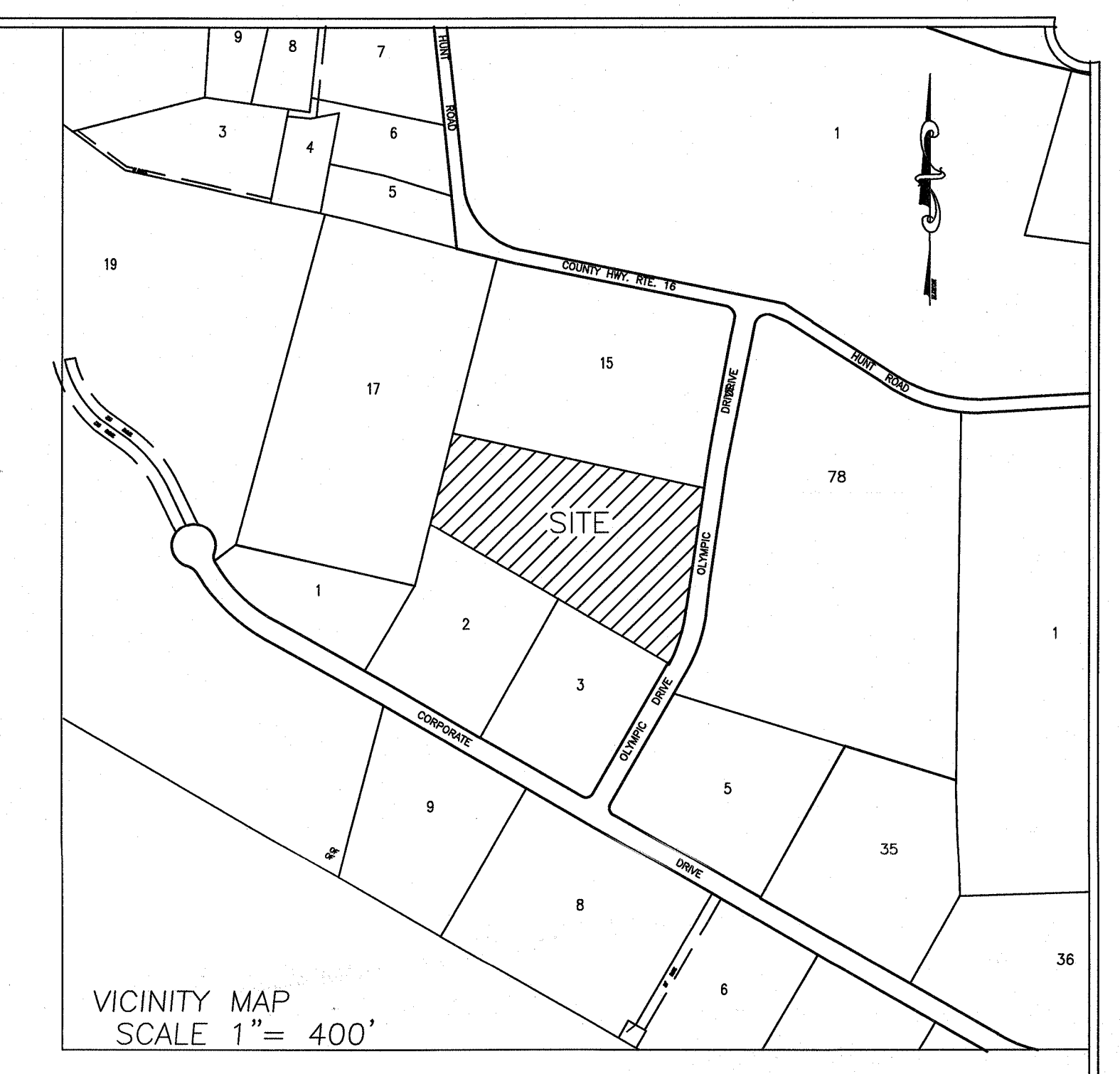
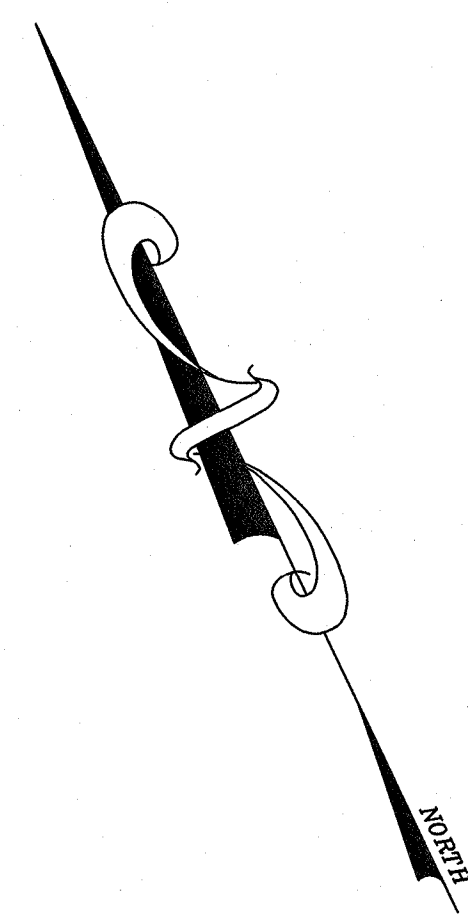
Has this project ever been reviewed before? YES

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

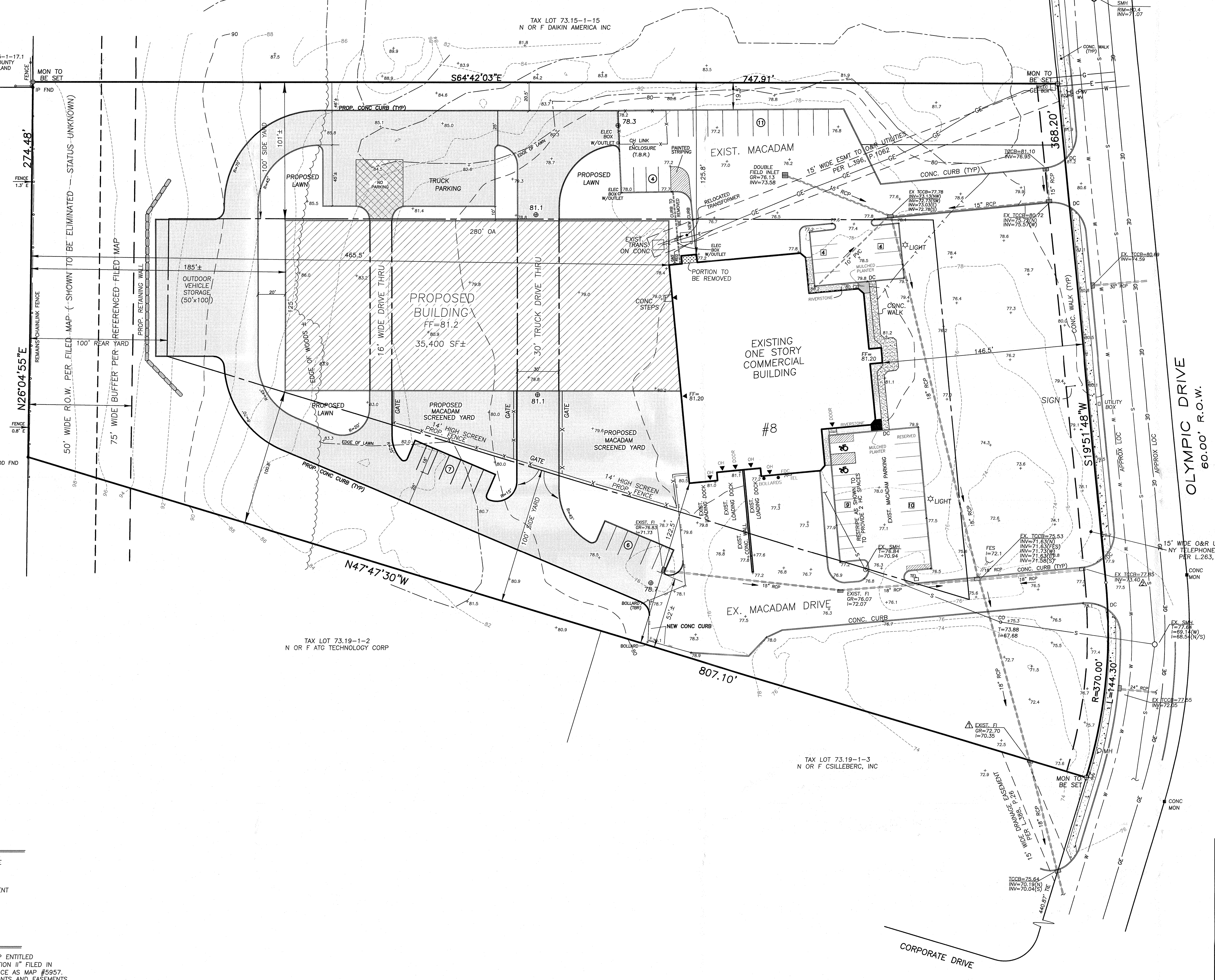
PLANNING BOARD FOR PRELIMINARY APPROVAL 6/15/20 (APPROVED WITH
CONDITIONS PB 20-21)

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

NONE



- NOTES:
- THIS IS A SITE PLAN FOR TAX LOT 73.15-1-16, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 - RECORD OWNER: SQ PROPERTIES LLC, 8 OLYMPIC DRIVE, ORANGETOWN, NY 10982
 - APPLICANT NAME: SQ PROPERTIES LLC
 - LOT AREA: 302,614 SF ± 6,9471 AC
 - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK'S OFFICE ON THE DATE OF THE TOWN CLERK'S OFFICE.
 - THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK'S OFFICE.
 - LOT GRADINGS SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN THIS PLAN).
 - CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL PERMITS FOR SANITARY SEWER AND EXISTING SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
 - ALL AREAS DISTURBED BY ON-SITE CONSTRUCTION SHALL BE REVEGETATED AND FERTILIZED PRIOR TO SEEDING.
 - SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE 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-US ARMY CORPS OF ENGINEERS).
 - DATE: NOV 29
 - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
 - 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 DEPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - ALL LANDSCAPING SHOWN ON THE SITE PLAN 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.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEPT. SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEPT. AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
 - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 - 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 THE APPLICANT. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREA TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. THESE SHALL INVESTIGATE THE CONDITIONS(S), AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS(S) OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEPT. OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE 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-US ARMY CORPS OF ENGINEERS).
 - PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
 - PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN DEPT. OF HIGHWAYS & TRUCK WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
 - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
 - A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PROTECT AND PRESERVE EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - TREE WELLS OR STOCKING SHALL BE INSTALLED UNDER THE TREE CANOPY.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT 4.5 TO 10 FOOT HEIGHT.
 - 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
 - DRY 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 AT ALL TIMES BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE 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 3/4 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 BEEN 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 WITH A RASSED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
 - PARKING WITHIN MINIMUM YARD SETBACK REQUIRES PLANNING BOARD APPROVAL.



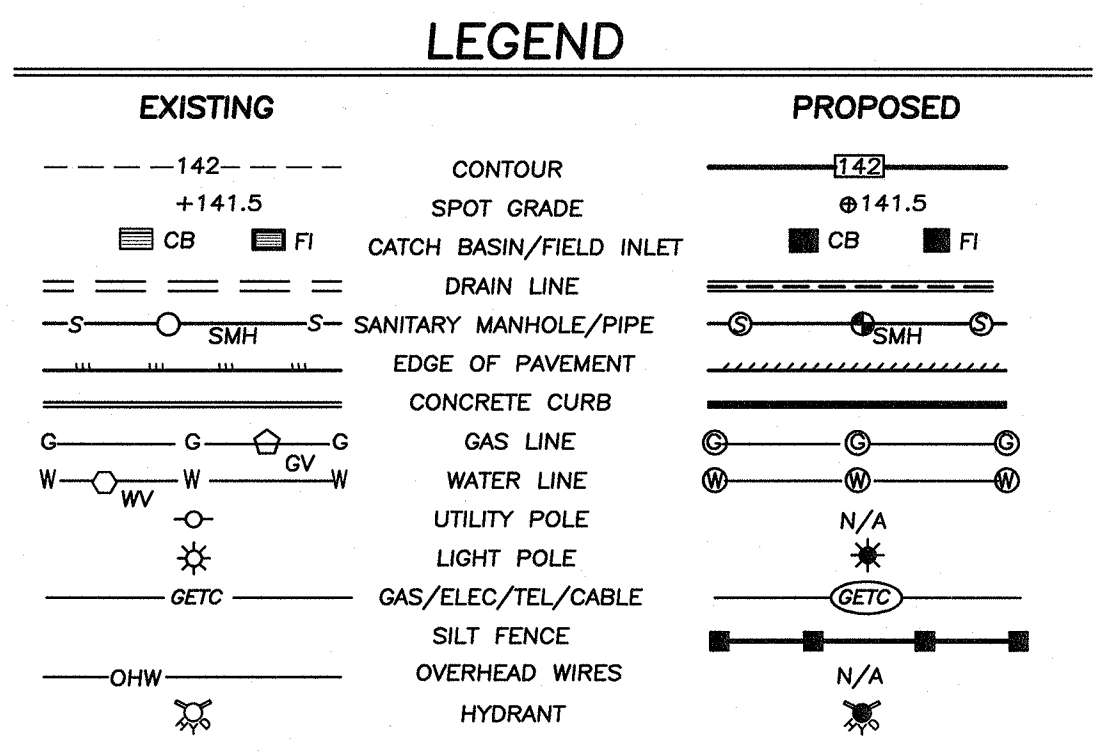
BUILDING AREA			
EXISTING	=	20,200 SF±	
PROPOSED	=	35,400 SF±	
TOTAL	=	55,600 SF±	

PARKING REQUIREMENTS			
OFFICE	⊙	1/200 SF	
ASSEMBLY/WAREHOUSE	⊙	1/2 EMPLOYEES	

BULK REQUIREMENTS • ZONE L10 • USE GROUP "CC"			
ITEM	ALLOWED	EXISTING	PROPOSED
LOT AREA	2 AC	6.9471 AC	NO CHANGE
LOT WIDTH	300 FT	440 FT±	NO CHANGE
STREET FRONTAGE	150 FT	512 FT±	NO CHANGE
FRONT YARD	100 FT	146.5'±	NO CHANGE
SIDE YARD	100 FT	122.5'±	100.8'
SIDE YARD TOTAL	200 FT	247.3'±	201.8'
REAR YARD	100 FT	460 FT±	185'±
BUILDING HEIGHT	3" / FT = 42.5 FT	30 FT±	NO CHANGE
FLOOR AREA RATIO	0.40	0.07±	0.184
DEVELOPMENT COVERAGE	75%	24% ±	52% ±

- DISTRICTS**
- SCHOOL: PEARL RIVER UNION FREE
 - WATER: SUZIE NEW YORK
 - SEWER: TOWN OF ORANGETOWN
 - AMBULANCE: SOUTH ORANGETOWN
 - FIRE: ORANGETOWN FIRE DEPARTMENT

- REFERENCES**
- BEING LOT #12 AS SHOWN ON A MAP ENTITLED "ROCKLAND CORPORATE PARK - SECTION II" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #5957.
 - SUBJECT TO DECLARATION OF COVENANTS AND EASEMENTS PER L.123, P.1434.



ORANGETOWN PLANNING BOARD APPROVAL

CIVIL DESIGN WORKS LLC
 CIVIL ENGINEERING CONSULTANTS AND DESIGNERS
 WWW.CIVILDESIGNWORKS.COM

NEW YORK OFFICE: 19 SQUADRON BLVD., SUITE 804 NEW CITY, NEW YORK 10956 TEL: 845-266-6441

NEW JERSEY OFFICE: 17 ARROWHEAD ROAD OAKLAND, NEW JERSEY 07438 TEL: 201-644-7330

DATE: 11/22/19
 REVISIONS: 03 REV, CBFT REV

DESIGNED: SQ
 DRAWN: LDW
 CHECKED: GM
 APPROVED: JAG

APPROVED FOR FILING BY OWNER: _____
 OWNER: _____ DATE: _____

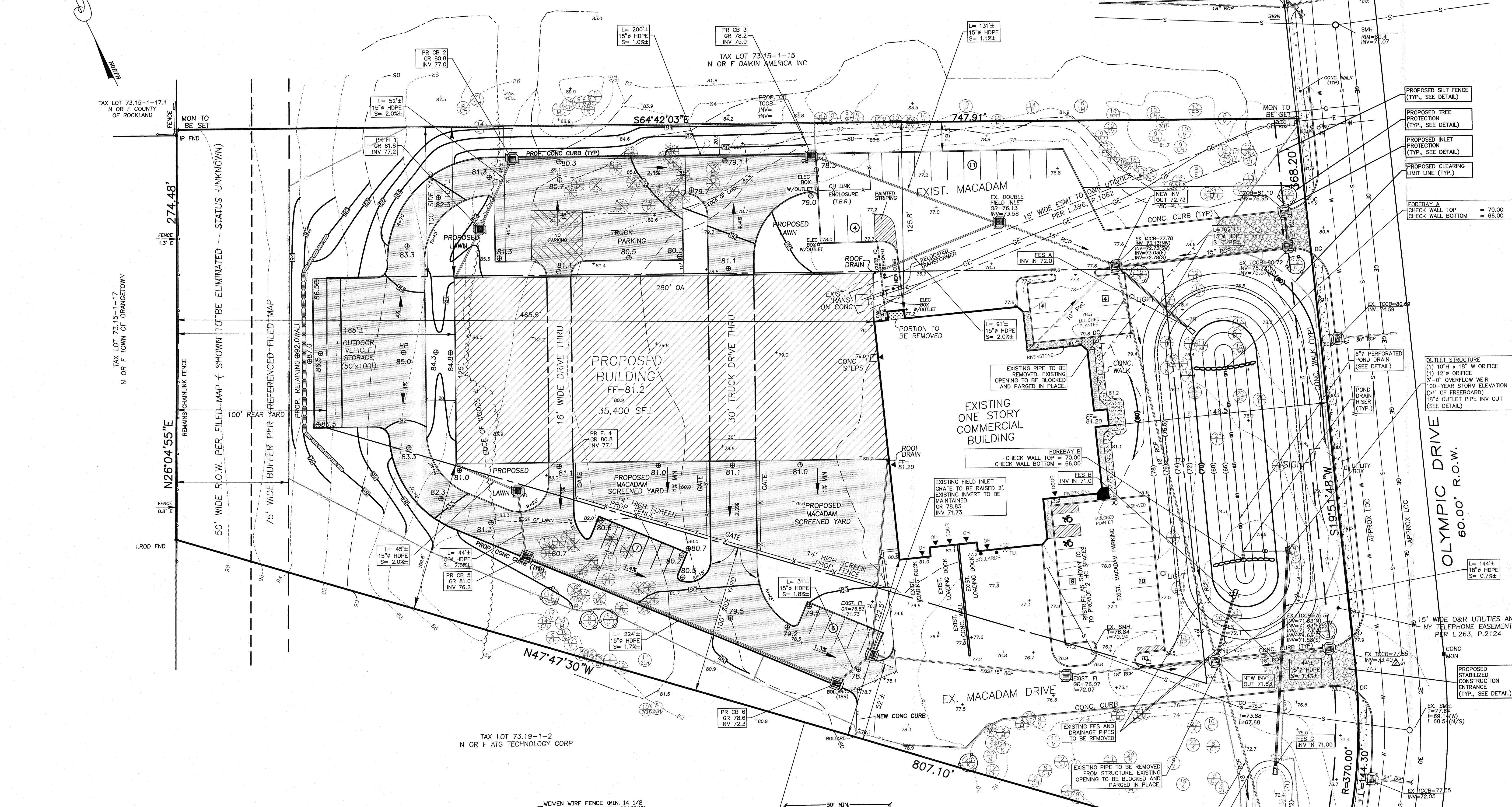
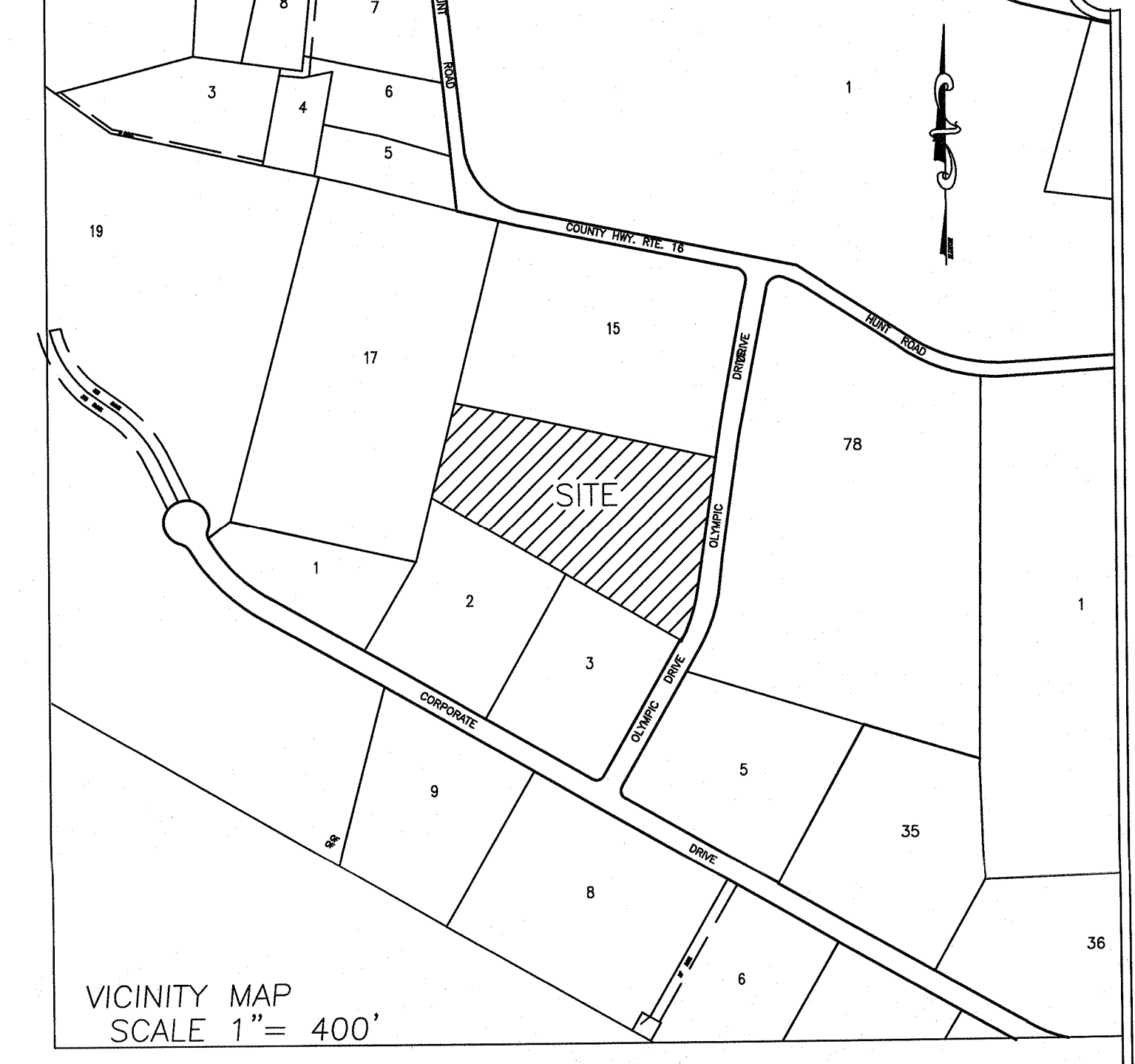
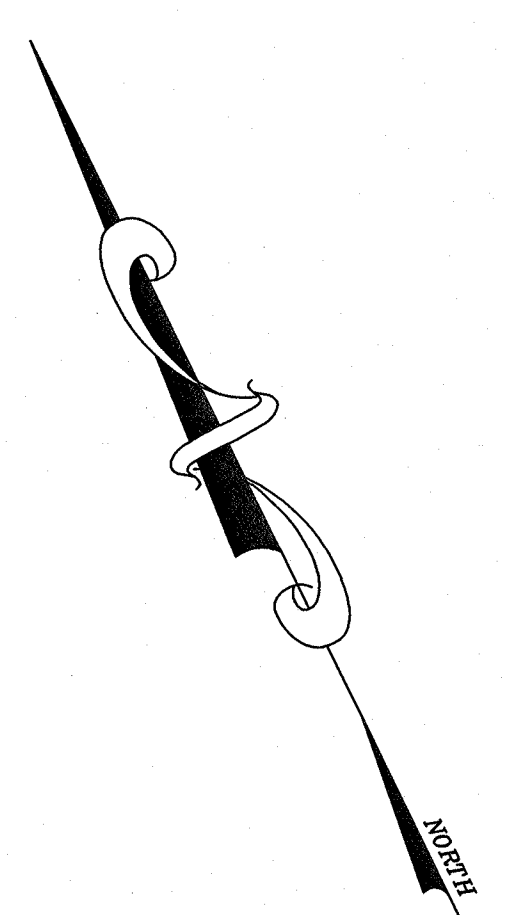
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 TOWN OF ORANGETOWN PLANNING BOARD

SITE PLAN FOR
SQ PROPERTIES, LLC

TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
 LAND SURVEYING - LAND PLANNING
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK 10901
 PHONE 845-357-0830 FAX 845-357-0756

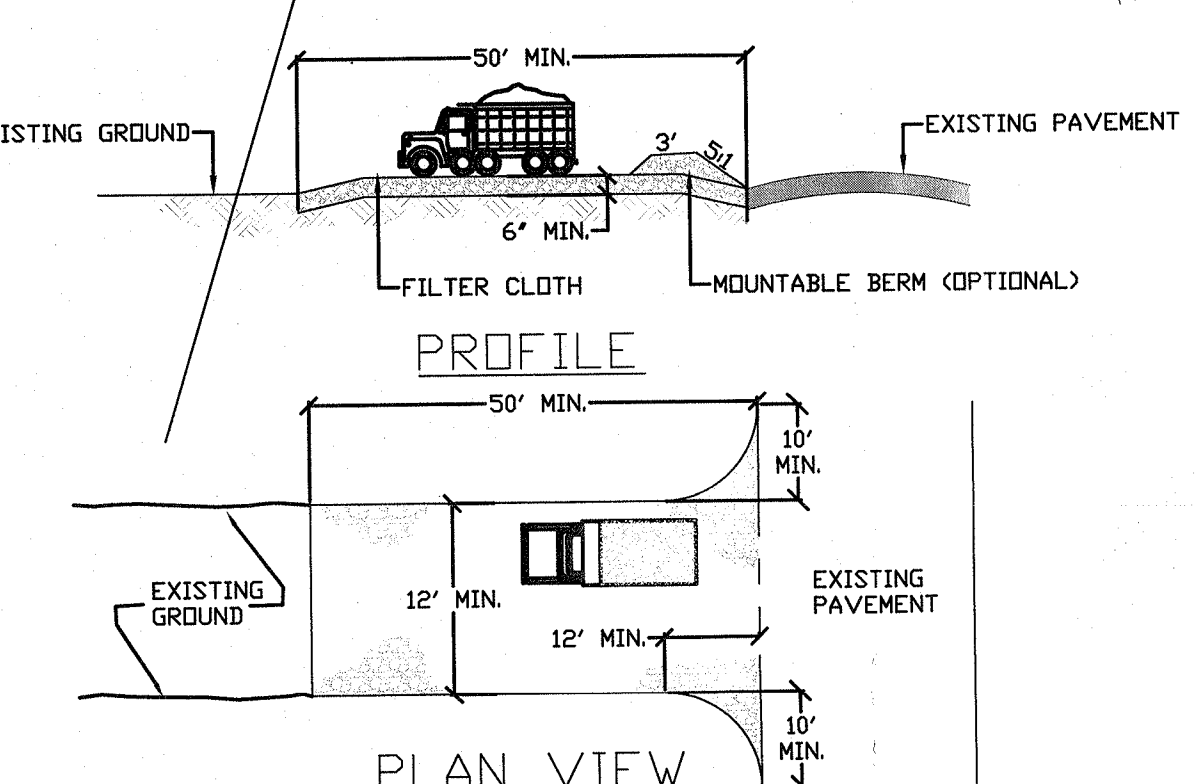
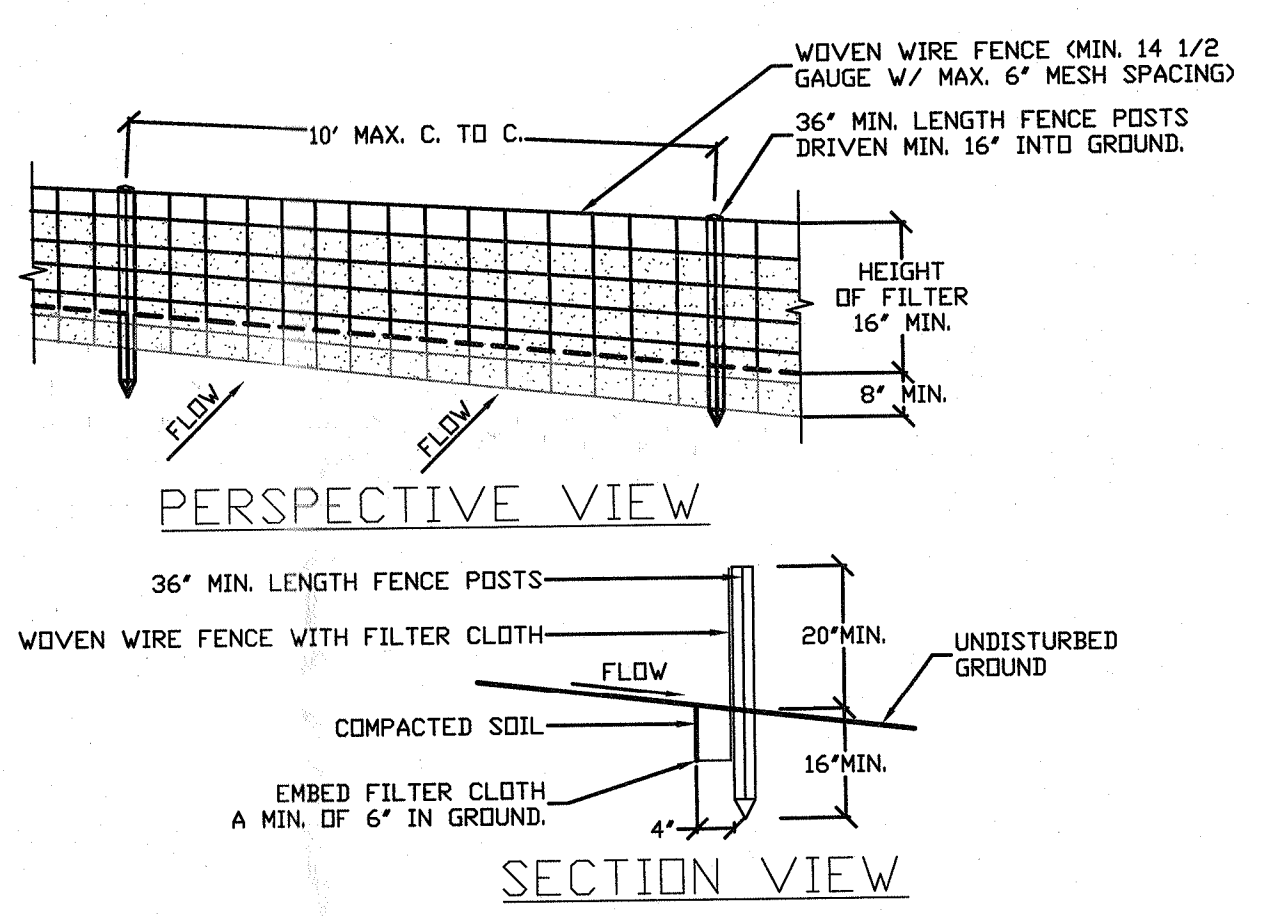
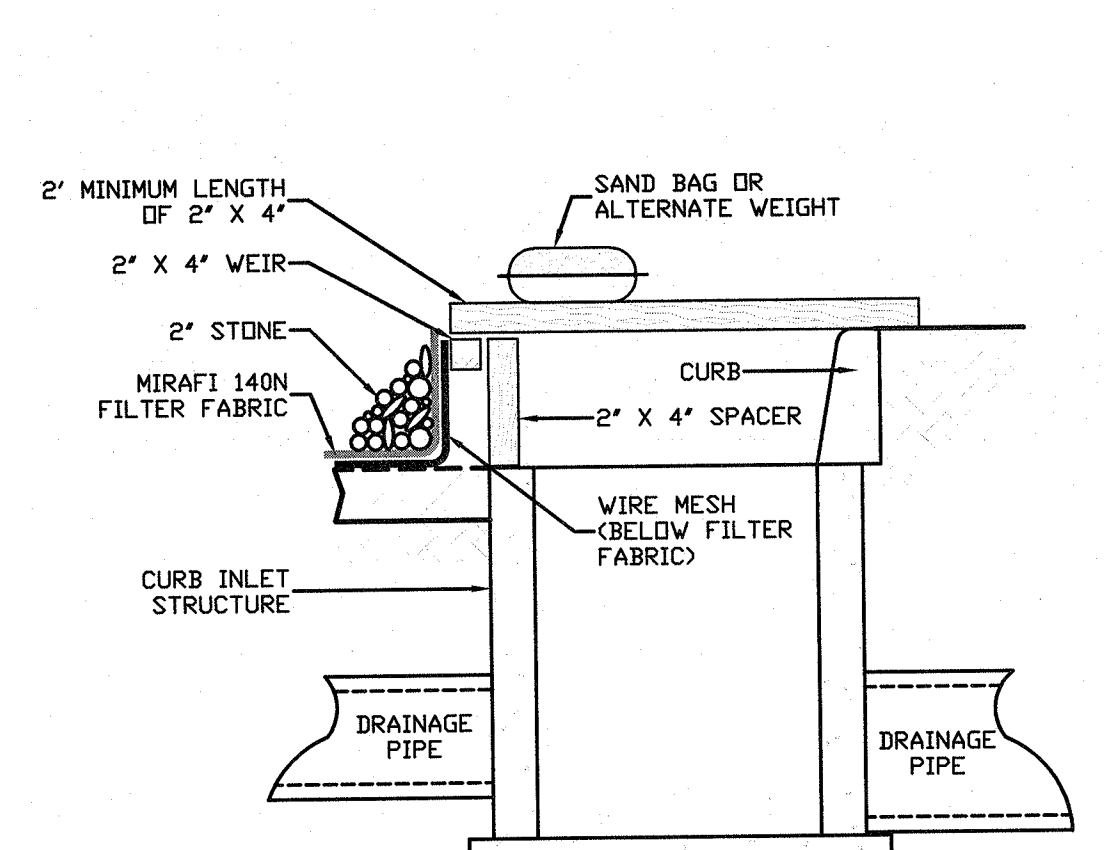
TAX LOT # 73.15-1-16
 AREA 302,614 sf 6.9471 AC
 FILE 21808SITE
 SCALE 1"=30'
 DATE 10/14/19
 JOB NO. 21808



- PROPOSED SILT FENCE (TYP. SEE DETAIL)
- PROPOSED TREE PROTECTION (TYP. SEE DETAIL)
- PROPOSED INLET PROTECTION (TYP. SEE DETAIL)
- PROPOSED CLEARING LIMIT LINE (TYP.)
- FOREBAY A CHECK WALL TOP = 70.00 CHECK WALL BOTTOM = 66.00

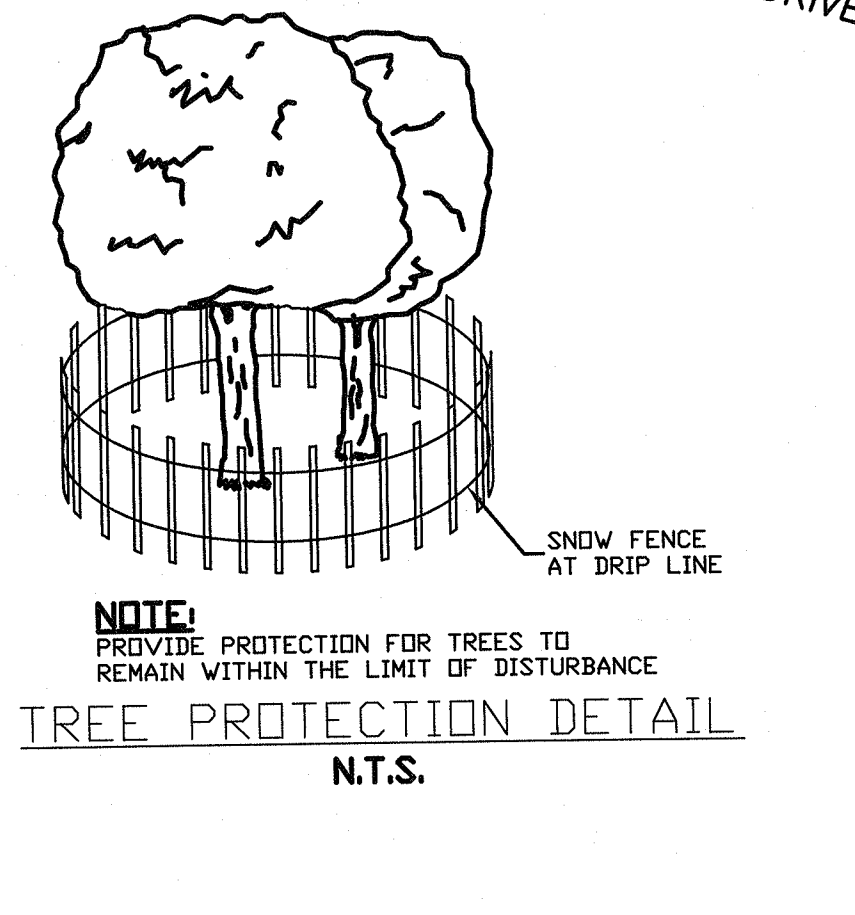
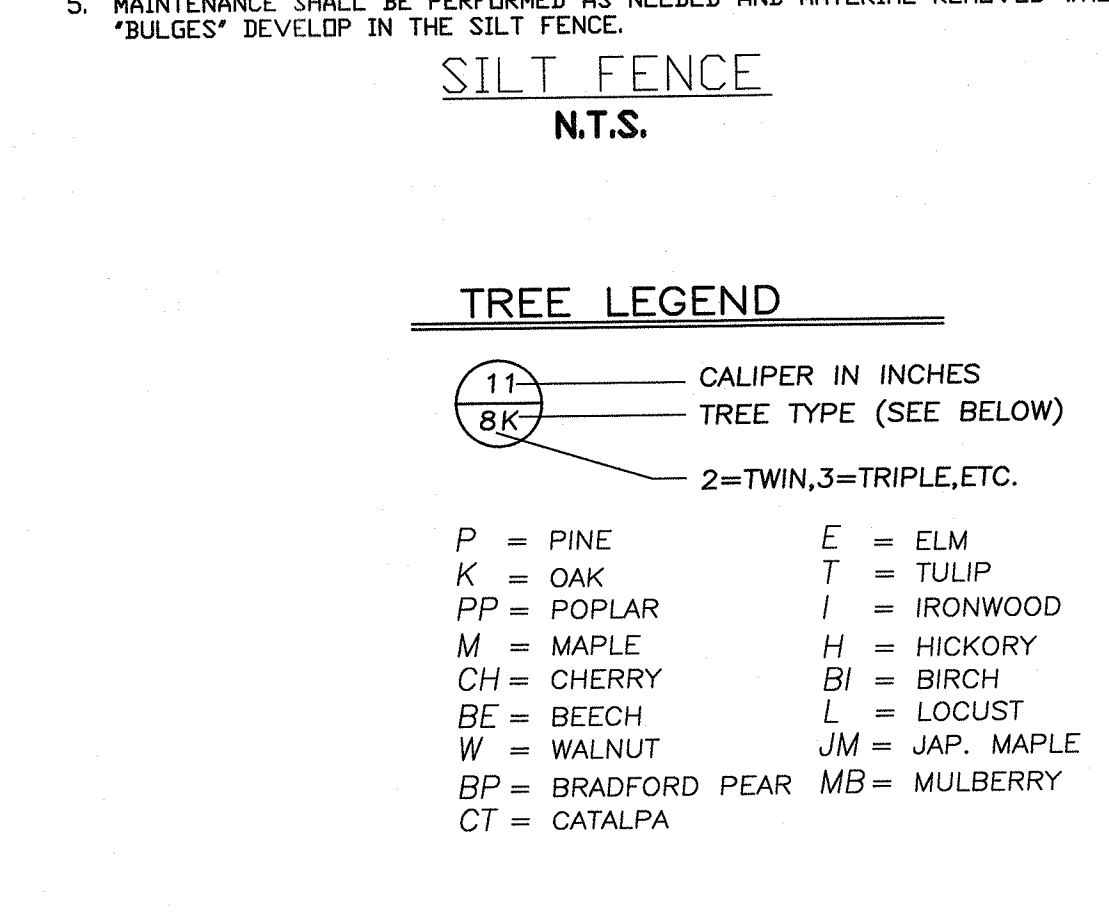
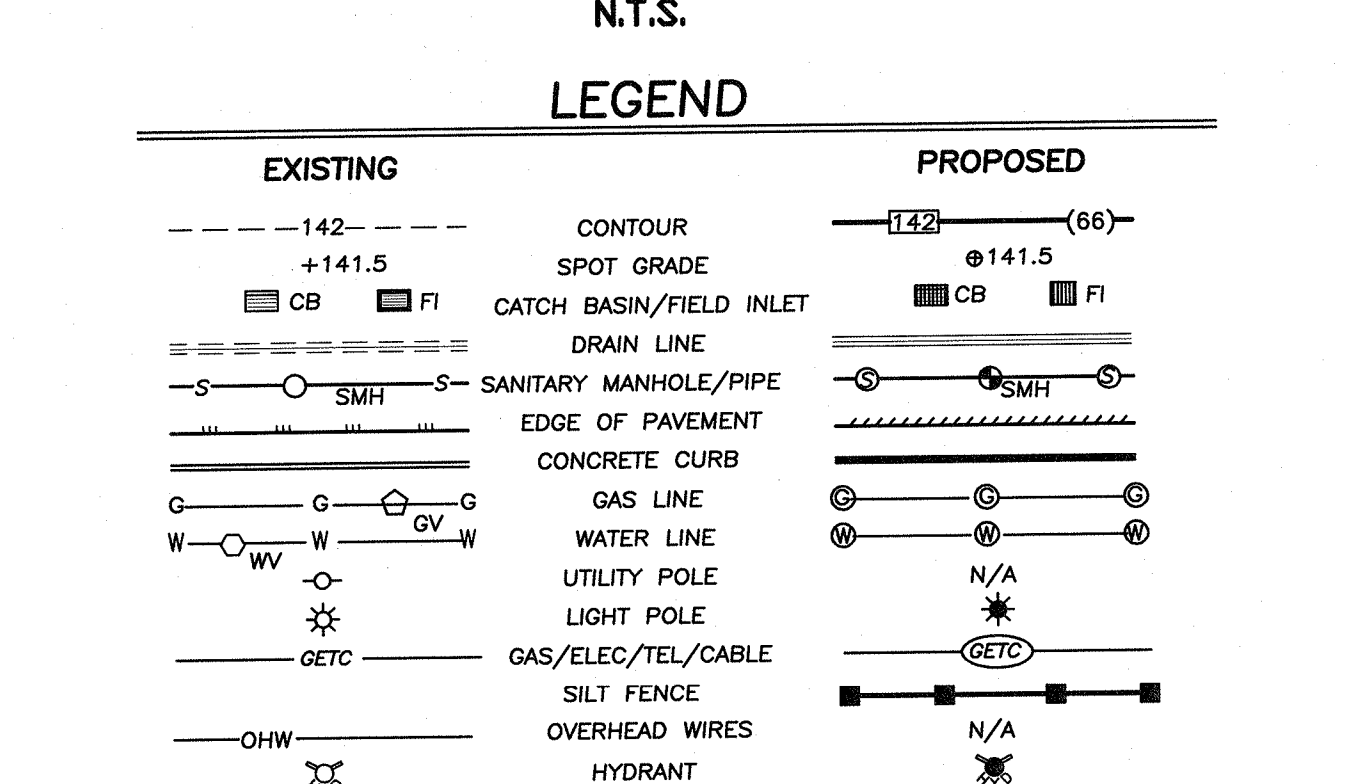
- OUTLET STRUCTURE
- (1) 10" x 18" W BRIDGE @ 72.00
- (1) 12" OFFICE @ 73.25
- 3'-0" OVERFLOW WEIR @ 74.50
- 100-YEAR STORM ELEVATION @ 74.50
- (2) 1" OF FREEBOARD @ 72.00 (SEE DETAIL)

- PROPOSED STABILIZED CONSTRUCTION ENTRANCE (TYP. SEE DETAIL)



- NOTES:**
- STONE SIZE - USE 1 INCH STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 30' EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS TWENTY (20) FEET OR FEET IF SINGLE ENTRANCE SITE.
 - GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED, DROPPED, WASHED OR TRACED INTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED INTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

- NOTES:**
- FILTER FABRIC SHALL HAVE AN EDS OF 40-85.
 - WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
 - WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
 - THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
 - THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.



CIVIL DESIGN WORKS LLC
 CIVIL ENGINEERING CONSULTANTS AND DESIGNERS
 WWW.CIVILDESIGNWORKS.COM

NEW YORK OFFICE: 19 SQUADRON BLVD., SUITE 404 NEW YORK, NEW YORK 10036 TEL: 945-266-4441

NEW JERSEY OFFICE: 27 ARROWHEAD ROAD OAKLAND, NEW JERSEY 07033 TEL: 201-644-7330

DATE	REVISIONS
12/17/19	POND / EROSION CONTROL
11/27/19	CB REV
11/15/19	CBFI REV

DESIGNED SQ
 DRAWN LDW
 CHECKED GM
 APPROVED JAG

JAY A. GREENWELL, PLS
 NYS LIC. # 49678

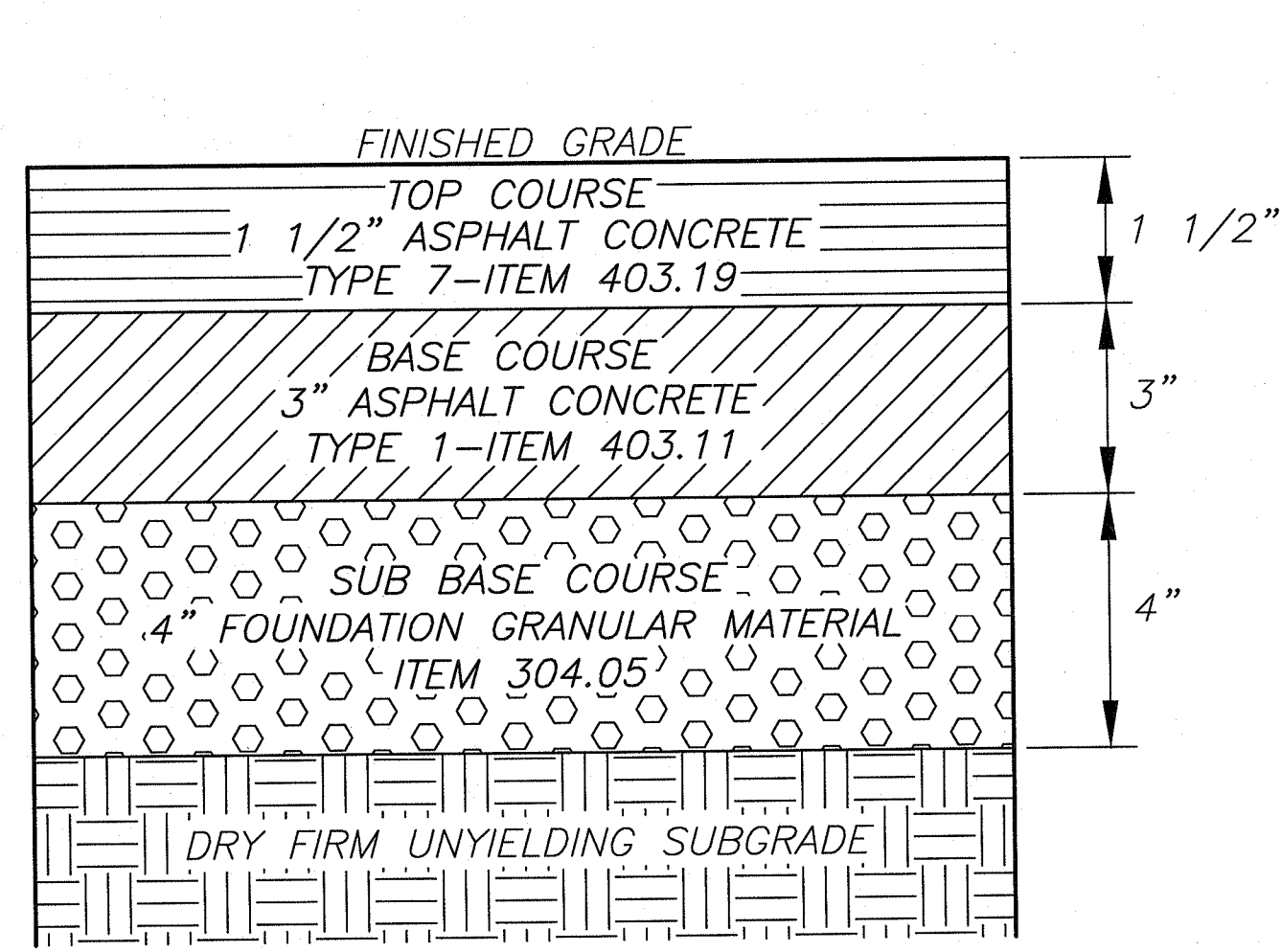
GRADING, DRAINAGE, UTILITY PLAN WITH EROSION CONTROL

SQ PROPERTIES, LLC

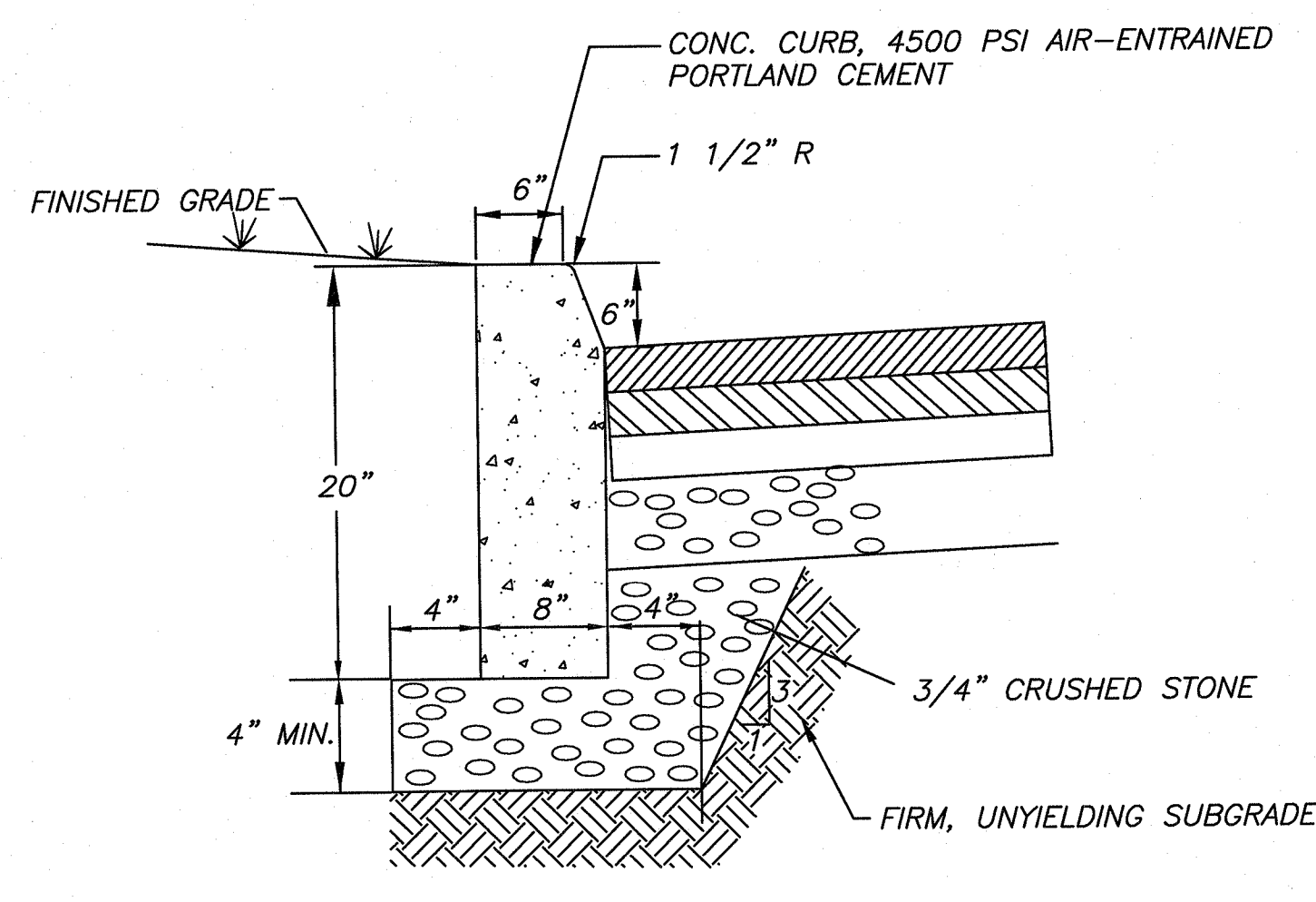
TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
 LAND SURVEYING - LAND PLANNING
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 845-357-0830 FAX 845-357-0756

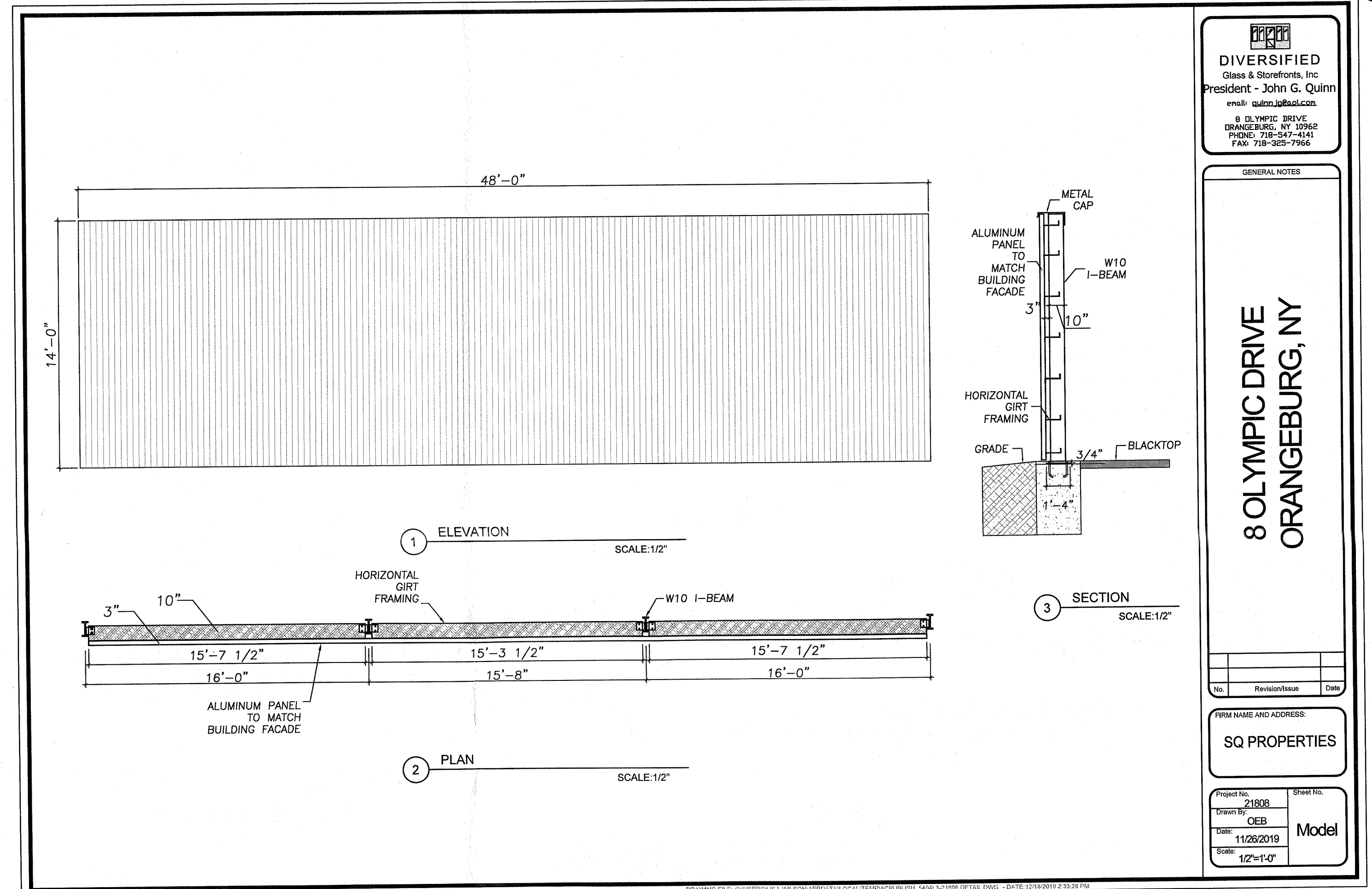
TAX LOT # 73.15-1-16
 AREA 302,614 SF
 FILE 21808GDU
 SCALE 1"=30'
 DATE 10/14/19
 JOB NO. 21808



SITE PAVEMENT DETAIL
NTS



SITE CONCRETE CURB
NTS



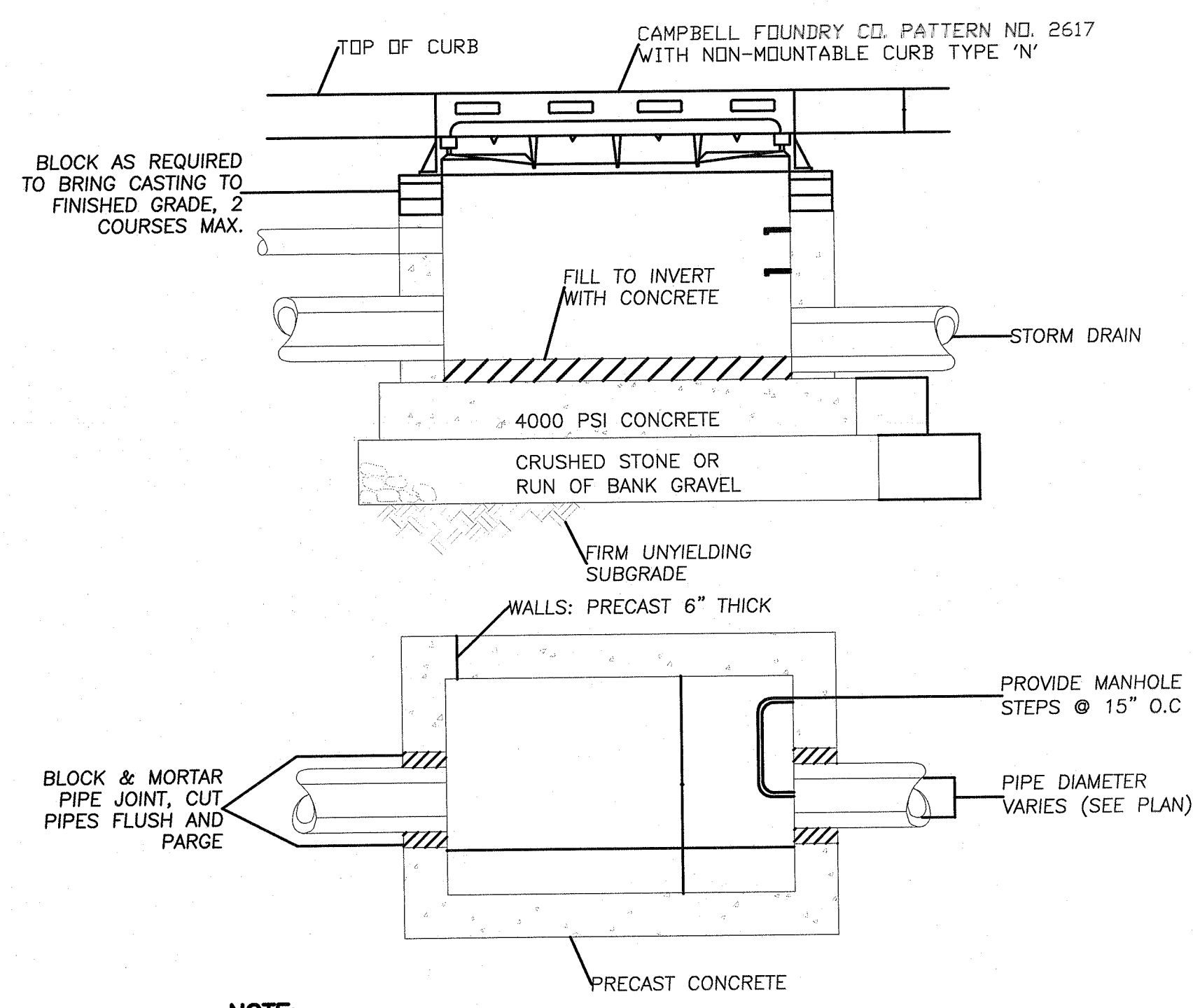
DIVERSIFIED
Glass & Stonecrafts, Inc.
President - John G. Quinn
www.glassandstone.com

8 OLIMPIC DRIVE
ORANGEBURG, NY 13127
TEL: 315-537-7544
FAX: 315-537-7544

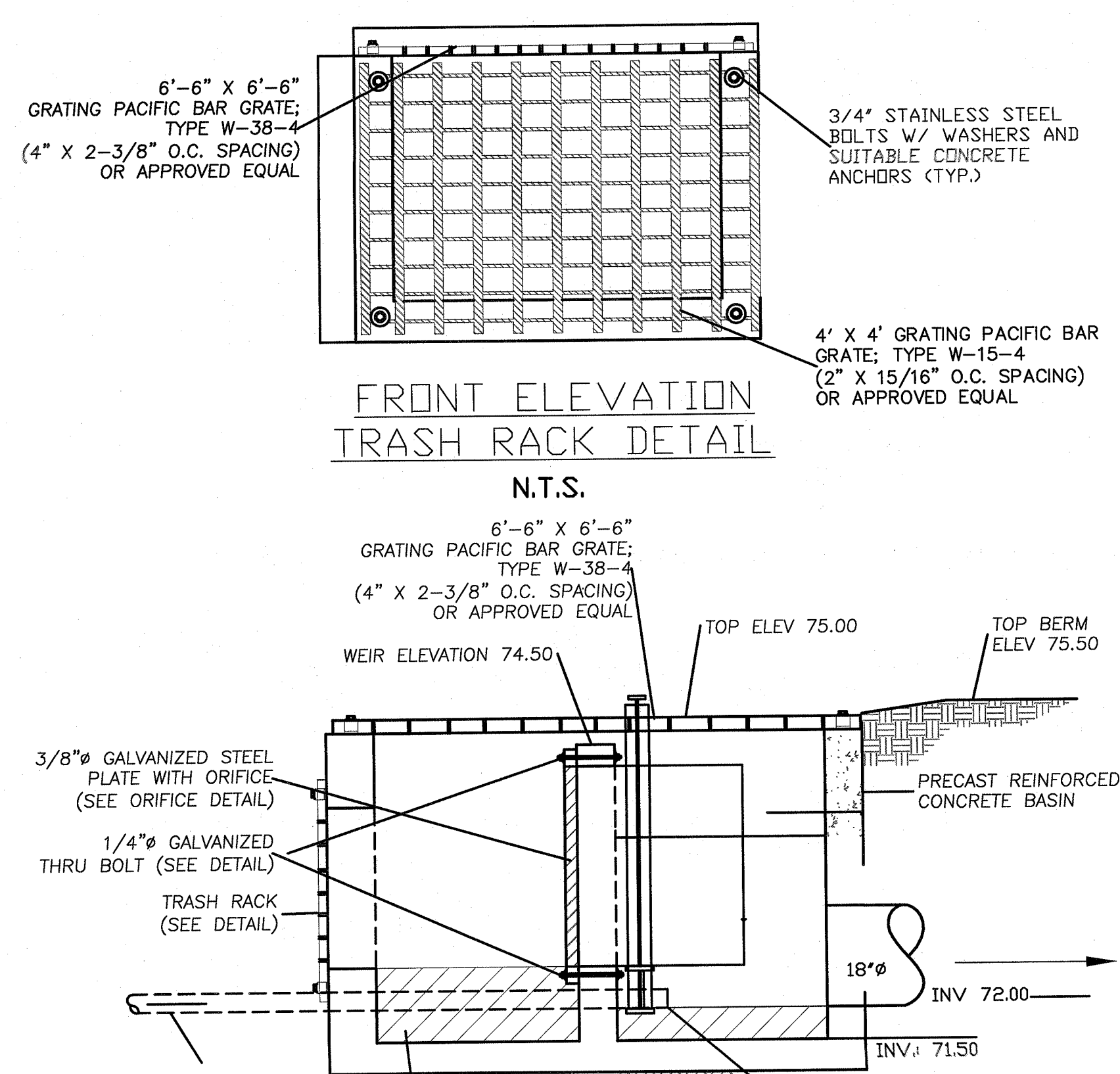
**8 OLIMPIC DRIVE
ORANGEBURG, NY**

NO. 1000
DATE: 11/08/09
SCALE: 1/2\"/>

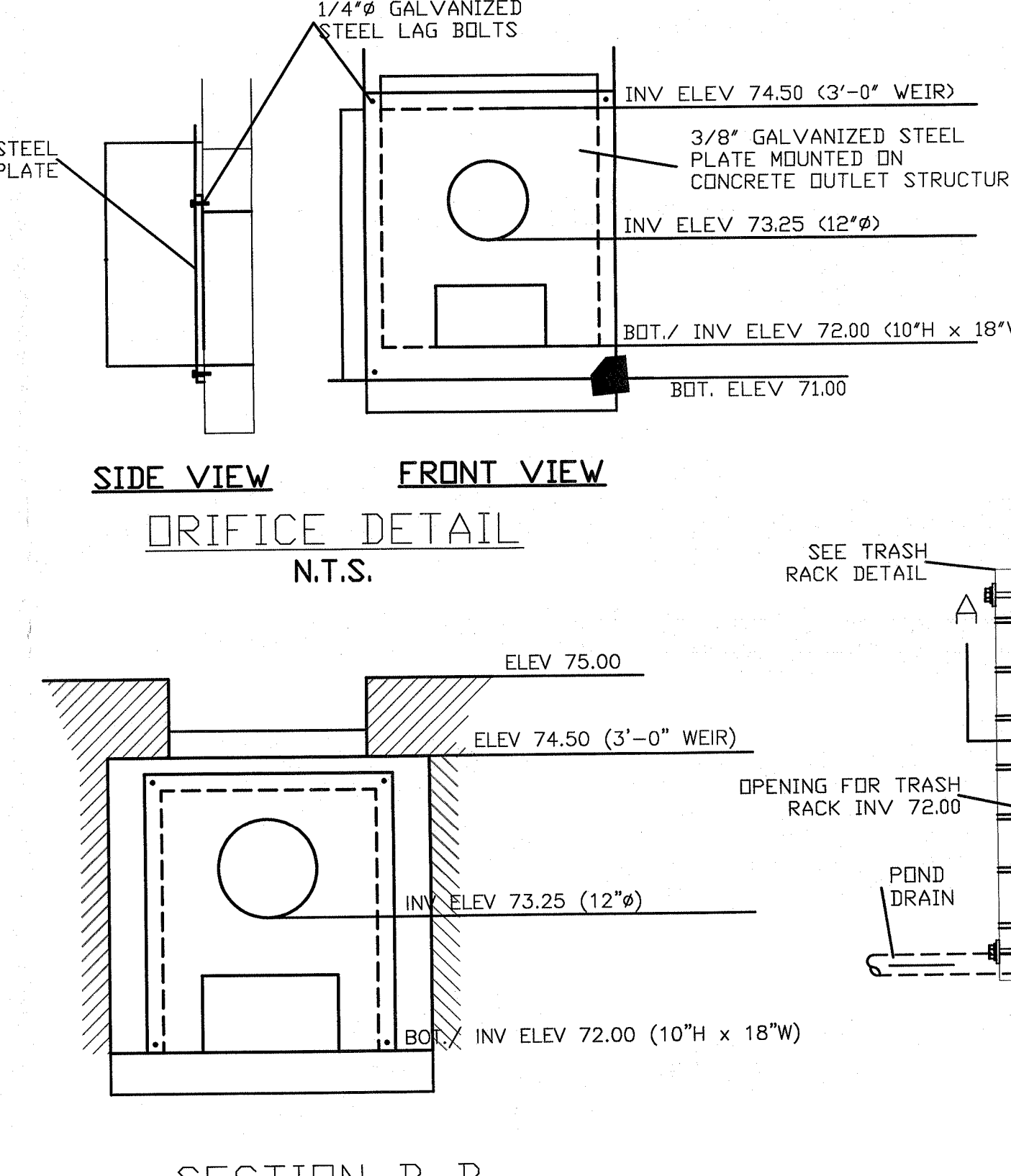
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CATCH BASIN DETAIL
NTS

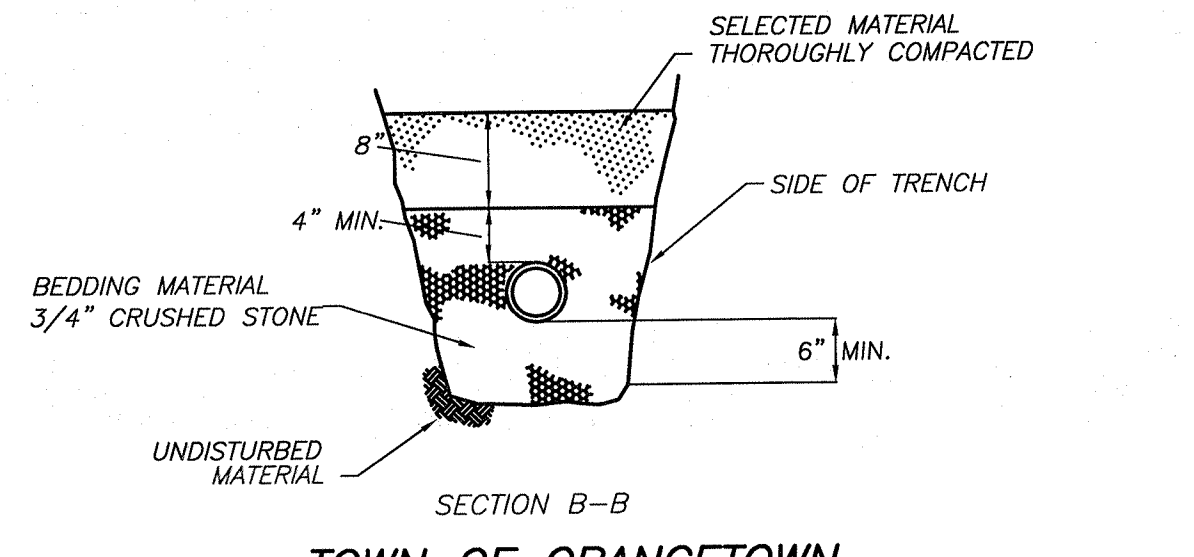


FRONT ELEVATION TRASH RACK DETAIL
NTS

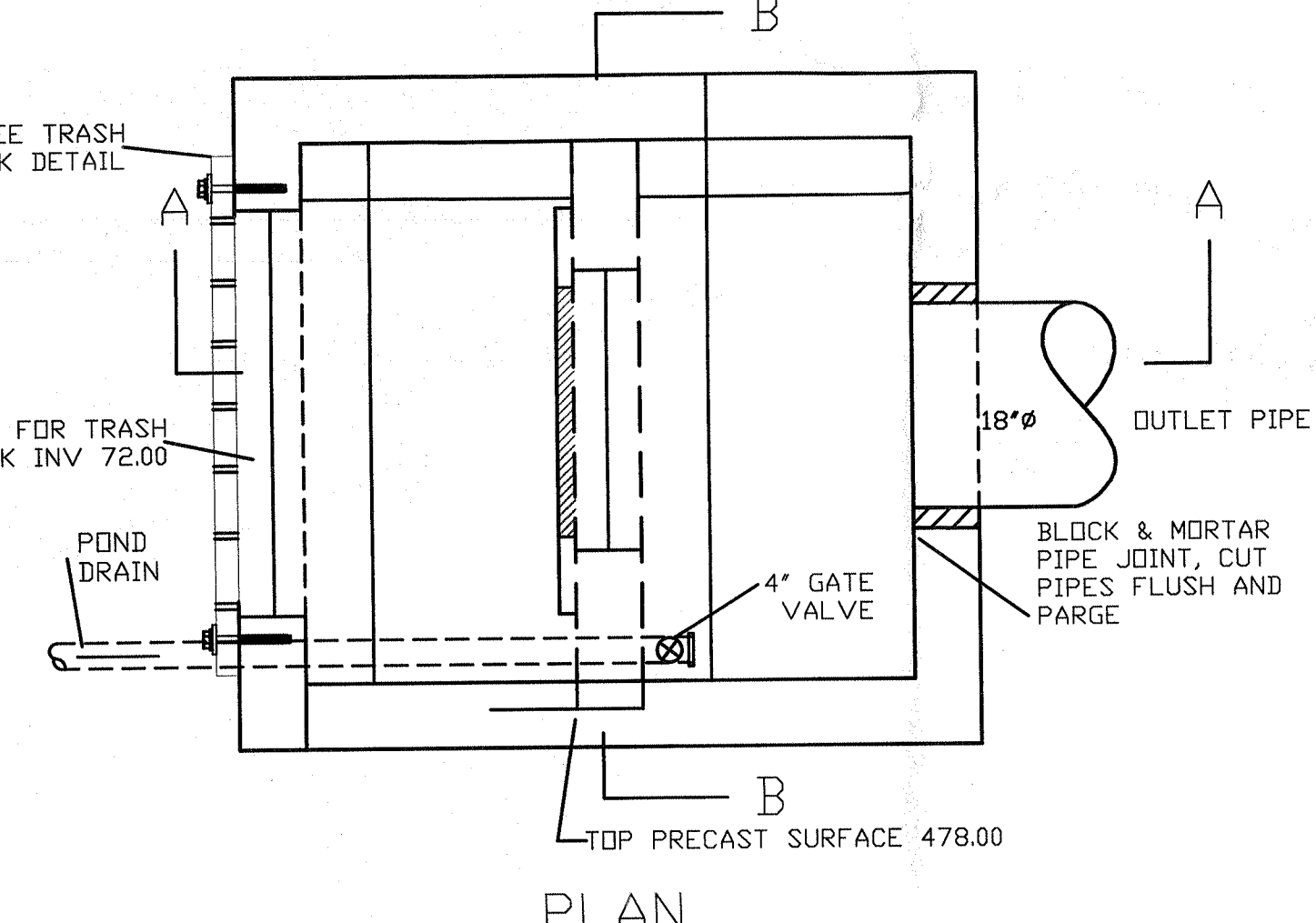


STORMWATER INFILTRATION BASIN OUTLET STRUCTURE DETAIL
NTS

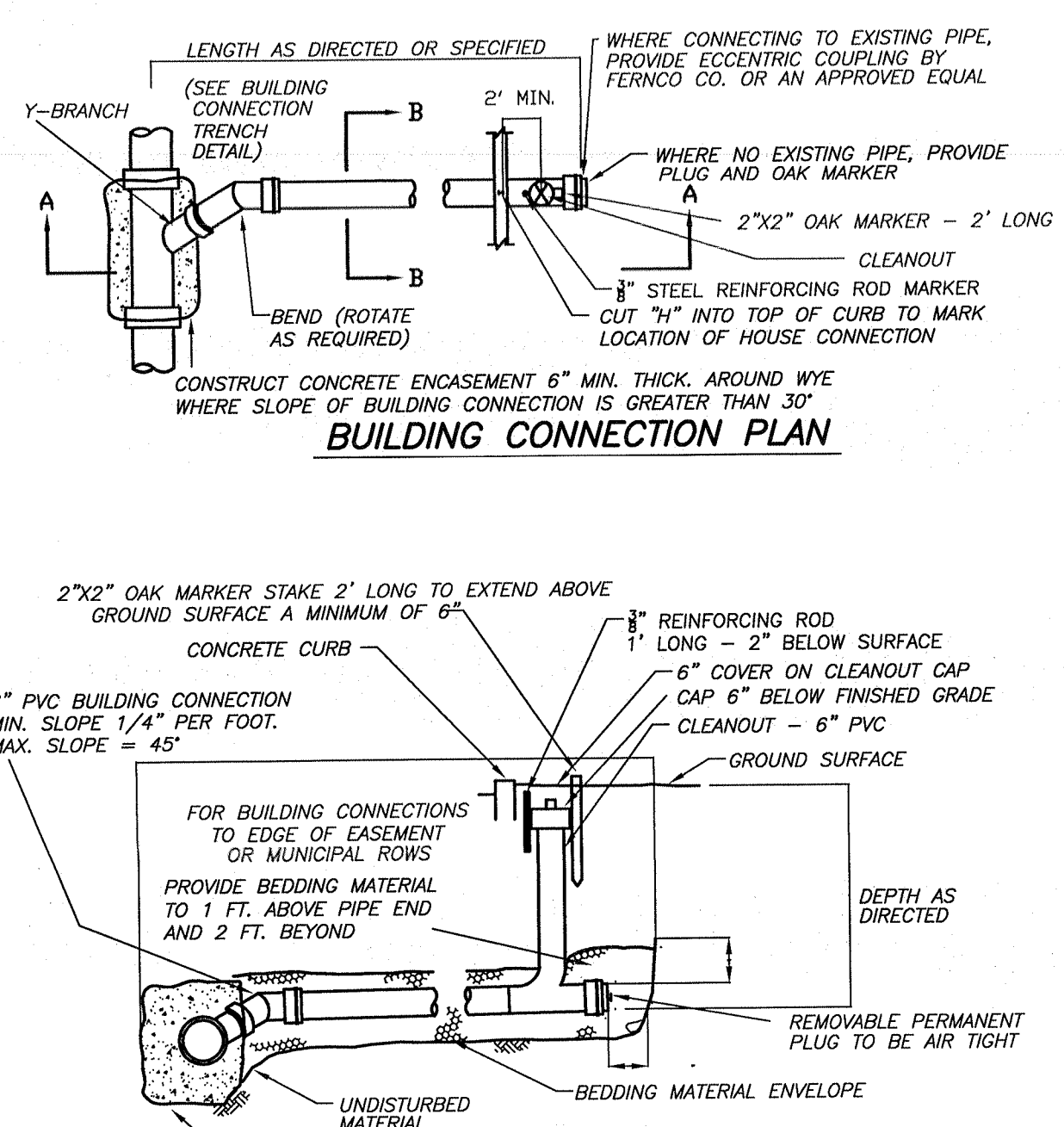
BASIN NOTES:
1. ALL BERM FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR MINIMUM DENSITY. LOW PERMEABLE SOIL, FREE OF ORGANIC MATERIALS, TO BE UTILIZED IN BERM CONSTRUCTION.
2. SHDW DRAWINGS OF ALL STRUCTURES TO BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.



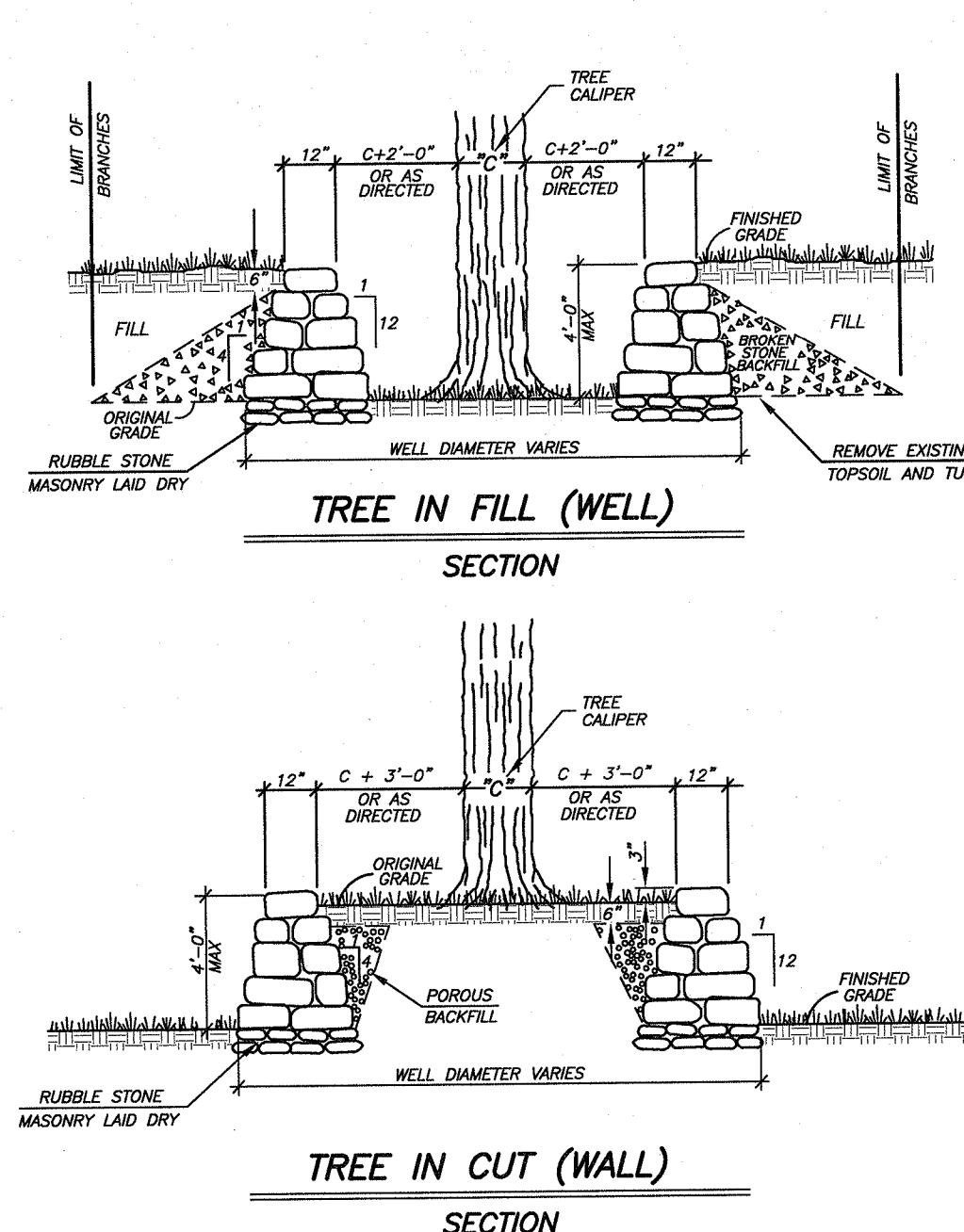
BUILDING CONNECTION TRENCH DETAIL
NTS



PLAN

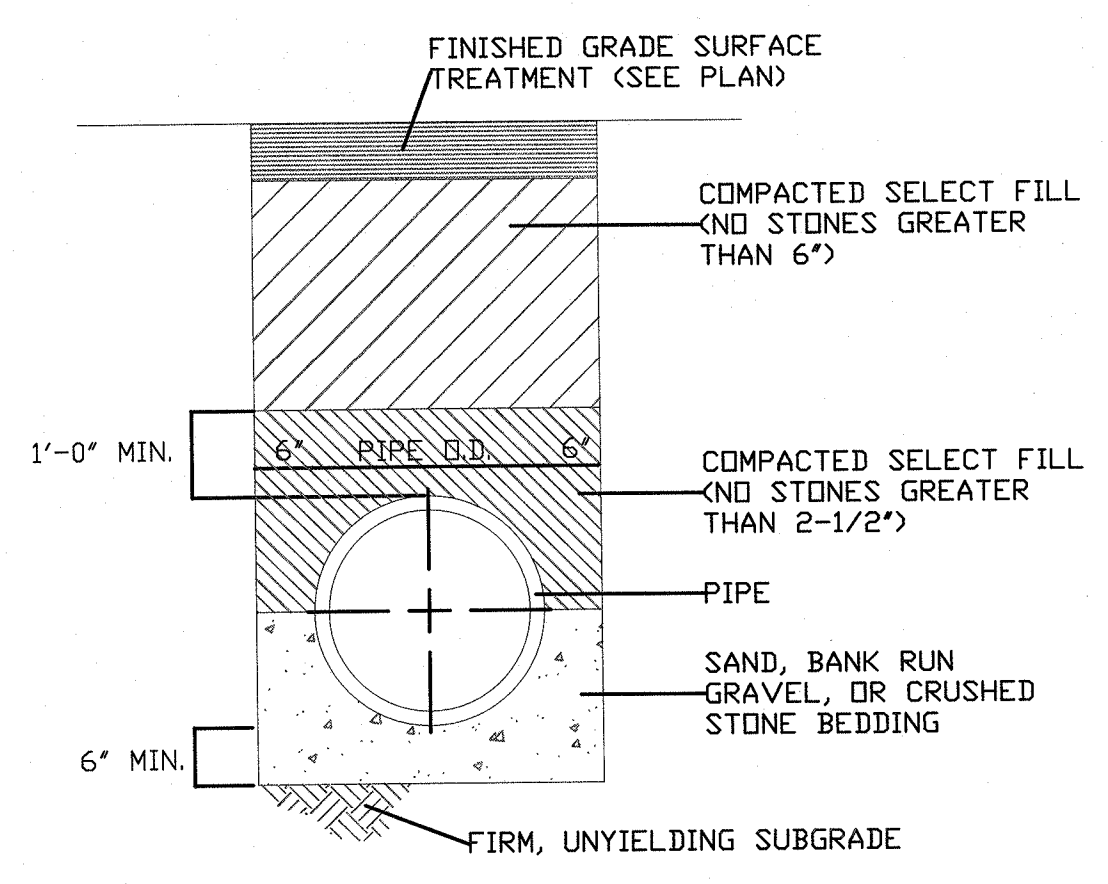


BUILDING CONNECTION ELEVATION
TOWN OF ORANGETOWN
BUILDING CONNECTION DETAIL
NTS

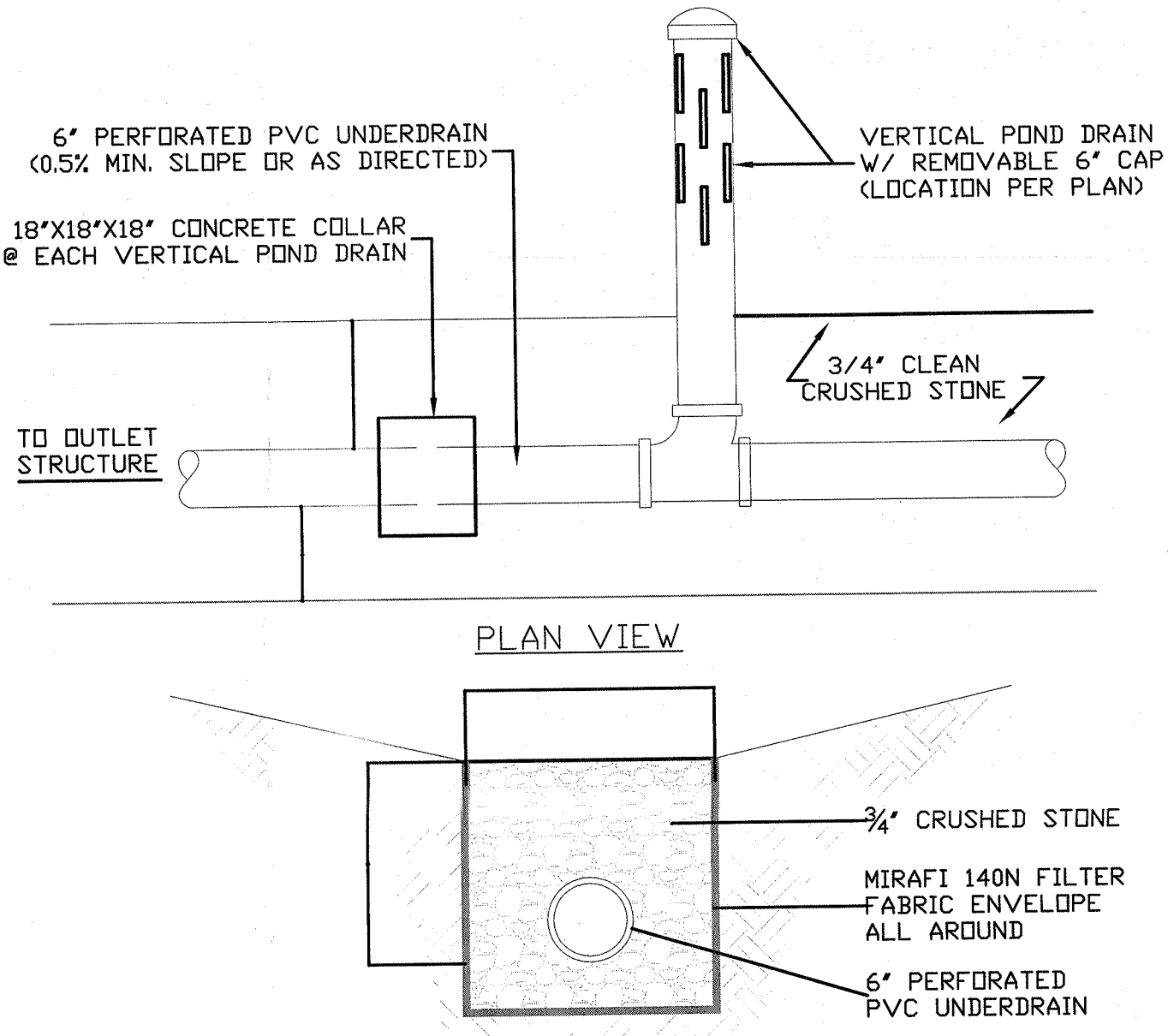


NOTE:
1. THE CONTRACTOR SHALL PROTECT ALL EXPOSED AND DISTURBED ROOT STRUCTURE AS DIRECTED UNTIL THE WALLS ARE CONSTRUCTED.
2. THE CONTRACTOR MAY LAY RUBBLE STONE AVAILABLE FROM THE JOB SITE, PROVIDED THE STONE MEETS THE APPROVAL OF THE OWNERS FIELD REPRESENTATIVE.

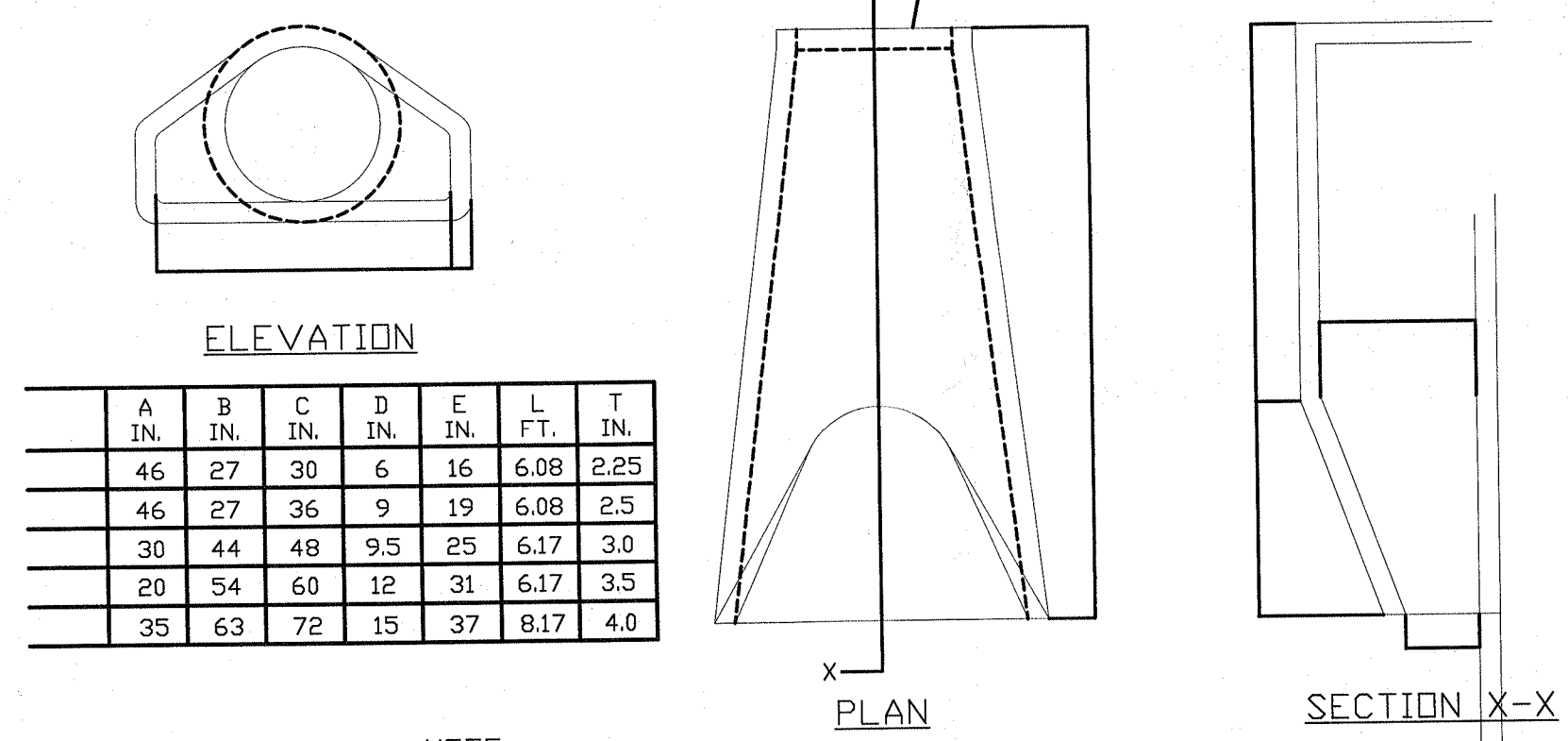
NOTE:
EXISTING TREES SHOWN HEREON ARE TO REMAIN UNLESS SPECIFICALLY SHOWN TO BE REMOVED. TREES TO REMAIN SHALL BE PROTECTED WHERE CONSTRUCTION ACTIVITY MAY DAMAGE THE UNDERLYING ROOT SYSTEM WHERE POTENTIAL FOR CONSTRUCTION VIBRATIONS TO IMPACT EXISTING TREES TO REMAIN EXISTS, CONTRACTOR SHALL INSTALL A 4\"/>



STORM PIPE BEDDING DETAIL
NTS



POND DRAIN DETAIL
NTS



FLARED END SECTION DETAIL
NTS

ELEVATION

A	B	C	D	E	F	T
46	27	30	6	16	6.08	2.25
46	27	36	9	19	6.08	2.3
30	44	48	9.5	25	6.17	3.0
20	54	60	12	31	6.17	3.5
35	63	72	15	37	8.17	4.0

NOTE:
END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE WALL B

CIVIL DESIGN WORKS LLC
- CIVIL ENGINEERING CONSULTANTS AND DESIGNERS -
WWW.CIVILDW.COM

NEW YORK OFFICE (MANH)
19 SQUADRON BLVD SUITE #4
NEW YORK, NY 10064
TEL: 645-286-8441

NEW JERSEY OFFICE
17 ARROWHEAD ROAD
OKANAWAN, NJ 07045
TEL: 201-644-7030

DESIGNED: JAG
DRAWN: LOW
CHECKED: JAG
APPROVED: JAG

DATE: 10/14/19

REVISIONS

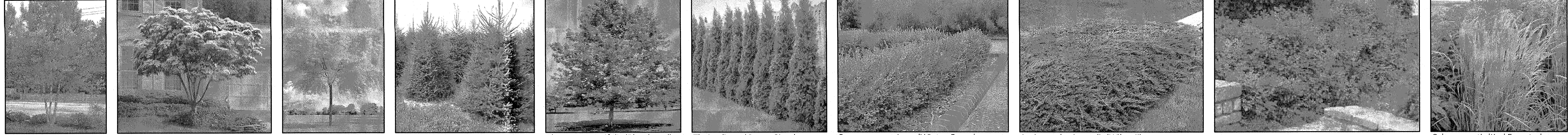
DETAILS FOR
SQ PROPERTIES, LLC
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
LAND SURVEYING - LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

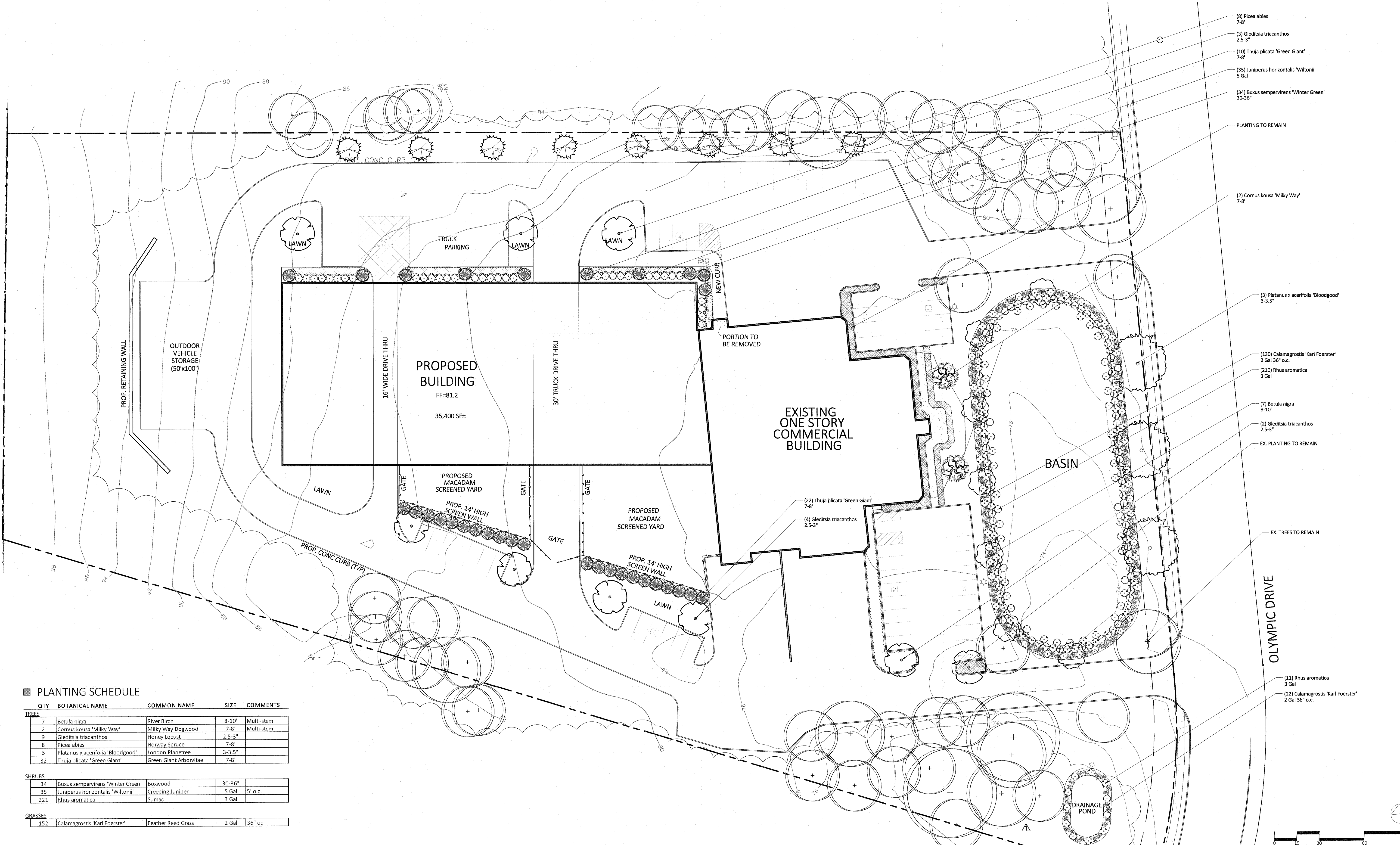
TAX LOT # 73.15-1-16
AREA 302,614 sq ft
FILE 6.9471 AC
SCALE 1\"/>

DATE 10/14/19
JOB NO. 21808

PLANT IMAGES



Betula nigra Cornus kousa 'Milky Way' Gleditsia triacanthos Picea abies Platanus x acerifolia 'Bloodgood' Thuja plicata 'Green Giant' Buxus sempervirens 'Winter Green' Juniperus horizontalis 'Wiltonii' Rhus aromatica Calamagrostis 'Karl Foerster'



PLANTING SCHEDULE

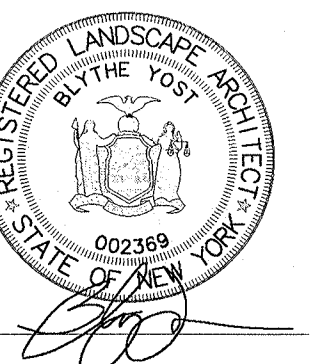
QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
7	Betula nigra	River Birch	8-10'	Multi-stem
2	Cornus kousa 'Milky Way'	Milky Way Dogwood	7-8'	Multi-stem
9	Gleditsia triacanthos	Honey Locust	2.5-3"	
8	Picea abies	Norway Spruce	7-8'	
3	Platanus x acerifolia 'Bloodgood'	London Planetree	3-3.5"	
32	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7-8'	
SHRUBS				
34	Buxus sempervirens 'Winter Green'	Boxwood	30-36"	
35	Juniperus horizontalis 'Wiltonii'	Creeping Juniper	5' o.c.	
221	Rhus aromatica	Sumac	3 Gal	
GRASSES				
152	Calamagrostis 'Karl Foerster'	Feather Reed Grass	2 Gal	36" oc

SURVEYOR:
Jay A. Greenwell, PLS, LLC
85 Lafayette Ave
Suffern, NY 10901

SQ PROPERTIES
8 OLYMPIC DRIVE
ORANGEBURG, NY 10962

DATE: DECEMBER 11, 2019
DRAWN BY: AVM
JOB NO: 121119
SCALE: 1"=30'
FILENAME: 2019_1216 SQ Properties

REVISIONS:



Blayne M. Yost ASLA | Registered Landscape Architect

PLANTING PLAN

SHEET NO.

L-702