

ZONING BOARD OF APPEALS

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

Date: August 10, 2020

TO: OBAPAE

Environmental Management and Engineering
Rockland County Sewer District #1
New York State Dept. of Transportation
Palisades Interstate Park Commission

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway

Review of Plans: Sorce, Assumma & Shankey Funeral Home, 34 N. Summit Street, Pearl River, NY

Section 68.19 Block 2 Lot 15 RG zone

This matter is scheduled for:

Chapter 43 Article IX Non-conforming Use, 9.34: to the extent the district bulk regulations permit, and on application of the Board of Appeals, any use, except a sign, may be extended up to but not exceeding an aggregate increase of 50% in its floor area.

Chapter 43, RG District, Group T, Section 3.12, Column 4 (Floor Area Ratio: 30% permitted, 60% existing, 66% proposed); 8 (Front Yard: 75' required, 0' existing to canopy, and 23.1' exiting to main structure, 37' proposed to addition); 9 (Side Yard: 50 ' required, 6.7' existing, 7.3' proposed to addition); Section 3.11, RG District, Column 6 Parking requirements same as R-15 District (200 sq. ft. of gross floor area but not less than 1 space for each 5 seats where provided: Thirty -one (31) spaces required per 1/200 sq. ft. with eight (8) spaces existing and proposed: and per Section 5.153 (locations of accessory buildings shall conform to the district and shall not be located on a front yard: (10' x 10' shed is located in the northeast corner of the front yard and a 8' x 12' shed is located 2.4' from the rear yard and 2.6' from the southern side yard); for a 250' sq. ft. addition to an existing funeral home.

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: September 16, 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, September 16, 2020**. Kindly forward your completed review to this office by September 16, 2020.

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

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 type="checkbox"/> Site Plan | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Final |
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Performance Standards Review | |
| <input type="checkbox"/> Use Variance | |
| <input type="checkbox"/> Other (specify): _____ | |

PERMIT#: _____
ASSIGNED _____
INSPECTOR: _____

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

Project Name: Sorce Assumma & Shakey Funeral Home

Street Address: 34 N. Summit Street
Pearl River, NY 10965

Tax Map Designation:
Section: 68.19 Block: 2 Lot(s): 15
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the west side of N. Summit Street, approximately
0 feet of the intersection of West Washington Ave, in the
Town of ORANGETOWN in the hamlet/village of Pearl River.

| | |
|---------------------------------------|------------------------------------|
| Acreage of Parcel <u>0.23</u> | Zoning District <u>RG</u> |
| School District <u>Pearl River</u> | Postal District <u>Pearl River</u> |
| Ambulance District <u>Pearl River</u> | Fire District <u>Pearl River</u> |
| Water District <u>Suez</u> | Sewer District <u>Orangetown</u> |

Project Description: *(If additional space required, please attach a narrative summary.)*
250 sq ft one story addition

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

Date: 6-9-20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Joseph Sorce Phone # 845-735-4849

Address: 34 N Summit St Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: 34 Summit Ave LLC Phone # 845-551-2055

Address: 34 N Summit St Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: John J Gilchrist Phone # 201-573-1877

Address: 210 Summit Ave Montvale NJ 07645
Street Name & Number (Post Office) City State Zip Code

Attorney: Donald Brenner Phone # 845-359-2210

Address: 4 Independence Ave Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Contact Person: Donald Brenner Phone # 845-359-2210

Address: 4 Independence Ave Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

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

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

List name(s) of facility checked above:
West Washington Ave

Referral Agencies:

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

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If subdivision:

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

If site plan:

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

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

Environmental Constraints:

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

Are there streams on the site? If yes, please provide the names. _____

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

Project History:

Has this project ever been reviewed before? _____

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.

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



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

**Jane Slavin, RA
Director**

(845) 359-8410

Fax: (845) 359-8526

Date: June 17, 2020

To: Debbie Arbolino
Zoning Board of Appeals

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

Subject: **Sorce Assumma & Shankey Funeral Home Site Plan
34 N Summit Street
Pearl River, NY**

Submission Reviewed:

Site plan as prepared by Robert E. Sorace, PLS, last revised January 31, 2020.

Application is for an addition to an existing funeral home.

1. Undertaker is not a use permitted in the RG Zoning District.
2. Chapter 43, Article IX Nonconforming Use, 9.34; *To the extent the district bulk regulations permit, and on application of the Board of Appeals, any use, except a sign, . . . may be extended up to but not exceeding an aggregate increase of 50% in its floor area.*
3. Per Chapter 43, table 3.12, RG District, Group T, Column 4, Max FAR permitted 30%, with 60% existing and 63% proposed; Column 8, Front Yard required 75', 0' to existing canopy and 23.1' existing to main structure with 37' proposed to the addition; Column 9, Side Yard required 50', with 6.7' existing and 7.3' proposed to addition. ZBA approval required.
4. Parking requirements under RG District, Column 6, number 1, same as R-15; *200 square feet of gross floor area but not less than 1 space for each 5 seats where provided.* Thirty-one (31) required per 1/200 sq. feet, with eight (8) spots existing and proposed. ZBA approval required.
5. Per section, 5.153 Locations of accessory buildings or structures, *Accessory buildings or structures shall conform to the bulk regulations of the district, except that none shall be located in a front yard.* The 10'x10' shed is located in the front yard on the northeast corner of the lot and the 8'x12' shed is located 2.4' from the

rear yard and 2.6' from the southern side yard. ZBA approval required.

6. Approval for the front Canopy within the town right away must also be obtained from the Highway Department.

JS
6-17-2020



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: June 16, 2020

Applicant: Sorce Assumma & Shankey Funeral Home

Address: 34 N. Summit Street, Pearl River, NY

Section: 68.19

Block: 2

Lot: 15

Permit# _____

Plans Submitted: Site Plan for Sorce- Sorce- Assumma -Shankey Funeral Home Site Plan

dated September 23, 2019 last revised January 31, 2020

signed and sealed by Robert E Sorance, PLS

RECEIVED

JUN 16 2020

Project Name: Sorce-Assumma & Shankey Funeral Home

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Date of Submittal to Land Use Board: June 12, 2020

Date of Board Meeting: TBD

Sincerely,

Debbie Arbolino

Administrative Aide

Date/Initial of OBZPAE Review Completed: _____

**PB #20-14: Sorce Assumma & Shakey
Funeral Home Site Plan
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #49032

**Town of Orangetown Planning Board Decision
May 13, 2020 – Virtual Meeting
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**TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York 10983
FROM: Orangetown Planning Board**

RE: Sorce Assumma & Shakey Funeral Home Site Plan: The application of Joseph Sorce, applicant, for 34 Summit Avenue LLC, owner, for a Preliminary/ Preliminary/ Final Site Plan Review at a site to be known as "Sorce Assumma & Shakey Funeral Home 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 34 North Summit Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.19, Block 2, Lot 15; in the RG zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held Wednesday, **May 13, 2020**, at which time the Board made the following determination:

Donald Brenner and Joseph Sorce appeared and testified for the applicant. The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, AIA, RA, Director, dated May 8, 2020.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated March 23, 2020.
3. Letters from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner, dated March 16, 2020 and Michael Kenzer, dated March 5, 2020.
4. Letters from the Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer, dated March 16, 2020.
5. Letters from the Rockland County Department of Highways, signed by Dyan Rajasingham, Engineer II, dated March 9 & 10, 2020.
6. A letter from the Rockland County Sewer District No.1, signed by Joseph LaFindra, Engineer II, dated March 19, 2020.
7. A letter from the Town of Orangetown Zoning Board of Appeals, signed by Dan Sullivan, Chair, dated March 4, 2020.
8. A project narrative and a letter from Saint Margaret of Antioch Church, dated August 22, 2019.
9. A Short Environmental Assessment Form, dated December 19, 2019, signed by Donald Brenner.
10. A copy of the Building Permit Referral prepared by Rick Oliver, Deputy Building Inspector, dated June 24, 2019.
11. Site Plan prepared by Robert Sorce, PLS dated September 23, 2019, last revised January 31, 2020.

TOWN CLERK'S OFFICE
2020 JUN - 1 A 9 02
TOWN OF ORANGETOWN

**PB #20-14: Sorce Assumma & Shakey
Funeral Home Site Plan
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #49032

**Town of Orangetown Planning Board Decision
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The Board reviewed the plans. The meeting was open to the Public.

There being no one from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and seconded by William Young, Vice Chairman, and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Andrew Andrews, aye; Bruce Bond, abstain 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. On motion by Stephen Sweeney and second by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, aye; Andrew Andrews, aye; Robert Dell, aye; Stephen Sweeney, aye, Bruce Bond, abstain and Michael McCrory, 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, 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 Highway, Rockland County Department of Planning, Rockland County Health Department, Rockland County Sewer District #1 and having reviewed the drawings presented by the applicant's professional consultant; Robert Sorace, PLS, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

TOWN OF ORANGETOWN
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**Town of Orangetown Planning Board Decision
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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 Michael Mandel and second by ; William Young- Vice Chairman, and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, aye; Michael McCrory, aye; Robert Dell, aye; Stephen Sweeney, aye, Bruce Bond, abstain and Andrew Andrews, 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 Site 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."

TOWN CLERK'S OFFICE
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TOWN OF ORANGETOWN

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.

4. The applicant shall obtain a license from the Town of Orangetown Department of Highway for the canopy that is located within the Town right of way. If approval is not granted from the Highway Department, then applicant will need to remove the canopy. The approval of the Highway Department must be obtained prior to appearing at the Town of Orangetown Zoning Board of Appeals.

5. Undertaker is not a use permitted in the RG zoning district.

6. Chapter 43, Article IX Nonconforming Use, 9.34; to the extent the district bulk regulations permit, and on application of the Board of Appeals, any use, except a sign, ... may be extended up to but not exceeding an aggregate increase of 50% in its floor area.

7. Per Chapter 43, table 3.12, RG District, Group T, Column 8, Front yard required 75', 0' to existing canopy and 23.1' existing to main structure with 37' proposed to the addition; Column 9, side Yard required 50', with 6.7 existing and 7.3' proposed to addition. Town of Orangetown Zoning Board of Appeals approval is required.

8. Parking requirements under RG District, Column 6, number 1, same as R-15; 200 square feet of gross floor area but not less than 1 space for each 5 seats where provided. Thirty-one (31) required per 1/200 sq. feet, with eight (8) spots existing and proposed. Town of Orangetown Zoning Board of Appeals approval is required.

5-9
LISTED
VARIANCES

TOWN OF ORANGETOWN
2020 JUN -1 A 9 02
TOWN CLERK'S OFFICE

**Town of Orangetown Planning Board Decision
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9. Per section, 5.153 Locations of accessory buildings or structures, *Accessory buildings or structures shall conform to the bulk regulations of the district, except that none shall be located in a front yard.* The 10'x10' shed is located in the front yard on the northeast corner of the lot and the 8'x12' shed is located 2.4' from the rear yard and 2.6' from the southern side yard. Town of Orangetown Zoning Board of Appeals approval is required.

10. Approval for the front Canopy within the town right away must also be obtained from the Highway Department.

11. Existing and proposed exterior lighting shall be shown.

12. Review and approval is required from the Town of Orangetown Architecture and Community Appearance Board of Review (ACABOR).

13. The Short Environmental Assessment Form, question number 5(a) should be marked NO and 5(b) marked YES. The other items are in order.

14. Details for inlet protection and a construction entrance are included on the drawings, however, their location on the site plan is not shown. This shall be corrected. In addition, the symbol for silt fencing shall be revised to meet the NYSDEC standards.

15. 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 Rockland County Highway Department must be met,
2. A review must be completed by the Rockland County Department of Health, any comments or concerns addressed, and any required permits obtained.
3. As per the parking tabulation on the site plan, 31 parking spaces are required, yet only 8 are provided. Due to this, a parking variance may be required. It must also be noted that under no circumstances can vehicles park within the Right of Way of the County highway.
4. Areas designated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. In addition, providing specific locations on the site for the snow piles will reduce the loss of available parking spaces, especially since the site is very deficient in providing the number of required parking spaces.
5. The site plan shall include map notes that list all appropriate information, including the district details.
6. The Rockland County Department of Planning requests the opportunity to review any variances that may be needed to implement the proposed site plan, as required by New York State General Municipal Law, Section 239m (3)(a)(v).

301-406-7300
TOWN OF ORANGETOWN
MAY 13 2020

16. Rockland County Highway Department (RCHD) reviewed the submitted plans and offered the following comments:

- The applicant shall demonstrate that the existing/proposed drainage system is adequately designed to produce no net increase in the peak rate of discharge from the site at all design points.
- A road work permit shall be obtained from the RCHD prior to starting any construction work in the property, if the proposed plan is approved by the Town.

17. The Rockland County Department of Health reviewed the information and offered the following comment;

- Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the Rockland County Department of Health for review of the system for compliance with the County Mosquito Code.

18. 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.

19. 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
- Town of Orangetown Zoning Board of Appeals
- Rockland County Planning Department
- Rockland County Highway Department
- Rockland County Sewer District #1

20. 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.

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

22. **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:

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TOWN CLERK'S OFFICE

Continuation of Condition #22...

- 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.

23. 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.

24. 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.

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

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TOWN CLERK'S OFFICE

26. 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).

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

28. 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

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

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

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: May 13, 2020
Cheryl Coopersmith
Chief Clerk Boards and Commissions
Attachment



TOWN CLERK'S OFFICE
2020 JUN - 1 A 9 03
TOWN OF ORANGETOWN

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

**PB #20-15: Sorace Assumma & Shakey
Funeral Home Site Plan
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #49032

**Town of Orangetown Planning Board Decision
May 13, 2020 – Virtual Meeting
Page 1 of**

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: Sorace Assumma & Shakey Funeral Home Site 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 34 North Summit Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.19, Block 2, Lot 15; in the RG 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

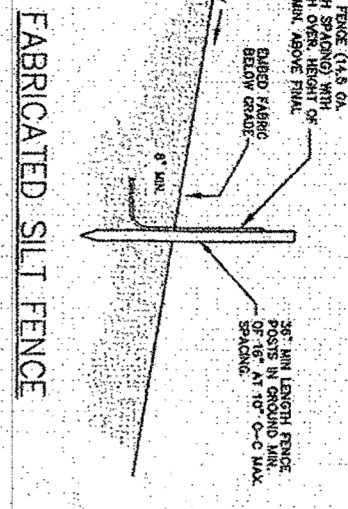
For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant, Involved Agencies

TOWN CLERK'S OFFICE

2020 JUN - 1 A 9 03

TOWN OF ORANGETOWN

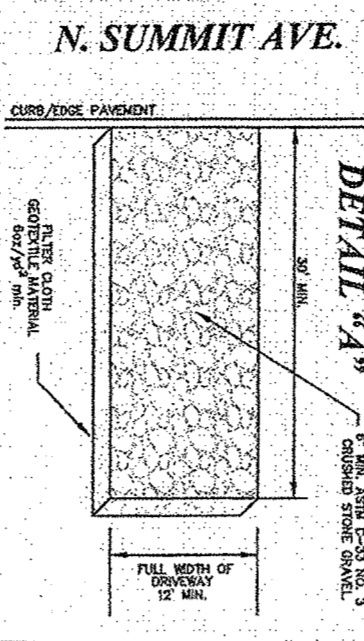
SOIL EROSION & SEDIMENT CONTROL PLAN
 A temporary sediment barrier to be installed below the construction area to be established to permanent vegetative cover. 5-10.5 s/grade/grade apply 200#/100 sf. 11/200 sf. Seed, 50% Premium and 50% Rapid germinating 75% apply. Mulch, apply chopped hay as required for uniform light cover. Structure on required for germination and growth. Erosion control structures shall be installed during construction to minimize sediment run-off. Topsoil storage area to be placed in rear of lot and screened with fabric fence.



NOTES

1. FABRIC SILT FENCE TO BE FASTENED SECURELY TO 2. FILTER CLOTH TO BE FASTENED SECURELY TO WORKING SECTION.
3. OTHER THE SILT FENCE TO BE OVERLAPPED BY ADJACENT SILT FENCE.
4. AND FOLDED, SHALL BE APPROVED AS NOTED AND MATERIAL REMOVED WHEN BUILT'S DEVELOPER IN THE SILT FENCE.
5. FENCE WOOD NAIL 1/4" DIA. 6" WOOD SCREWS 2" DIA. APPROVED EQUAL.
6. APPROVED EQUAL.
7. APPROVED EQUAL.
8. APPROVED EQUAL.

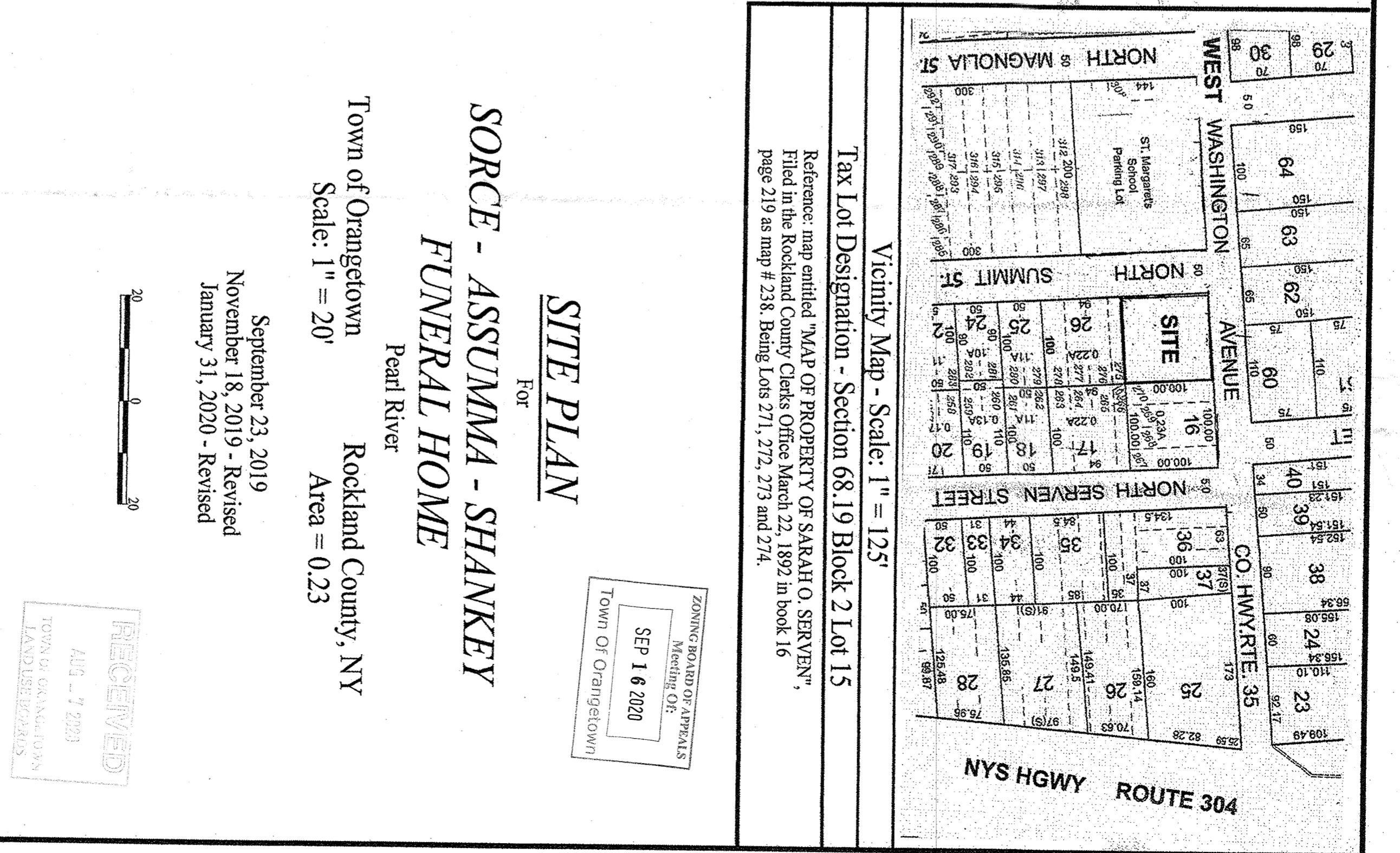
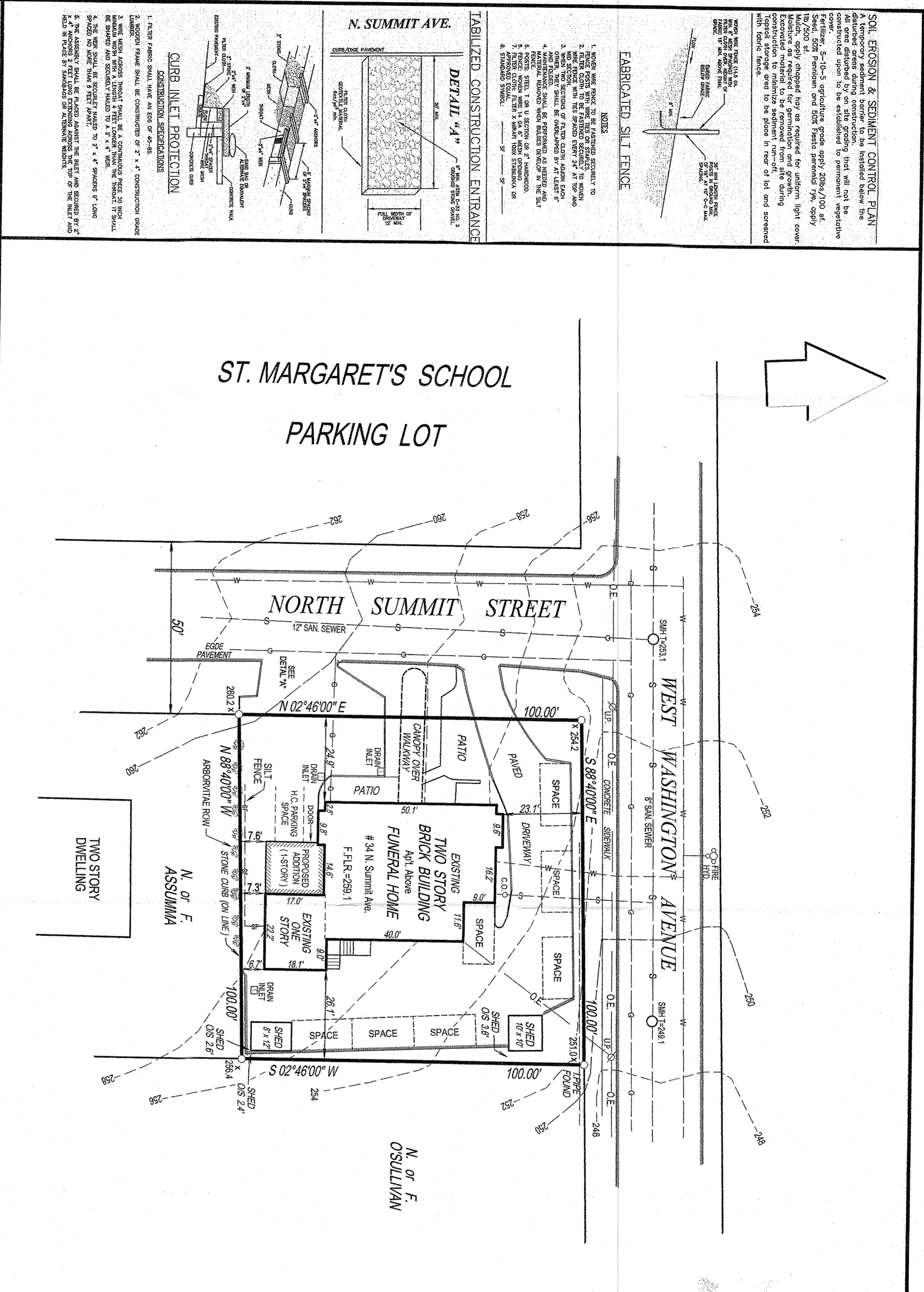
TABILIZED CONSTRUCTION ENTRANCE



CURB INLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. RIBBED FABRIC SHALL HAVE AN EGS OF 40-80.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE.
3. WOODEN FRAME SHALL BE 3" CONTINUOUS PER 20' MINIMUM WITH A LEADING 4' FEET LONGER THAN THE THROUGH IT SHALL BE SHARP AND SECURELY NAILED TO A 2" x 4" WOOD.
4. THE WOOD SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 6' LONG SPACED TO MORE THAN 9 FEET APART.
5. THE FABRIC SHALL BE PLACED AGAINST THE WOOD AND SECURED BY 2" DIA. WOODEN SCREWS OR 1/4" DIA. WOODEN NAILS AT THE END OF THE WOOD AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

RO 8237



| | |
|---------------------------|--|
| RECORD OWNER | 34 SUMMIT AVE. LLC 34 SUMMIT AVE. PEARL RIVER NY 10965 |
| PARKING TABULATION | REQUIRED - 1 SPACE PER 200 SF FLOOR AREA 31 SPACES |
| PROVIDED-ON SITE | 8 SPACES |

| ZONE RG GROUP T (ALL OTHER) | | |
|-----------------------------|---|--|
| Item | Required | Existing |
| Max F.A.R. | 0.30 | 0.60 |
| Lot Area | 15,000 sf | 10,000 sf |
| Lot Width | 150 ft. | 100 ft. |
| Street Frontage | 85 ft. | 200 ft. |
| Min. Front Yard | 75 ft. | Summit 28.9 ft. Washington 23.7 ft. |
| Min. Side Yard | 50 ft. | 6.7 ft. |
| Total Side Yard | 150 ft. | N/A |
| Min. Rear Yard | 100 ft. | 26.2 ft. |
| Max Bldg. Height | 2' 6" max. | 11 ft. |
| Max Bldg. Height | 4" per ft sly / 20" per ft sly / 17" per ft sly | 11 ft. |

SORCE - ASSUMMA - SHANKEY FUNERAL HOME
 Pearl River
 Rockland County, NY
 Area = 0.23

Town of Orangetown
 Scale: 1" = 20'

September 23, 2019
 November 18, 2019 - Revised
 January 31, 2020 - Revised

RECEIVED
 AUG 27 2020
 TOWN OF ORANGETOWN
 LAND USE DEPARTMENT

ZONING BOARD OF APPEALS
 Meeting Of:
 SEP 16 2020
 Town Of Orangetown

Tax Lot Designation - Section 68.19 Block 2 Lot 15
 Reference map entitled "MAP OF PROPERTY OF SARAH O. SERVEN",
 Filed in the Rockland County Clerks Office March 22, 1892 in book 16
 page 219 as map #238, Being Lots 271, 272, 273 and 274.

Vicinity Map - Scale: 1" = 125'

Robert E. Sorce, PLS
 135 South Main Street
 New City, NY 10956
 845-638-1498
 Lic. 49162

