

**May 13, 2020 Board Items:**

**Continued Item from the September 25, 2019 Meeting:**

**PB #19-57: West Lewis Avenue Minor Subdivision Plan**

Prepreliminary/ Preliminary/ Final Subdivision  
and SEQRA Review

39 West Lewis Avenue, Pearl River

68.12/1/44; RG zoning district

**Continued Item from the October 7, 2019 Meeting:**

**PB#19-64: 27 Greenbush Road Site Plan**

Prepreliminary/Preliminary Site Plan and SEQRA Review

27 South Greenbush Road, Orangeburg

74.11/1/12; LI zoning district

**PB #20-14: Sorce Assumma & Shakey Funeral Home Site Plan**

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review

34 Summit Street, Pearl River

68.19/2/15; RG zoning district

**PB #20-15: Instrumentation Laboratories Site Plan**

Final Site Plan Review

526 Route 303, Orangeburg

70.19/1/45; LO zoning district

Dated: May 1, 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 8, 2020

To: Cheryl Coopersmith, Chief Clerk  
Planning Board

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



Subject: **Sorce Assumma & Shankey Funeral Home Site Plan**  
Route 303 Overlay Zone  
Final Site Plan  
526 Route 303, Orangeburg  
70.19/1/45; LO zoning district

**PB #20-14**

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.
7. Existing and proposed exterior lighting shall be shown.
8. ACABOR review and approval is required.
9. The SEAF, question number 5(a) should be marked NO and 5(b) marked YES. The other items are in order.



**Department of Environmental Management and Engineering**  
**Town of Orangetown**

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127 Route 303 Orangeburg New York 10962  
Tel: (845) 359-6502 • Fax: (845) 359-6951

March 23, 2020

Planning Board  
Town of Orangetown  
1 Greenbush Road  
Orangeburg, New York 10962  
Attn: Cheryl Coopersmith, Chief Clerk

**Re: Sorce, Assumma & Shakey Funeral Home Site Plan**

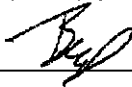
**PB# 20-15**

Gentlemen:

This Department has the following comments/ recommendations.

1. Details for inlet protection and a construction entrance are included on the drawings however, their location on the site plan it not shown. This shall be corrected. Also, the symbol for silt fencing shall be revised to meet the NYSDEC standard.

Very truly yours,



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cc: Highway File  
Sewer File



# Rockland County

Ed Day, Rockland County Executive

**DEPARTMENT OF PLANNING**  
Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

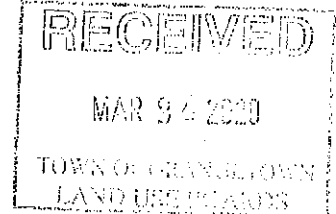
**Douglas J. Schuetz**  
*Acting Commissioner*

**Arlene R. Miller**  
*Deputy Commissioner*

March 16, 2020

Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 68.19-2-15



**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M  
**Map Date:** 1/31/2020

**Date Review Received:** 2/20/2020

**Item:** **SORCE ASSUMMA & SHANKEY FUNERAL HOME (O-2399)**

Site plan for the construction of a 250 SF, one-story addition to an existing funeral home located on 0.23 acres in the RG zoning district. Variances for floor area ratio, side yard, and building height will be required.

Southeast corner of West Washington Street and North Summit Street

**Reason for Referral:**

West Washington Street (CR 30), North Pearl Street (NYS Route 304)

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***\*Recommend the following modifications***

- 1 A review must be completed by the County of Rockland Department of Highways, all comments or concerns addressed, and all required permits obtained.
- 2 A review must be completed by the County of Rockland Department of Health, any comment 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 eight 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.

**SORCE ASSUMMA & SHANKEY FUNERAL HOME (O-2399)**

6 We request 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 239-m (3)(a)(v).

  
\_\_\_\_\_  
Douglas J. Schuelz  
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown  
New York State Department of Transportation  
Rockland County Department of Health  
Rockland County Department of Highways  
Robert E. Sorace, PLS

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

*In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.*

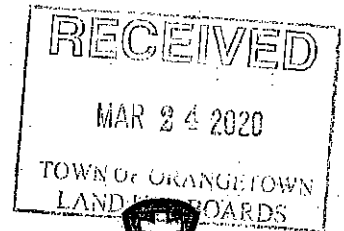
*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*



**CENTER FOR ENVIRONMENTAL HEALTH**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building D  
Pomona, New York 10970  
Phone: (845) 364-2608 Fax: (845) 364-2025



**Public Health**  
Prevent. Promote. Protect.

**EDWIN J. DAY**  
*County Executive*

**PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAFP**  
*Commissioner of Health*

**SAMUEL RULLI, PE**  
*Director, Environmental Health*

March 16, 2020

Ms. Cheryl Coopersmith  
Town of Orangetown Planning Board  
20 Greenbush Road  
Orangetown, NY 10962

Re: Sorce Assumma & Shankey Funeral Home Site Plan  
Site Plan for an Addition  
Tax lot 68.19-2-15

Dear Ms. Coopersmith:

We have received a Notification of Intent to Act as Lead Agency, a Short Environmental Assessment Form (EAF), other supporting documentation and plans as prepared by Robert E. Sorace, PLS revised through January 31, 2020 for the above referenced project. This office has no objection to the Town of Orangetown Planning Board acting as Lead Agency for this project. Other comments are as follows:

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

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

A handwritten signature in black ink, appearing to read "Elizabeth Mello".

Elizabeth Mello, P.E.  
Senior Public Health Engineer  
(845) 364-2616

cc: Arlene Miller, Rockland County Department of Planning  
Robert E. Sorace, PLS



# Rockland County

Ed Day, Rockland County Executive

**HIGHWAY DEPARTMENT**

23 New Hempstead Road  
 New City, New York 10956  
 Phone: (845) 638-5060 Fax: (845) 638-5037  
 Email: highway@co.rockland.ny.us

**Charles H. "Skip" Vezzetti**  
*Superintendent of Highways*

March 09, 2020

Ms. Cheryl Coopersmith  
 Chief Clerk Boards and Commission  
 Planning Board  
 Town of Orangetown  
 20 South Greenbush Road  
 Orangeburg, NY 10962



**RE: Site Plan Review for Source Assumma & Shankey Funeral Home**  
**34 N Summit Street in Pearl River, NY**  
**Tax Lot #68.19-2-15; RG Zoning District**

Dear Ms. Coppersmith:

The Rockland County Highway Department ("RCHD") was in receipt of the referenced site plan prepared by Robert E. Sorace, PLS., last updated on 01.31.2020, together with other information as part of the GML review process. The review has been complete now and our comments are as follows:

- 1) The RCHD consents that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action.
- 2) 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.
- 3) 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.

We appreciate you for the opportunity to review the site plan. Please feel free to contact us at 845-638-5060 with any question or concern you may have regarding this matter.

Thank you.



**Page 2**



**Dyan Rajasingham**  
**Engineer III**

**CC: Rockland County Department of Planning**  
**Robert E. Sorace, PLS.**



# Rockland County

Ed Day, Rockland County Executive

3-25-2020  
RE

## ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

Phone: (845) 365-6111 Fax: (845) 365-6686

RCSD@co.rockland.ny.us

**George Hoehmann**  
Chairman

**Michael R. Saber, P.E.**  
Assistant Director/Acting Executive Director

March 19, 2020

Ms. Cheryl Coopersmith  
Town of Orangetown Planning Board  
20 South Greenbush Road  
Orangeburg, NY 10962

Re: Sorce-Assumma & Shankey Funeral Home Site Plan  
34 North Summit Street, Pearl River  
Tax Lot 89/68.19-2-15 (formerly 40-3-35.12)

Dear Ms. Coopersmith:

Our office has received and reviewed a site plan that was last revised on January 31, 2020, which Robert E. Sorace, PLS prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the Planning Board serving as lead agency for this review.
2. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,

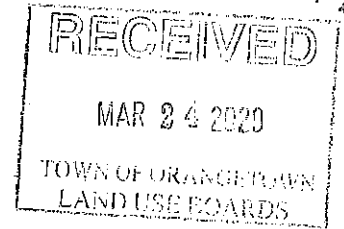
  
Joseph LaFiandra  
Engineer II

cc: M. Saber  
Helen Kenny-Burrows – Rockland County Department of Planning  
Elizabeth Mello, P.E. – Rockland County Department of Health

File: TOO 68.19-2-15 – 34 North Summit Street  
Reader

Rocklandgov.com

Town of Orangetown Planning Board  
**Planning Board Meeting: Wednesday, March 25, 2020**  
Location: Greenbush Auditorium, 20 South Greenbush Road,  
Orangeburg, New York 10962



**Sorce Assumma & Shankey Funeral Home Site Plan**

**Location of Parcel:** 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.

**Response to request that the Town of Orangetown Planning Board BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of RC Health Department (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

- CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.
- DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that \_\_\_\_\_ serve as \_\_\_\_\_ intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.
- TAKES NO POSITION on Lead Agency designation in this matter.

Dated: 3/16/20

RC Health Dept  
Agency Name  
By: [Signature]  
Signature  
Liz Mello  
Printed Name of Signer

Please return within 30 days by  
Fax: (845) 359-8526  
E-mail: ccoopersmith@aol.com

**Town of Orangetown Planning Board**  
**Planning Board Meeting: Wednesday, March 25, 2020**  
**Location: Greenbush Auditorium, 20 South Greenbush Road,**  
**Orangeburg, New York 10962**

**Sorce Assumma & Shankey Funeral Home Site Plan**

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**Response to request that the Town of Orangetown Planning Board BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of Orangetown ZBA (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

- CONSENTS that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.
- DOES NOT CONSENT to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that \_\_\_\_\_ serve as \_\_\_\_\_ intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.
- TAKES NO POSITION on Lead Agency designation in this matter

Dated: March 4, 2020

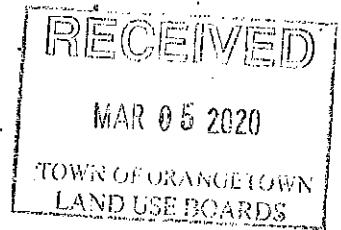
Orangetown ZBA  
Agency Name

By: [Signature]

Signature

Van Sullivan, Chairman  
Printed Name of Signer

Please return within 30 days by  
Fax: (845) 359-8526  
E-mail: ccoopersmith@aol.com



**Town of Orangetown Planning Board**  
**Planning Board Meeting: Wednesday, March 25, 2020**  
**Location: Greenbush Auditorium, 20 South Greenbush Road,**  
**Orangeburg, New York 10962**

**Sorce Assumma & Shankey Funeral Home Site Plan**

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**Response to request that the Town of Orangetown Planning Board BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**

On behalf of Rockland County Planning Dept. (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

**CONSENTS** that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.

**DOES NOT CONSENT** to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that \_\_\_\_\_ serve as \_\_\_\_\_ intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.

**TAKES NO POSITION** on Lead Agency designation in this matter

Dated: 3/5/2020

Rockland County Planning Dept.  
Agency Name  
By: [Signature]  
Signature  
Michael Keizer  
Printed Name of Signer

Please return within 30 days by  
Fax: (845) 359-8526  
E-mail: ccoopersmith@aol.com

**Town of Orangetown Planning Board**  
**Planning Board Meeting: Wednesday, March 25, 2020**  
**Location: Greenbush Auditorium, 20 South Greenbush Road,**  
**Orangeburg, New York 10962**

**Sorce Assumma & Shankey Funeral Home Site Plan**

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**Response to request that the Town of Orangetown Planning Board BE DESIGNATED TO SERVE AS LEAD AGENCY FOR THE:**  
On behalf of Rockland County Highway Dept (involved agency), I acknowledge receipt of the Lead Agency Notice in this matter.

The above named involved agency hereby (please check one):

- CONSENTS** that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that the undersigned continue to be notified of SEQR determinations, Proceedings and hearings in this matter.
- DOES NOT CONSENT** to the Town of Orangetown Planning Board's serving as Lead Agency for coordinated environmental review of the Lead Agency. To contest the requested Lead Agency, the undersigned proposed action and wishes that \_\_\_\_\_ serve as \_\_\_\_\_ intends to follow the procedures outlined in Title 6 Part 617.6(b) (5) NYCC.
- TAKES NO POSITION** on Lead Agency designation in this matter

Dated: 3/20/20

Rockland County Highway  
Agency Name

By: \_\_\_\_\_  
Signature

Dyan Rajasingham  
Printed Name of Signer

Please return within 30 days by  
Fax: (845) 359-8526  
E-mail: ccoopersmith@aol.com

**Town of Orangetown Planning Board Meeting of  
Wednesday, March 25, 2020**

**Project: Sorce Assumma & Shankey Funeral Home Site Plan**

**Location of Parcel:** 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.

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

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

- U.S. Postal: 20 South Greenbush Road, Orangeburg, New York 10962
- Email to Planning Board at [ccoopersmith@orangetown.com](mailto:ccoopersmith@orangetown.com), or
- Fax to the Town of Orangetown Planning Board @845 359-8526

- Comments Attached (or to be provided prior to Meeting date noted above)
- 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.

Dated: 3/10/20

Rockland County Highway  
 Agency Name  
 By: Dyan Rajasingham  
 Please Print Name

**Town of Orangetown Planning Board Meeting of  
Wednesday, March 25, 2020**

**Project: Sorce Assumma & Shankey Funeral Home Site Plan**

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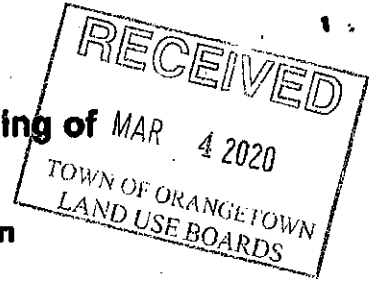
No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.

( ) This project is out of the jurisdiction of this agency and has no further comments.

Dated: March 4, 2020

Orangetown ZBA  
Agency Name  
By: [Signature]  
Please Print Name  
Don Sullivan, Chairman





**Town of Orangetown Planning Board Meeting of**  
**Wednesday, March 25, 2020**

**Project: Sorce Assumma & Shankey Funeral Home Site Plan**

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

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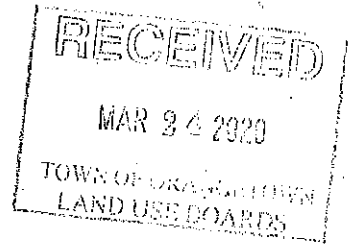
- ( ) Comments Attached (or to be provided prior to Meeting date noted above)
- ( ) No Comments at this time. Please send future correspondence for review.
- ( ) No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.

This project is out of the jurisdiction of this agency and has no further comments.

Dated: 3/3/2020

Rockland County Division of \_\_\_\_\_  
 Environmental Resources \_\_\_\_\_  
 50 Sanatorium Road \_\_\_\_\_  
 Building A- 6<sup>th</sup> Floor \_\_\_\_\_  
 Pomona, NY 10970

**Town of Orangetown Planning Board Meeting of  
Wednesday, March 25, 2020**



**Project: Sorce Assumma & Shankey Funeral Home Site Plan**

**Location of Parcel:** 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.

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

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- Email to Planning Board at [ccoopersmith@orangetown.com](mailto:ccoopersmith@orangetown.com), or
- Fax to the Town of Orangetown Planning Board @845 359-8526

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- 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.

Dated: 3/16/20

RC Health Dept  
Agency Name  
By: Liz Mello  
Please Print Name

**Town of Orangetown Planning Board Meeting of  
Wednesday, March 25, 2020**

**Project: Sorce Assumma & Shankey Funeral Home Site Plan**

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- Fax to the Town of Orangetown Planning Board @845 359-8526

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( ) 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.

Dated: 3/9/20

SUEZ

Agency Name

By: BILL PREHODA

Please Print Name