

June 10, 2020 Board Items:

New Items:

PB #20-25: 89 Western Highway Playground Site Plan

Noble 9th German Masonic Park
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
89 Western Highway, Tappan; 77.06/3/13; R-15 zoning district

PB #20-26: Tappan Plaza Subdivision Plan

Prepreliminary/ Preliminary/ Final Subdivision Plan and SEQRA Review
3-58 Route 303, Tappan
77.15/1/33-37 & 41; CS, LIO and Route 303 Overlay zoning district

PB #20-27: Tappan Plaza Site Plan

Prepreliminary/ Preliminary Site Plan and SEQRA Review
3-58 Route 303, Tappan
77.15/1/33-37 & 41; CS, LIO and Route 303 Overlay zoning district



Dated: May 29, 2020



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 8, 2020

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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



Subject: **Tappan Plaza Site Plan** **PB #20-27**
Prepreliminary/ Preliminary Site Plan and SEQRA Review
3-58 Route 303, Tappan
77.15/1/33-37 & 41; CS, LIO and Route 303 Overlay zoning district

Submission Reviewed:

Site Development Plans as prepared by Bohler Engineering last revised 2/17/2020, C-01 through C-24.

- 1) Applicant should provide an existing conditions survey plan showing only the existing lot lines and site conditions.
- 2) Vicinity map must not be over 1"=400'.
- 3) All existing and proposed easements and cross-easements must be clearly delineated on the plan.
- 4) Legal agreements between all lots shall be prepared and submitted.
- 5) The floodway and flood zones must be clearly delineated on the plan.
- 6) Dimensions to the existing freestanding sign shall be shown on the plan.
- 7) Front Yard setback line shall be indicated on the plans.
- 8) Easement for proposed driveway at the existing residential lot shall be indicated.
- 9) Dimensions shall be provided at the driveway at the south east corner of the proposed supermarket and also at the stop bar north east of the existing Wendy's building.

10) Per 21A-13 (3), proposed building plans and elevations shall be submitted to confirm height of proposed supermarket and location of all proposed mechanical equipment.

11) Per Article XIII, Route 303 Overlay District applies.

a) Are plantings proposed in the 25' noted landscaped area, specifically where the existing ingress/egress is proposed to be eliminated? Per Section 13.10 B (2), "*A twenty-five-foot wide vegetated buffer, either containing native vegetation naturally occurring and/or containing shrubs and/or trees a minimum of six feet high, with such shrubs and/or trees as listed under the provisions of § 21.25 of the Land Development Regulations of the Code of the Town of Orangetown at time of planting shall be located along the property line adjacent to the Route 303 right-of-way.*"

b) Not more than 35% of all parking shall be located within the front yard of any lot or parcel, variance required.

c) The Board should consider the need for a traffic impact study per Section 13.10 B (13); "*A traffic impact study and access management plan shall be required where a proposed use will result in an estimated trip generation in any direction on Route 303 and intersecting county and Town highways in which the increase in traffic in the judgment of the Planning Board would be, or is estimated to be, in excess of 10% over the existing traffic movements for either:*

(a) The peak hour; and/or (b) Total daily traffic on Route 303 or any such county or Town highways."

12) ACABOR review and approval is required.

13) A separate signage application should be submitted.

Rec. 4-24-2020



Department of Environmental Management and Engineering Town of Orangetown

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

April 21, 2020

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

Re: Tappan Plaza Site Plan 2020

PB# 20-25

Gentlemen:

This Department has the following comments/ recommendations.

1. A full SWPPP is required for this site plan because the Short Environmental Assessment Form: Question -3b states that the project will disturb 3.54 acres AND it drains to the Sparkill Creek which, in this area, is on the NYSDEC 303d list of impaired waters (for pathogens and dissolved oxygen.) The SWPPP must be prepared and sealed by a NYS Licensed Professional Engineer, in compliance with the *NYS Stormwater Management Design Manual (NYS SMDM)*, the NYS SPDES General Permit for Stormwater Discharges from Construction Activities (SPDES GP-0-20-001), the *NYS Standards and Specifications for Erosion and Sediment Control* ("Blue Book") and Town of Orangetown Town Code (Chapters 30C & 30D), shall be prepared for the proposed site plan. The SWPPP shall include water quality and water quantity measures, pre and post stormwater runoff calculations utilizing the current rainfall intensity values for this area (example 100 yr. – 9.07 inches/hour.) The SWPPP/ calculations shall design onsite storage to achieve zero net increase in runoff as well as describe by explanation and calculation, how Chapters 6 (Green Infrastructure) and 9 (Redevelopment) of the NYS SMDM are satisfied by the stormwater management design.
2. The applicant/ applicant's engineer is advised/ reminded that because this site contains and drains to a portion of the Sparkill Creek that is on the NYSDEC 303d list of impaired waters (for pathogens and dissolved oxygen), the applicant's engineer must design the proposed work (to be outlined/ discussed/ explained in the SWPPP and shown on the drawings – for both during and post construction) in accordance with all of the additional requirements, stipulations and regulations regarding proposed work in a TDML watershed area. Also, the applicant/ applicant's engineer shall contact to the NYSDEC to determine/ verify that the proposed work is an "appropriate use" for the land in this 303D/ TDML watershed. Copies of all correspondence between the applicant/ applicant's engineer and the NYSDEC shall be provided to this Department.
3. All of the Flood Zones (Zones X, AE, etc.) that are shown on ALTA-1 (for the Subdivision application) shall be shown on drawings C-02 to C-04, C-06 to C-15, C-19 to

C-21. Also, these zones and their definitions and specified elevations (if available) shall be added to the legend for each drawing.

4. Soil borings, perc tests and determination of groundwater elevations shall be performed at the subsurface detention system location. These tests shall be performed **PRIOR** to this proposal receiving **Final Approval** to ensure the adequacy of the proposed design. This information shall be added to the drainage calculations. The tests shall be performed in the spring when the ground water table is typically at its highest.

5. The location of the 100 yr. flood zone shall be clearly shown on all appropriate drawings.

6. The total area of disturbance (a.o.d.) shall be clearly shown/ defined on drawings C-02 to C-04, C-06 to C-15, C-19 to C-21 as well as being listed on said drawings and spelled out in a table for in the SWPPP. As a reminder, the total a.o.d shall include all demolition, construction, utility installation, additional or removed pavement, curbing installation, new/ reconfigured islands, etc.)

7. The SWPPP shall provide a table showing the breakdown (in acres) for the existing pervious and impervious area in the work zone and the post construction pervious and impervious areas.

8. The location of the 100 foot buffer for the Sparkill Creek (assumedly owned by the Rockland County Drainage area) shall be shown completely through the proposed area of clearing/ regrading/ filling. Currently, that buffer line is not shown complete through that area.

9. The NYSDEC stream classification for the Sparkill Creek shall be labeled on the plans.

10. An existing conditions plan shall be added to the drawing set showing the site as is and including only the existing (not proposed) lot lines.

11. All existing (light line) and proposed easements (heavy line), related to this site plan shall be shown on drawings C-02 to C-04, C-06 to C-15, C-19 to C-21.

12. Legal agreements between all the lots related to this site plan shall be prepared for sanitary and storms sewer flow “transport” and maintenance between the proposed lots. These agreements shall include, but not be limited to, a breakdown of responsibility, ownership, emergency contact information, etc.

13. Drawings C-19 and C-20 shall show all drainage infrastructure that is to have SESC protection. Showing one inlet and adding (typ) is not sufficient.

14. The SESC drawings shall be as a larger scale to more clearly show all of the proposed SESC features (similar to the drainage drawings.)

15. The drawings shall clearly show/ indicate how traffic shall be safely kept away from the project site.

16. Drawing C-12 shows the existing sanitary building connection, for the 1 story building to the south of the site, being replaced but only up to the new property line. This line shall be replaced to the nearest cleanout/ manhole.

17. The existing sanitary building connections shall be shown for every building related to this site plan on drawings, C-02, C-06 to C-15, C-19 to C-21.

18. The sanitary manhole detail on drawing C-23 shall be revised to reflect a Campbell foundry 1012B with a 30 inch opening. A Manhole frame cover with cover details (including the words sanitary Sewer and date) shall be included on the drawings.

19. A Note shall be added to the plan stating that the Town of Orangetown Sewer Inspector shall be notified at least 48 hours prior to any and all sewer work being performed in connection with this subdivision.


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

21. A post construction stormwater maintenance agreement (in accordance with NYSDEC Phase II regulations) for the proposed stormwater systems shall be submitted to this Department and the Town Attorney's office for review and approval. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with telephone number, yearly report to be submitted to this Department, etc.

22. Iron pins shall be drawn and labeled at each property corner.

23. The datum for the contours shall be given. Also, a note shall be added to the Site Plan indicating the source benchmark for the referenced datum (including the BM elevation.)

Very truly yours,



cc: Highway file
Sewer file



BROOKER ENGINEERING, PLLC

NY OFFICE

74 Lafayette Avenue
Suite 501
Suffern, NY 10901

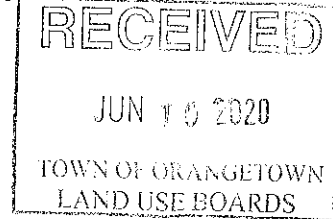
845.357.4411 Tel.
845.357.1896 Fax

NJ OFFICE

22 Paris Avenue
Suite 105

201.750.3527 Tel.

Rockleigh, NJ 07647



June 10, 2020

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

Attn: Cheryl Coopersmith, Chief Clerk

Re: Tappan Plaza Site Plan and Subdivision, 3-58 Route 303 (tax lots 77.15-1-33-37 & 41)
Planning Board Drainage Review
BBE #OTN0150

Dear Ms. Coopersmith:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following report in support of the Tappan Plaza Site Plan and Subdivision application to the Town of Orangetown Planning Board:

Information Reviewed

1. "Major Subdivision Plans", prepared by Bohler Engineering, signed and sealed by Kristin M. DeLuca, PE., drawings C-01 through C-07, last revised February 17, 2020
2. "Site Development Plans for Lidle U.S. Operations, LLC", prepared by Bohler Engineering, signed and sealed by Kristin M. DeLuca, PE., drawings C-01 through C-24, last revised February 17, 2020
3. "ALTA/NSPS Land Title Survey", prepared by JMC, Drawing ALTA-1, dated 3/13.2020, signed and sealed by Thomas M. Schmidt, LLS

Additional Information Received

1. June 9, 2010 narrative from Bohler Engineering, signed by Kristin DeLuca, PE.

Project Description

This is our second drainage review report for this application; our last review was dated June 8, 2020. The site is located on the east side of Route 303, just north of the corporate limits with the Borough of Northvale in the State of New Jersey. The parcel is fully developed with a commercial building located along the east side of the lot and parking in front of the building along the west side of the lot. Storm drainage flows in a southerly direction to a piped storm system that discharges to the Sparkill Creek. Portions of stormwater runoff along the west side of the property flow to the drainage system in Route 303. The Sparkill Creek floodplain is a FEMA mapped stream on the site and the building has a history of flooding.

The northern portion of the building (former BBQ Bon Fahyr Buffet restaurant) is proposed to be removed and a new detached commercial building is proposed along the north side of the property. The parking lot is being reconfigured and grass islands are being added. A new driveway is proposed along the northeast corner of the property.

The existing drainage pattern is being maintained. The majority of the site discharges to the Sparkill Creek via the existing stormwater outfall, which will remain undisturbed.

Review of Additional Information Received

The additional information received demonstrates that there is a net reduction in impervious surfaces of 5,728 SF based on the removal of pavement and addition of landscaped islands in the existing parking lot. This compensates for the increased pavement at the new access driveway at the northeast corner of the site. The applicant is proposing water quality treatment of portions of the disturbed area in the form of a Contech Cascade Separator. The applicant

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

has demonstrated that the finished floor elevation of 34.1 meets the minimum one foot of freeboard over the base flood elevation of 33.0.

Project Comments

1. The Sparkill Creek 100-year floodplain and floodway should be shown on the Site Plan. The floodplain should be shown using the published elevations and delineated as per the site topography.
2. An elevation certificate should be provided for the proposed building.
3. Historical observation of flooding on the site has shown floodplain elevations slightly higher than the 100-year floodplain elevations listed in the FIRM. We recommend a higher freeboard be utilized for this project.
4. Permits are required from the Local Floodplain Administrator and Rockland County Drainage Agency.
5. Drainage area maps showing existing and proposed impervious areas should be provided.
6. Stormwater quality mitigation is proposed at the uphill portion of the disturbed area. Orangetown DEMA should determine if stormwater quality mitigation is required for the disturbance at the downhill parking lot disturbed area.
7. The stormwater outfall on the south side of the parking lot that discharges to the Sparkill Creek should be shown on the Grading and Drainage Plan and added to the storm profile.
8. Capacity of the storm drainage pipes on the site should be provided.
9. Additional detail should be provided showing the drainage flow pattern along the east side of the parking lot, adjacent to the wetlands. It is not clear if stormwater runoff flows directly to the wetlands at low points, or is conveyed along the length of the parking lot to the catch basin along the south side of the parking lot with the top elevation of 28.69.
10. Add drainage ridge lines in the parking lot west of the building to remain, similar to those shown on the northern parking lot around the new building.
11. Provide details for the stormwater pump system to be used to convey stormwater runoff from the depression at the loading area at the southeast corner of the new building. It is possible floodwaters from the Sparkill Creek will surcharge this system.
12. We recommend adding drainage inlets along the north and south side of the new island at the southwest corner of the site.

Drainage Review Recommendation

The proposed application has provided sufficient drainage information that demonstrates that potential significant adverse impacts with respect to drainage can be mitigated. We therefore recommend that the Tappan Plaza Site Plan and Subdivision be approved for drainage subject to the above Project Comments at this time.

Very truly yours,



BROOKER ENGINEERING, P.L.L.C.

Kenneth DeGennaro, P.E.



BROOKER ENGINEERING, PLLC

NY OFFICE

74 Lafayette Avenue
Suite 501
Suffern, NY 10901

845.357.4411 Tel.
845.357.1896 Fax

NJ OFFICE

22 Paris Avenue
Suite 105
Rockleigh, NJ 07647

201.750.3527 Tel.



June 8, 2020

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

Attn: Cheryl Coopersmith, Chief Clerk

Re: Tappan Plaza Site Plan and Subdivision, 3-58 Route 303 (tax lots 77.15-1-33-37 & 41)
Planning Board Drainage Review
BBE #OTN0150

Dear Ms. Coopersmith:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following report in support of the Tappan Plaza Site Plan and Subdivision application to the Town of Orangetown Planning Board:

Information Reviewed

1. "Major Subdivision Plans", prepared by Bohler Engineering, signed and sealed by Kristin M. DeLuca, PE., drawings C-01 through C-07, last revised February 17, 2020
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3. "ALTA/NSPS Land Title Survey", prepared by JMC, Drawing ALTA-1, dated 3/13.2020, signed and sealed by Thomas M. Schmidt, LLS

Project Description

This is our first drainage review report for this application. The site is located on the east side of Route 303, just north of the corporate limits with the Borough of Northvale in the State of New Jersey. The parcel is fully developed with a commercial building located along the east side of the lot and parking in front of the building along the west side of the lot. Storm drainage flows in a southerly direction to a piped storm system that discharges to the Sparkill Creek. Portions of stormwater runoff along the west side of the property flow to the drainage system in Route 303. The Sparkill Creek floodplain is a FEMA mapped stream on the site and the building has a history of flooding.

The northern portion of the building (former BBQ Bon Fahyr Buffet restaurant) is proposed to be removed and a new detached commercial building is proposed along the north side of the property. The parking lot is being reconfigured and grass islands are being added. A new driveway is proposed along the northeast corner of the property. It is unclear if there is a net increase or decrease in impervious area.

The existing drainage pattern is being maintained. The majority of the site discharges to the Sparkill Creek via the existing stormwater outfall, which will remain undisturbed.

Project Comments

1. The Sparkill Creek 100-year floodplain and floodway should be shown on the Site Plan. The floodplain should be shown using the published elevations and delineated as per the site topography.
2. An elevation certificate should be provided for the proposed building.
3. The proposed building should have the freeboard required above the 100-year floodplain elevation as stated in NYS Building Code.
4. Historical observation of flooding on the site has shown floodplain elevations slightly higher than the 100-year floodplain elevations listed in the FIRM. We recommend a higher freeboard be utilized for this project.

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Hillary Chadwick, P.E.	Vincent Kane, P.E.	Nestor Celiz, P.E.	Benjamin Levitz, P.E.

5. Permits are required from the Local Floodplain Administrator and Rockland County Drainage Agency.
6. Existing and proposed impervious areas should be provided and impacts with respect to stormwater runoff should be addressed.
7. Total limit of disturbance should be added. Land disturbances greater than 1.0 acre require post construction stormwater quality measures.
8. The stormwater outfall on the south side of the parking lot that discharges to the Sparkill Creek should be shown on the Grading and Drainage Plan and added to the storm profile.
9. Capacity of the storm drainage pipes on the site should be provided.
10. Additional detail should be provided showing the drainage flow pattern along the east side of the parking lot, adjacent to the wetlands. It is not clear if stormwater runoff flows directly to the wetlands at low points, or is conveyed along the length of the parking lot to the catch basin along the south side of the parking lot with the top elevation of 28.69.
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12. Provide details for the stormwater pump system to be used to convey stormwater runoff from the depression at the loading area at the southeast corner of the new building. It is possible floodwaters from the Sparkill Creek will surcharge this system.
13. We recommend adding drainage inlets along the north and south side of the new island at the southwest corner of the site.

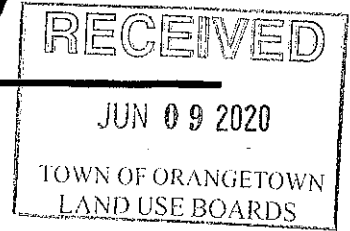
Drainage Review Recommendation

The proposed application has not provided sufficient drainage information that demonstrates that potential significant adverse impacts with respect to drainage can be mitigated. We therefore recommend that the Tappan Plaza Site Plan and Subdivision not be approved for drainage at this time.

Very truly yours,



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



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 30, 2020

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 77.15-1-41	77.15-1-37	77.15-1-36
77.15-1-35	77.15-1-34	77.15-1-33

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 2/17/2020

Date Review Received: 3/4/2020

Item: *TAPPAN PLAZA (O-724S)*

Site plan for the construction of a 25,656 SF supermarket located on a site that is comprised of six lots and total 11.19 acres in the CS and LIO zoning districts. The newly created parcel is 1.89 acres and wholly in the CS zoning district. An approximately 20,000 SF portion of an existing multi-tenant building will be demolished and replaced by the supermarket. The rest of the existing building is to remain. The closure of an existing curb cut, realignment and restriping of the parking lot, additional landscaped islands, new lighting, and new signage are also proposed.

East side of NYS Route 303, north side of the New York - New Jersey border

Reason for Referral:

NYS Route 303, Sparkill Creek, federal wetlands

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 New York State Department of Transportation, any comments or concerns addressed, and all required permits obtained.
- 2 A review must be completed by the County of Rockland Drainage Agency, and any required permits obtained.
- 3 A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and any required permits obtained.
- 4 If there is any encroachment into the Federal wetlands, a review must be completed by the United States Army Corps of Engineers and all required permits obtained.

TAPPAN PLAZA (O-724S)

5 The floodplain Administrator for the Town of Orangetown shall certify that the proposed construction is in compliance with the floodplain regulations of the Town and the Federal Emergency Management Agency.

6 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.

7 There shall be no net increase in the peak rate of discharge from the site at all design points.

8 All access and parking agreements must be in place prior to construction, especially since the lot that will contain the supermarket has less than the required number of parking spaces.

9 The proposed plans shall comply with the Route 303 Overlay Zone, to the extent applicable. As proposed, no vegetated buffer areas are provided and the site is not adequately screened from Route 303. Greater than the permitted front yard parking is also proposed. A vegetated buffer of at least 25 feet must be provided along the property line adjacent to the Route 303 right-of-way. If low evergreen shrubs/trees a minimum of six feet high are planted, this will also provide adequate screening of the site.

10 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. This will help to protect the proposed landscaping from damage due to the weight of the snow and salt intrusion. In addition, providing specific locations on the site for the snow piles will reduce the loss of available parking spaces meant to be used by customers.

11 All proposed signage must be shown on the site plan, and conform to all Town requirements.

12 The lighting plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line, especially along the western side of the site that borders NYS Route 303.

13 The landscaping plan shall provide additional low evergreen landscaping to supplement the area along the State highway to block the headlights of parked cars from shining into such highway. In addition, the landscaping throughout the site is very minimal and should be enhanced.

14 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. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
New York State Department of Transportation
Rockland County Department of Health
Rockland County Drainage Agency
United States Army Corps of Engineers
Federal Emergency Management Agency

Bohler Engineering

Donald Brenner

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

TAPPAN PLAZA (O-724S)

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.

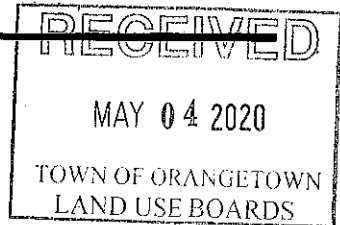
Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval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



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

May 04, 2020

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

RE: Subdivision and Site Plan Reviews for Tappan Plaza
3-58 Route 303 in Tappan, NY
Tax Lot #s 77.15-1-33, 34, 35, 36, 37 and 41; CS and LIO Zoning District

Dear Ms. Coopersmith:

The Rockland County Highway Department ("RCHD") was in receipt of the referenced subdivision map prepared by Bohler Engineering, dated 02.17.20, 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) As the proposed subdivision is in the vicinity of Sparkill Creek that is regulated by the Rockland County Drainage Agency, a review shall be required by the Rockland County Drainage Agency.

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

Thank you.



Dyan Rajasingham
 Engineer III

CC: Rockland County Department of Planning
 Bohler Engineering – Consulting Engineering & Surveying



Rockland County

Ed Day, Rockland County Executive

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

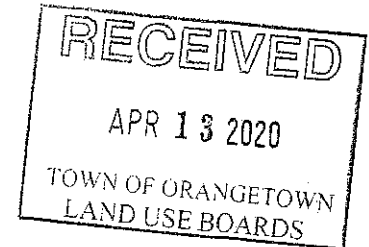
4-22

George Hoehmann
Chairman

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

April 6, 2020

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



Re: Tappan Plaza Subdivision and Site Plan
3-58 Route 303, Tappan
Tax Lots 89/77.15-1-33, 34, 35, 36, 37 & 41 (formerly 60-48-464.15, 464.14, 464.12, 464.13, 464.16 & 464.21)

Dear Ms. Coopersmith:

Our office has received and reviewed an overall subdivision plan and site plan that were last revised on February 12, 2020, which Bohler Engineering 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 77.15-1-34 – Tappan Plaza
TOO 77.15-1-36 – Tappan Pub
TOO 77.15-1-41 – Tappan Shopping Center
Reader

Rocklandgov.com

DRAINAGE AGENCY
DIVISION OF THE HIGHWAY DEPARTMENT
23 New Hempstead Road
New City, New York 10956
Phone: (845) 638-5081; Fax: (845) 708-7116

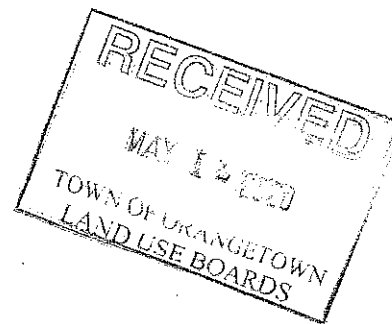
Charles H. "Skip" Vezzetti
Superintendent of Highways
Chairman, Drainage Agency

Vincent Altieri, Esq.
Executive Director

Via e-mail: ccoopersmith@orangetown.com

April 24, 2020

Planning Board
Town of Orangetown
20 Greenbush Road
Orangeburg, NY 10962
Attn.: Cheryl Coopersmith



Re: Tappan Plaza Subdivision and Site Plan (Lidl Supermarket)
1-57 Route 303, Tappan
Section 77.15, Block 1, Lot 33 to 37 & 41
Tax Map: Town of Orangetown
Resource: Sparkill Creek

Dear Mrs. Coopersmith,

The Rockland County Drainage Agency ("RCDA") has reviewed the above-referenced proposal included with your referral as prepared by: Bohler Engineering, dated/last revised February 17, 2020.

Based on the information provided and maps available to the RCDA, the site has been determined to be within the jurisdiction of the RCDA. Therefore, a permit from the RCDA pursuant to the Rockland County Stream Control Act is required for developments within this site. Please have the applicant submit an application to the RCDA immediately. Copies of permit application form package and Chapter 846: Rockland County Stream Control Act are being mailed to the property owner/applicant with a copy of this letter and are also available at the County website, within Highway Department, Drainage Division.

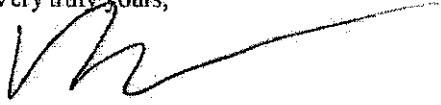
Please note that the Rockland County Stream Control Act, Chapter 846, requires all subdivision/lot-line change maps be signed by the Chairman of the RCDA before the County Clerk will accept same for filing. Please have the applicant/owner file an Application for Subdivision Plat Review and County Planning Certification Information forms with supporting documentation to the RCDA. These forms are available online at the Rockland County website within Highway Department, Drainage Division. Please have the applicant direct any questions regarding the RCDA subdivision review requirements of Chapter 846, Rockland County Stream Control Act, to this office.

By copy of this letter, the RCDA is hereby notifying the municipal land use boards and departments that the project site is within the jurisdiction of the RCDA. Any further decisions or determinations made by the municipal land use boards and departments regarding this site should indicate that it is within the jurisdiction of the RCDA and that a permit or a determination otherwise from the RCDA is required for any developments at this site. The RCDA recommends that the municipal land use boards and/or departments ensure the applicant has secured the necessary permits and approvals from all interested and involved agencies and no outstanding violations prior to granting any final approval.

The Rockland County Drainage Agency ("RCDA") does not object to the Planning Board assuming responsibilities of lead agency for SEQRA purposes in the above-referenced matter.

Please contact Shajan S. Thottakara, P.E., CFM, at (845) 638-5081 or by email: thottaks@co.rockland.ny.us, if you have any questions regarding this matter.

Very truly yours,



Vincent Altieri
Rockland County Drainage Agency

<p>c: George Ackerman Building Department Zoning Board of Appeals Donald Brenner Rockland County Planning Department Shajan S. Thottakara, P.E., CFM</p>	<p>Benbrooke Tappan, LLC, 4 West Red Oak Lane, Ste 105, White Plains, NY 10604 <u>(By Certified Mail, Article No. : 7018 1130 0002 0685 4655)</u> Town of Orangetown Town of Orangetown</p>	<p><u>OBZPAE@orantown.com</u> <u>darbolino@orantown.com</u> <u>brennerlaw@optonline.net</u></p>
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(File: 20 OSR 12)

Town of Orangetown Planning Board

Planning Board Meeting: Wednesday, April 22, 2020

Location: Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York 10962

Project Name: Tappan Plaza Subdivision and Site Plan

Location of Parcel: The site is located at 3-58 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 33, 34, 35, 36, 37 & 41 in the CS & LIO zoning district; in the Route 303 Overlay zone.

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: 3/17/2020

Rockland County Planning Dept.
Agency Name

By: [Signature]

Signature: Michael Kezar

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, April 22, 2020

Location: Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York 10962

RECEIVED
MAY 18 2020
TOWN OF ORANGETOWN
LAND USE BOARDS

Project Name: Tappan Plaza Subdivision and Site Plan

Location of Parcel: The site is located at 3-58 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 33, 34, 35, 36, 37 & 41 in the CS & LIO zoning district; in the Route 303 Overlay zone.

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: 5/13/20

Rockland County Highway
Agency Name

By: Joseph Arena
Signature

Senior Engineering Technician
Printed Name of Signer

Please return within 30 days by

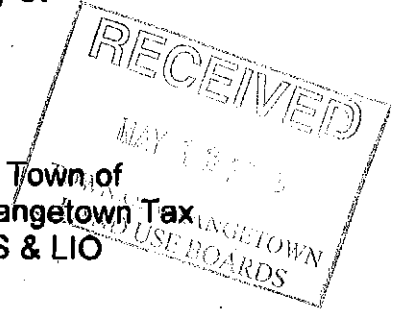
Fax: (845) 359-8526

E-mail: ccoopersmith@aol.com

**Town of Orangetown Planning Board Meeting of
Wednesday, April 22, 2020**

Project Name: Tappan Plaza Subdivision and Site Plan

Location of Parcel: The site is located at 3-58 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 33, 34, 35, 36, 37 & 41 in the CS & LIO zoning district; in the Route 303 Overlay zone.



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, 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: 5/13/20

Rockland County Highway Dept.
Agency Name
By: Joseph Arena
Please Print Name