

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

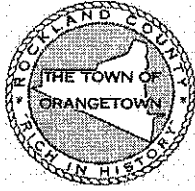
PB #20-15: Instrumentation Laboratories Site Plan

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**

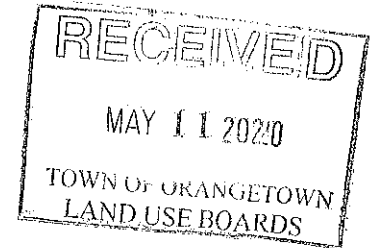
(845) 359-8410

Fax: (845) 359-8526

Date: April 21, 2020

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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



Subject: **West Lewis Avenue Minor Subdivision Plan PB #19-57**
Prepreliminary/ Preliminary/ Final Subdivision and SEQRA Review
39 West Lewis Avenue, Pearl River;
68.12/1/44; RG zoning district

Submission Reviewed

New site plan C1.01 as prepared by Joseph G. Thompson Architect last revised 2-17-2020

1. The following variance is required: Rear Yard 25 feet required with 11.4' proposed.
2. Per Chapter 2, section 2-4 A, the Applicant is required to obtain ACABOR approval.
3. Upon submission of proposed house plan for a building permit, the Applicant will be required to obtain ACABOR approval.
4. A full subdivision plan is required to be submitted that includes the items in the subdivision checklist.

JS
4/21/2020



Reo 3/27/2020

Department of Environmental Management and Engineering
Town of Orangetown

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

March 23, 2020

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

Re: West Lewis Avenue Minor Subdivision Plan

PB# 19-57

Gentlemen:

This Department has the following comments/ recommendations.
(This letter supersedes our letter of 9/20/19)

1. The metes and bounds for the proposed 5 foot wide property annexation, from the neighboring lot, shall be given on the plans. Also, since the neighboring lot is now involved in the subdivision, should that lot be included in the subdivision?
2. The location of the sanitary house connections shall be shown for BOTH lots, including their connection (with invert elevations) to the sanitary mains.
3. Cleanouts (with invert elevations) shall be shown along the new sanitary house connection at all changes in direction and just inside property lines/ R.O.W. Also, a cleanout detail shall be added to the plans.
4. A sanitary sewer house sewer connection detail to the existing main shall be added to the plans.
5. All proposed grading shall be shown on the plan.
6. The plans shall show how the stormwater runoff from the new impervious areas will be handled.
7. The metes and bounds, as well as intended ownership, of all proposed easement(s) shall be shown on the plans.
8. Soil erosion and sediment control plans and details shall be submitted to this Department for review and approval.
9. Legends shall be added to the plans.
10. Monuments shall be drawn and labeled at all subdivision corners and along the R.O.Ws.

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

11. The existing edge of pavement shall be labeled along West Carroll Street and West Lewis Avenue.

Very truly yours,

A handwritten signature in black ink, appearing to be "G. J. [unclear]", written over a horizontal line.

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
Rockleigh, NJ 07647

201.750.3527 Tel.

May 12, 2020

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

Attn: Cheryl Coopersmith, Chief Clerk

Re: West Lewis Avenue Subdivision (tax lot 68.12-1-44)
Planning Board Drainage Review (for May 13, 2020 Planning Board meeting)
BBE #OTN0132



Dear Ms. Coopersmith:

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

Information Reviewed

1. "Topographical Survey of Lot 44 on Block 1 as shown on the Tax Map of the Town of Orangetown", Drawing not numbered, dated June 24, 2019, prepared by Steven L. Koestner, PE & PLS
2. "West Lewis Avenue Sub-Division", prepared by Joseph G. Thompson Architect, PLLC, signed and sealed by Joseph G. Thompson Architect, PE, Revision 1 dated February 17, 2020, Drawing C1.01
3. Letter from Ralph G. Mastro Monaco, PE, PC, dated September 25, 2019 regarding test pits and perc tests
4. Project Application dated 8/01/2019

Project Description

This is our second drainage review report for this project; our previous report was dated September 25, 2019. The project consists of two lot subdivision with frontage on West Carroll Street and Lewis Avenue. The existing dwelling on the south side will remain and a new garage addition is proposed. The proposed lot to the north proposes a new single family dwelling, garage, and driveway. The land slopes downhill in a westerly direction. No stormwater mitigation is proposed for the project.

Project Comments

1. As per our September 25, 2019 report, proposed grading should be shown for the changes in land use.
2. As per our September 25, 2019 report, stormwater mitigation methods should be provided.
3. As per our September 25, 2019 report, total land disturbance should be provided.
4. As per our September 25, 2019 report, existing and proposed impervious surfaces should be quantified.
5. As per our September 25, 2019 report, a Sediment and Erosion Control Plan should be prepared.
6. The locations and results of the soil test pits and percolation tests should be shown on the plans.

Drainage Review Recommendation

No information has been provided with respect to mitigation for potential significant impacts with respect to drainage. We therefore recommend that the West Lewis Subdivision not be approved for drainage at this time.

Very truly yours,

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

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

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 Celliz, P.E.	Benjamin Levitz, P.E.

Town of Orangetown
Bureau of Fire Prevention
20 Greenbush Road
Orangeburg, New York 10962
Ph (845)365-0204*fax (845)365-0241



March 10, 2020

To: Planning Board
Re: West Lewis Ave Minor Subdivision
Pearl River, NY 10965

This office has no comments on the above referenced project.

Sincerely,

A handwritten signature in black ink that reads "Michael B. Bettmann". The signature is written in a cursive style with a horizontal line underneath the name.

Michael B. Bettmann
Chief Fire Inspector
Town of Orangetown
mbettmann@orangetown.com

Cheryl Coopersmith

From: Michael McCue <mccuem1952@gmail.com>
Sent: Tuesday, May 12, 2020 11:43 AM
To: Cheryl Coopersmith
Subject: comments for May 13 regarding PB #19-57



[External Email]

Neighbors have recently learned that a land sale has been arranged between Stokes, the owner of 39 West Lewis Avenue and Klass, the owner of the adjacent property.

There are five lots on West Lewis that extend from West Lewis to West Carroll and have been that way for at least 60 years. This proposed annexation, the purpose of which is to seek to divide the lot at 39 into two lots, would be setting a precedence for the other four lots on West Lewis, one of which I own (21). Approval of the sale will not end the neighborhood's opposition to the proposal for the minor subdivision.

We are opposed due to the density issue. A new structure, shoehorned in, will increase traffic, diminish open space, and put buildings on top of each other. Several property owners on West Carroll will have a new home at arm's length. The owner Stokes has no hardship in making this part of his strategy. His only motivation is greed.

West Carroll is only 19 feet wide. At present, it barely supports parking on both sides of the street. Even with parking on one side only, it can be difficult to pull out of one's driveway if someone is parked across the street. Why exacerbate the situation? The developer, who does not live here, will create a problem and walk away after pocketing a tidy profit.

Will the property owners Stokes and Klass be required to bring their properties into full compliance with the Building Code if the land sale is approved? There are sheds on both sides of the Klass property that are apparently not in compliance with setback requirements and a stockade fence will have to be moved. Will those steps be required before any new construction (assuming it is approved) commences?

Michael McCue
21 West Lewis Avenue
PR

Cheryl Coopersmith

From: Cheryl Coopersmith
Sent: Tuesday, May 5, 2020 11:55 AM
To: Joseph Thompson
Subject: Fwd: PB-19-57 Town Planning Board Agenda

Letter received for May 13 th virtual planning board meeting.

Begin forwarded message:

From: Donna Geppner <dgeppner@gmail.com>
Date: May 5, 2020 at 10:29:53 AM EDT
To: Cheryl Coopersmith <ccoopersmith@orangetown.com>
Subject: PB-19-57 Town Planning Board Agenda

[External Email]

Donna Geppner

Owner- 57 W. Carroll Street

Pearl River NY, 10965

RE: PB-19-57 39 West Lewis Avenue MINOR subdivision plan.

To the Members of the Zoning Board of Appeals:

As per the letter submitted by Mr. Joseph G. Thompson, Architect, PLLC dated February 17, 2020, it appears land deals were made which now seem to allow the sub-division PB-19-57 39 West Lewis Avenue, based on square footage, for which I continue to object.

In addition, construction has begun on the project without current properly obtained permits and a complete disregard for all construction safety regulations. Trenches were dug and left open for 2 days (Saturday 5/2/2020-Monday 5/4/2020) and remain open at the time of this writing Tuesday May 5, 2020. The house is unoccupied and there are children that live in the area. The trenches allow for a standing full grown man up to his waist. There are no fences or barriers placed around the unoccupied house. This can be attested to by Mr. Mike Acheson as he observed the safety violation on Monday, May 4, 2020 and yet the



trenches remain without proper safety requirements in place. Although I have just been advised no permits are required for this type of construction.

My concern now remains that the Stokes seem to be above the rules and regulations. If this is the case now, what can myself and my neighbors expect during construction of an additional house and destruction of already existing structures so close to my home? More blatant disregard by the owners?

Another concern I have is, in the original application under question 8a- *Will the proposed action result in increased traffic above present levels-* answer **NO**. How can the response be no? Two (2) houses with the probability of at least 2 cars or more each, actually doubles the amount of traffic on a street that is so narrow, 2 cars cannot park opposite each other and another vehicle go down the street. ***Please see the attached photo.*** The street cannot handle additional parking and traffic.

One question I would like to ask the members of the Board: why does the house need to be double the amount of square feet than most houses existing in the neighborhood. Myself and others raised this as a concern in previous meetings.

The letter of February 17, 2020 does not address any other concerns raised by many members of the neighborhood who personally attended previous meetings regarding this subdivision.

Thank you for your time
Donna Geppner



Project Review Committee Report –September 18, 2019

RE: Meeting of September 25, 2019

Page 2 of 2

Orangetown Quick Stop Site Plan

PB #19-56

Prepreliminary/ Preliminary/ Final and SEQRA Review

Route 303 Overlay Zone

299 Route 303, Orangeburg; 74.11/2/48; CC zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

West Lewis Avenue Minor Subdivision Plan

PB #19-57

Prepreliminary/ Preliminary/ Final Subdivision and SEQRA Review

39 West Lewis Avenue, Pearl River; 68.12/1/44; RG zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Western Highway Enterprises Site Plan - Consultation

PB #19-58

423-427 Western Highway, Tappan; 74.14/2/39; LO & LI zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

30 Rockland Park Avenue Site Plan

PB #19-59

Final Site Plan Review

30 Rockland Park Road, Tappan; 77.16/1/33; LIO zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

125 East Central Avenue Site Plan

PB #19-60

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review

125 East Central Avenue, Pearl River; 68.16/6/44; CS zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Attendees: B. Peters, J. Dean, J. Slavin, M. Bettmann, R. Pakola

Non-Members: M. Mandel, D. Sampath

*Continued
already read
into the
record*

Orangetown Quick Stop Site Plan

PB #19-56

Prepreliminary/ Preliminary/ Final and SEQRA Review
Route 303 Overlay Zone

299 Route 303, Orangeburg; 74.11/2/48; CC zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

West Lewis Avenue Minor Subdivision Plan

PB #19-57

Prepreliminary/ Preliminary/ Final Subdivision and SEQRA Review
39 West Lewis Avenue, Pearl River; 68.12/1/44; RG zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Western Highway Enterprises Site Plan - Consultation

PB #19-58

423-427 Western Highway, Tappan; 74.14/2/39; LO & LI zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

30 Rockland Park Avenue Site Plan

PB #19-59

Final Site Plan Review

30 Rockland Park Road, Tappan; 77.16/1/33; LIO zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

125 East Central Avenue Site Plan

PB #19-60

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review

125 East Central Avenue, Pearl River; 68.16/6/44; CS zoning district

1. The PRC has no additional comments beyond the comments submitted by other agencies for this project.

Attendees: B. Peters, J. Dean, J. Slavin, M. Bettmann, R. Pakola
Non-Members: M. Mandel, D. Sampath

*Continued
go to ZBA*



**Department of
Transportation**

File

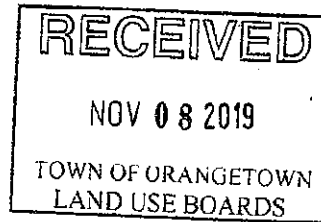
ANDREW M. CUOMO
Governor

MARIE THERESE DOMINGUEZ
Commissioner

LANCE MacMILLAN, P.E.
Regional Director

November 5, 2019

Christian Catania
Town of Orangetown Planning Board
20 Greenbush Road
Orangeburg, NY 10962



Re: NYSDOT SEQRA# 19-221
39 West Lewis Subdivision
39 West Lewis Avenue; Pearl River
Rockland County

Dear Mr. Catania:

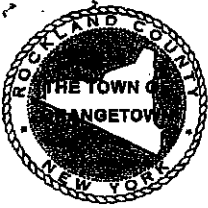
The New York State Department of Transportation (NYSDOT) is in receipt of a submittal for the subject project, received in our office on October 18, 2019.

As proposed, the project has minimal impact on the State Highway system and the NYSDOT has no additional comments at this time. The effort to involve the Department in the review process is appreciated.

Very truly yours,

Mohammed S. Islam
Assistant Engineer

cc: Steve DeMassio, P.E., Acting Resident Engineer, Residency 8-6
Rockland County Planning Department

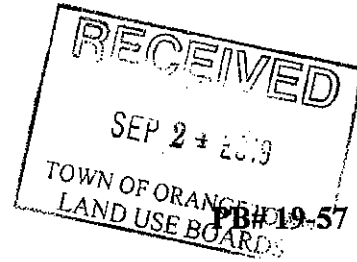


Department of Environmental Management and Engineering Town of Orangetown

127 Route 303 Orangeburg New York 10962
Tel: (845) 359-6502 • Fax: (845) 359-8951

September 20, 2019

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



Re: West Lewis Avenue Minor Subdivision Plan

Gentlemen:

This Department has the following comments/ recommendations.

1. The location of the sanitary house connections shall be shown for the two lots, including their connection (with invert elevations) to the sanitary mains.
2. Cleanouts (with invert elevations) shall be shown along the new sanitary house connection at all changes in direction and just inside property lines/ R.O.W. Also, a cleanout detail shall be added to the plans.
3. A sanitary sewer house sewer connection detail to the existing main shall be added to the plans.
4. All proposed grading shall be shown on the plan.
5. The plans shall show how the stormwater runoff from the new impervious areas will be handled.
6. The metes and bounds, as well as intended ownership, of all proposed easement(s) shall be shown on the plans.
7. Soil erosion and sediment control plans and details shall be submitted to this Department for review and approval.
8. Legends shall be added to the plans.
9. Monuments shall be drawn and labeled at all subdivision corners and along the R.O.Ws.
10. Iron pins shall be drawn and labeled at each property corner.
11. The existing edge of pavement shall be labeled along West Carroll Street and West Lewis Avenue.



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

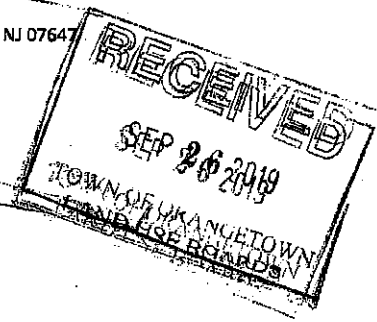
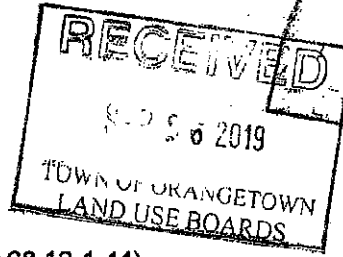
201.750.3527 Tel.

September 25, 2019

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

Attn: Cheryl Coopersmith, Chief Clerk

Re: West Lewis Avenue Subdivision (tax lot 68.12-1-44)
Planning Board Drainage Review (for September 25, 2019 Planning Board meeting)
BBE #OTN0132



Dear Ms. Coopersmith:

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

Information Reviewed

1. "Topographical Survey of Lot 44 on Block 1 as shown on the Tax Map of the Town of Orangetown", Drawing not numbered, dated June 24, 2019, prepared by Steven L. Koestner, PE & PLS
2. "West Lewis Avenue Sub-Division", prepared by Joseph G. Thompson Architect, PLLC, signed and sealed by Joseph G. Thompson Architect, PE, dated August 6, 2019, Drawings CX1.01, C1.01
3. Project Application dated 8/01/2019

Project Description

The project consists of two lot subdivision with frontage on West Carroll Street and Lewis Avenue. The existing dwelling on the south side will remain and a new garage addition is proposed. The proposed lot to the north proposes a new single family dwelling, garage, and driveway. The land slopes downhill in a westerly direction. No stormwater mitigation is proposed for the project.

Project Comments

1. Proposed grading should be shown for the changes in land use.
2. Stormwater mitigation methods should be provided.
3. Total land disturbance should be provided.
4. Existing and proposed impervious surfaces should be quantified.
5. A Sediment and Erosion Control Plan should be prepared.

Drainage Review Recommendation

No information has been provided with respect to mitigation for potential significant impacts with respect to drainage. We therefore recommend that the West Lewis Subdivision not be approved for drainage at this time.

Very truly yours,

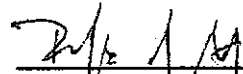
BROOKER ENGINEERING, P.L.L.C.
Kenneth DeGennaro, P.E.

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

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 Cellz, P.E.	Benjamin Levitz, P.E.

WEST LEWIS AVENUE MINOR SUBDIVISION (O-2382)

7 We request the opportunity to review the variances that are needed to implement the proposed subdivision, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).



Douglas J. Schuett
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Health
Rockland County Drainage Agency
New York State Department of Transportation
Joseph G. Thompson Architect, PLLC

**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.



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

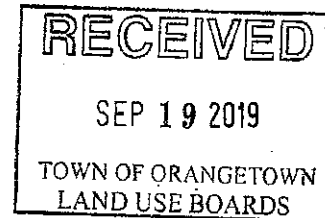
George Hoehmann
Chairman

Dianne T. Philipps, P.E.
Executive Director

September 9, 2019

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

Re: West Lewis Avenue Minor Subdivision Plan
39 West Lewis Avenue, Pearl River
Tax Lot 89/68.12-1-44 (formerly 40-11-57.3)



Dear Ms. Coopersmith:

Our office has received and reviewed a proposed new site plan that was last revised on August 6, 2019, which Joseph G. Thompson, RA 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 subdivision 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: D. Philipps M. Saber
Helen Kenny-Burrows – Rockland County Department of Planning

File: TOO 68.12-1-44 – 39 West Lewis Avenue
Reader

Rocklandgov.com

STATE-LISTED SPECIES

DEC has reviewed the State's Natural Heritage records. No records of sensitive resources were identified.

The absence of data does not necessarily mean that rare or other state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

SPDES STORMWATER (CONSTRUCTION)

The submitted documents indicate that approximately 0.25 acres (of the 0.45 acre site) are to be disturbed in order to develop the parcel. Compliance with the current SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-15-002) is required for projects that disturb one or more acres of land. If the project is revised so that one or more acres of land are proposed to be disturbed, the applicant must prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the current SPDES General Permit noted above.

As the Town of Orangetown is an MS4 area (Municipal Separate Storm Sewer System), the Town has responsibility for review of the SWPPP. The MS4 Acceptance Form must be submitted to the Department. For information on stormwater and the general permits, see the DEC website at <http://www.dec.ny.gov/chemical/8468.html>.

CULTURAL RESOURCES

We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is not located within an area considered to be sensitive with regard to archaeological resources. For more information, please visit the New York State Office of Historic Preservation website at <http://www.nysparks.com/shpc/>.

OTHER

Please note that this letter only addresses the requirements for the following permits from the Department: Protection of Waters, State-listed Species, and Freshwater Wetlands. Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. Applications may be downloaded from our website at www.dec.ny.gov under "Regulatory" then "Permits and Licenses."

Town of Orangetown Planning Board Meeting: September 25, 2019

Meeting Time - 7:30 p.m.

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York

- **Project Name: West Lewis Avenue Minor Subdivision Plan**

Location of Parcel: The site is located at 38 West Lewis Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 1, Lot 44 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 Rockland County Hwy 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: 08.19.19

Rockland County Hwy Dept

Agency Name

By: [Signature]

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: September 25, 2019

Meeting Time - 7:30 p.m.

Location: Town of Orangetown, Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York

• **Project Name: West Lewis Avenue Minor Subdivision Plan**

Location of Parcel: The site is located at 38 West Lewis Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 1, Lot 44 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 Rockland County Dept. of Planning (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: 9/19/2019

Rockland County Dept of Planning

Agency Name

By: Michael Keizer

Signature

Michael Keizer

Printed Name of Signer

Please return within 30 days by

Fax: (845) 359-8526; E-mail: ccoopersmith@aol.com

Planning Board Meeting of September 25, 2019 Town of Orangetown

- **Project Name: West Lewis Avenue Minor Subdivision Plan**

Location of Parcel: The site is located at 38 West Lewis Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 1, Lot 44 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, 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: 09.19.19

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