

VILLAGE OF AIRMONT
PLANNING BOARD
THURSDAY
AUGUST 27, 2020
7:30 PM
VIA ZOOM

Join Zoom Meeting

<https://zoom.us/j/91946562613?pwd=a21zUEh1b3ZwYkJs5TFo4U2UyQT09>

Meeting ID: 919 4656 2613

Passcode: 290160

One tap mobile

+16465588656,,91946562613#,,,,,0#,,290160# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 919 4656 2613

Passcode: 290160

Find your local number: <https://zoom.us/u/aextCsdner>

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
- 5. PUBLIC HEARING – 282 Route 59 LLC**
282 Route 59 LLC
Proposed Office Building
Site Plan
- 6. PUBLIC HEARING – Tallman Trust**
241-257 Route 59
Re-Approval of the Drive Thru
Proposed Amended Site Plan
- 7. NEW BUSINESS**

CIVILTEC

Engineering + Surveying

August 5, 2019

Village of Airmont
251 Cherry Lane
PO Box 578
Tallman, NY 10982

Re: 282 NY 59 Suffern LLC
282 Route 59
Airmont, NY 10901
Tax Lot 55.12-1-7

Subject: Narrative

The attached site plan is for 282 NY 59 Suffern LLC. The property is located at 282 Route 59, Airmont, NY. The property is currently vacant except for a driveway. There was a building there years ago, but we did not include the coverage for the previous building in any of our calculations. The applicant is proposing a new building with parking. The main floor of the building will be approximately 3,456 SF for retail sales and services. The basement will be used for storage. The second floor will be approximately 1,144 SF to be used for local office space which the owner will use for himself. In 2005, a site plan was approved for this lot, but it was never built. The current application is for a new owner.

The first floor will be divided into two equal separate retail spaces. Both spaces will have 24' of store frontage with their main entrances facing Route 59. The second floor will be used as an office space for the owner. There will be an entrance at the rear of the building.

The site is located in the VC zone. The bulk requirements for "retail stores and service establishments/local office" have been used. The bulk requirements for both uses are the same. No variances are requested.

Public sewer and water will be utilized. The site has been designed for zero net increase in runoff through use of drywells since the site slopes to the rear which is away from the existing drainage in Route 59.

CIVILTEC

Engineering + Surveying

June 17, 2019

Village of Airmont
251 Cherry Lane
PO Box 578
Tallman, NY 10982

Re: 282 NY 59 Suffern LLC
282 Route 59
Airmont, NY 10901
Tax Lot 55.12-1-7

Subject: Narrative

The attached site plan is for 282 NY 59 Suffern LLC. The property is located at 282 Route 59, Airmont, NY. The property is currently vacant except for a driveway. There was a building there years ago, but we did not include the coverage for the previous building in any of our calculations. The applicant is proposing a new building with parking. The main floor of the building will be approximately 3,450 SF for retail sales and services. The basement will be used for storage. The second floor will be approximately 1,150 SF to be used for local office space. In 2005, a site plan was approved for this lot, but it was never built. The current application is for a new owner.

Access to the two retail spaces will be along Route 59. There will be an access to the second floor office space through a door towards the rear of the building.

The site is located in the VC zone. The bulk requirements for "retail stores and service establishments/local office" have been used. The bulk requirements for both uses are the same. No variances are requested.

Public sewer and water will be utilized. The site has been designed for zero net increase in runoff through use of drywells since the site slopes to the rear which is away from the existing drainage in Route 59.



Civil Tec Engineering & Surveying P.C.
139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243
69 Brookside Avenue, Suite 223, Chester, NY 10918 Tel 845.610.3621
Civil-Tec.com

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Fax: 845-357-8307
Website: www.airmont.org

APPLICATION REVIEW FORM

PART I

Date April 2, 2019

Please check all that apply:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> Architectural Board | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> C.D.R.C. (Informal) | <input type="checkbox"/> Village Board of Trustees | |
| <input type="checkbox"/> Subdivision (indicate Sketch, Preliminary or Final) | | |
| Number of Lots | <input type="checkbox"/> Sketch | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Site Development Plan | | |
| <input type="checkbox"/> Plan Sign Plan Review | | |
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Zoning Code Amendment |
| <input type="checkbox"/> Zone Code Change | <input type="checkbox"/> Appeals to Zoning Board* | <input type="checkbox"/> Other (specify) _____ |

* Fill out Part I and Part II of this form

PROJECT NAME

282 NY 59 Suffern LLC

APPLICANT

282 Rt 59

STREET

Suffern

CITY

NY

STATE

10901

ZIP

PHONE

jobgoodpay@aol.com

EMAIL

FAX

282 NY 59 SUFFERN LLC

PROPERTY OWNER

1534 45 STREET

STREET

BROOKLYN

CITY

NY

STATE

11219

ZIP

917-750-5431

PHONE

718 435-6933

FAX

RECEIVED
APR 11 2019

Planning Department

Civil Tec Engineering + Surveying PC

ENGINEER / ARCHITECT / SURVEYOR

139 Lafayette Ave 2nd floor Suffern NY 10901

STREET

CITY

STATE

ZIP

845-547-2241

PHONE

rbarese@civil-tec.com

EMAIL

845-547-2243

FAX

ATTORNEY

STREET

CITY

STATE

ZIP

PHONE

EMAIL

FAX

CONTACT PERSON

STREET

CITY

STATE

ZIP

PHONE

EMAIL

FAX

TAX MAP DESIGNATION

55.12

SECTION

1

BLOCK

7

LOT(S)

SECTION

BLOCK

LOT(S)

LOCATION

On the north side of Rt 59

approximately 0 feet north of Highview Ave.

Acreage of Parcel 0.5 Zoning District VC

School District Suffern Postal District Suffern

PROJECT DESCRIPTION

Commercial building with parking

IF SUBDIVISION

1. Is any variance from the Subdivision Regulations being requested? Yes
 No

If yes, list variances on separate sheet and attach to application.

2. Is any open space being offered?
 Yes No *If yes, what amount?*

IF SITE DEVELOPMENT PLAN

- Are any waivers from the Site Development Plan Rules and Regulations being requested?
 Yes No

If yes, list waiver(s) on separate sheet and attach to application.

PROJECT HISTORY

- Has this project ever been reviewed before?
 Yes No

If yes, list case number, name, date and the Board you appeared before:

List Tax map section, block & lot numbers of all other abutting properties in the same ownership as this project:

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

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

List name(s) of facility checked above:

Rt 59

This property IS directly adjacent to:
(Check all that apply)

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

List name(s) of facility checked above:

Rt 59

IF ANY ITEM ABOVE IS CHECKED, A REVIEW OF THE PLAN MUST BE CONDUCTED BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M AND/OR N UNLESS WAIVED FROM REVIEW.

REFERRAL AGENCIES

- | | |
|--|---|
| <input type="checkbox"/> R.C. Highway Department | <input checked="" type="checkbox"/> NYS Dept. of Transportation |
| <input type="checkbox"/> R.C. Drainage Agency | <input type="checkbox"/> NYS Thruway Authority |
| <input checked="" type="checkbox"/> R.C. Dept. of Environmental Health | <input type="checkbox"/> Adjacent Municipality |
| <input checked="" type="checkbox"/> R.C. Sewer District #1 | <input checked="" type="checkbox"/> Town of Ramapo Sewer Dept. |

TO ALL APPLICANTS
YOU MUST SEND A COPY OF APPLICATION & PLANS TO:

Regional Manager
Orange and Rockland Utilities, Inc.
75 West Route 59
Spring Valley, New York 10977

I have sent copies of the plans and application to Orange and Rockland Utilities, Inc. on 8-22-19 DATE

MARK GOLDBERG 8-22-19 Mark Goldberg
DATE SIGNATURE

APPLICANT'S SIGNATURE & CERTIFICATION

State of New York
County of Rockland
SS: Village of Airmont

I, MARK GOLDBERG hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mark Goldberg
SIGNATURE

282 Rt. 59 Airmont ny 10982
STREET CITY STATE ZIP

Sworn to before me this 12 day of April, 2019

DONNA LOPOLO
Notary Public, State of New York
No. 01L06073909
Qualified in Rockland County
Commission Expires April 29, 2022

Donna Lopolo
NOTARY PUBLIC

AFFIDAVIT OF OWNERSHIP/OWNER'S CONSENT

State of New York
County of Rockland
SS: Village of Airmont

I, MARK GOLDBERG being duly sworn, hereby depose and say that I reside
at 1534 45 STREET BROOKLYN NY 11219
the County of KINGS in the State of NEW YORK.

I am the * SOLE MEMBER OF 282 NY 59 SUPPLEN owner in fee simple of premises located at
282 AT 59 AIRMONT NY 10982

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber
_____ of conveyances, page _____.

Said premises have been in my/its possession since 12-19-2018. Said premises are also
known and designated on the Town of Ramapo Tax Map as:

Section: 55.12 Block: 1 Lot(s) 7

Mark Goldberg
SIGNATURE

1534 45 STREET BROOKLYN NY 11219
STREET CITY STATE ZIP

Sworn to before me this 12 day of April, 2019

DONNA LOPOLO
Notary Public, State of New York
No. 01106073989
Qualified in Rockland County
Commission Expires April 29, 2022

Donna Lopolo
NOTARY PUBLIC

*If owner is corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock.

OWNERS CONSENT FORM TO VISIT PROPERTY

I, MARK GOLDBERG, owner of the property described in application submitted to the Village Board, Planning Board, Zoning Board of Appeals, and/or supporting staff, do hereby give permission to members of said Boards and/or supporting staff to visit the property in question at a reasonable time during the day.

Mark Goldberg
SIGNATURE

Sworn to before me this 12 day of April, 2019

DOMENICO LOPPOLLO
Notary Public, State of New York
No. 0110360/1000
Qualified in Rockland County
Commission Expires April 29, 2022

Domenico Loppolo
NOTARY PUBLIC

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

State of New York
County of Rockland
SS: Village of Airmont

I, MARK GOLDBERG, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

- 1. Print or Type full Name and Address

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

- 2. To the Planning Board in the Village of Airmont,
PLANNING, ZONING OR VILLAGE, ROCKLAND COUNTY, NEW YORK

Application, petition or request is hereby submitted for:

- Variance or modification from the requirements of Article _____ Section _____
- Special permit per the requirements of Article _____ Section _____

- Exemption from a Plat or official map
- Review and approval of proposed Subdivision Plat
- An order to issue a certificate, permit or license
- An amendment to the Zoning Ordinance or Official Map or change thereof

Other (explain) Site plan

To permit construction, maintenance and use of Commercial building

3. Premises affected are in a VC zone and from the Town of Ramapo Tax Map,
 the property is known as Section R-55.12 Block 1 Lot(s) 7

3. There is no state officer, Rockland County Officer or employee or Town of Ramapo Officer or employee, Village of Airmont Officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant or that such officer or employee, if the applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such State, County, Town or Village Officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

4. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or the Town of Ramapo or the Village of Airmont in the petition, request or application or in the property or subject matter to which it relates: (if none, so state) _____.

a. Name and Address of officer or employee:

b. Nature of interest: _____

c. If stockholder, number of shares: _____

b. If officer or partner, nature of office and name of partnership:

- e. If a spouse of brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, country or town of village officer or employee, state name and address of such relative and nature of relationship of officer and employee and nature and extent of office, interest or participation or association have an interest in such ownership or in any business entity sharing in such ownership:

- e. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock, must be attached, if any of these are officers or employees of the State of New York or of the County of Rockland, or of the Village of Airmont.

I, MARK GOLDBERG do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.


SIGNATURE

1534 45 STREET
STREET

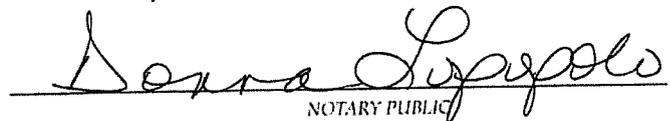
BROOKLYN
CITY

NY
STATE

11219
ZIP

Sworn to before me this 12 day of April, 2019

DONNA LOPPOLO
Notary Public, State of New York
RN 9406073039
Qualified in Rockland County
Commission Expires April 23, 2022


NOTARY PUBLIC

Improvement Cost Estimate Form
Effective 01/01/12

Project Name: 282 Route 59 Suffern LLC

Section: 55.12 Block: 1 Lot: 7

| <u>Improvement Item Description</u> | <u>Quantity</u> | <u>Units</u> | <u>Unit Cost</u> | <u>Total Cost</u> |
|--|-----------------|--------------|------------------|-------------------|
| Site Preparation & Erosion Control | | | | |
| Silt Fencing | 550 | L.F. | \$10.00 | \$5,500.00 |
| Construction Safety Fencing | | L.F. | \$20.00 | \$0.00 |
| Stabilized Construction Entrance | 1 | Ea. | \$1,500 | \$1,500.00 |
| Diversion Berm/Earth Dike | | L.F. | \$6.00 | \$0.00 |
| Temporary Swale | | L.F. | \$6.00 | \$0.00 |
| Check Dam | | Ea. | \$150.00 | \$0.00 |
| Inlet Protection | 2 | Ea. | \$150.00 | \$300.00 |
| Temporary Sediment Basin | | C.F. | \$1.00 | \$0.00 |
| Temporary Seeding | | S.Y. | \$1.00 | \$0.00 |
| Roadways and Parking Areas | | | | |
| 24 ft Wide Pavement | | L.F. | \$120.00 | \$0.00 |
| 26 ft Wide Pavement | | L.F. | \$140.00 | \$0.00 |
| 30 ft Wide Pavement | | L.F. | \$175.00 | \$0.00 |
| 40 ft Commercial Street | | L.F. | \$230.00 | \$0.00 |
| Parking Lot Paving & Striping | 135 | S.Y. | \$40.00 | \$5,400.00 |
| Parking Lot Travelway - 24 ft Width | 245 | L.F. | \$110.00 | \$26,950.00 |
| Wearing Course Paving | | S.Y. | \$12.00 | \$0.00 |
| Brick Paving & Striping | | S.Y. | \$40.00 | \$0.00 |
| Curb - Concrete or Belgian Block | 610 | L.F. | \$15.00 | \$9,150.00 |
| Concrete Sidewalk - 4 ft Wide | | L.F. | \$20.00 | \$0.00 |
| Concrete Sidewalk - 5 ft Wide | 215 | L.F. | \$25.00 | \$5,375.00 |
| Guide Rail | | L.F. | \$40.00 | \$0.00 |
| Storm Drainage & Related Construction | | | | |
| Standard Catch Basin with Frame & Grate | 2 | Ea. | \$3,000.00 | \$6,000.00 |
| Standard Drainage Manhole with Frame & Grate | | Ea. | \$3,000.00 | \$0.00 |
| Outlet Structures | | Ea. | \$5,000.00 | \$0.00 |
| Box Culvert - Concrete | | Ea. | \$50,000.00 | \$0.00 |
| Stream Embankment Core | | C.Y. | \$400.00 | \$0.00 |
| Flared End Section | 1 | Ea. | \$1,000.00 | \$1,000.00 |
| 8" RC pipe | | L.F. | \$22.00 | \$0.00 |
| 15" RC pipe | | L.F. | \$30.00 | \$0.00 |
| 18" RC pipe | | L.F. | \$35.00 | \$0.00 |
| 12" HDPE Pipe | | L.F. | \$23.00 | \$0.00 |
| 15" HDPE Pipe | 90 | L.F. | \$27.00 | \$2,430.00 |
| 18" HDPE Pipe | 35 | L.F. | \$30.00 | \$1,050.00 |
| 21" HDPE Pipe | | L.F. | \$34.00 | \$0.00 |
| 24" HDPE Pipe | | L.F. | \$38.00 | \$0.00 |
| 30" HDPE Pipe | | L.F. | \$48.00 | \$0.00 |
| 36" HDPE Pipe | | L.F. | \$62.00 | \$0.00 |
| 42" HDPE Pipe | | L.F. | \$73.00 | \$0.00 |
| 48" HDPE Pipe | | L.F. | \$90.00 | \$0.00 |
| 54" HDPE Pipe | | L.F. | \$104.00 | \$0.00 |
| 60" HDPE Pipe | | L.F. | \$125.00 | \$0.00 |
| 72" HDPE Pipe | | L.F. | \$158.00 | \$0.00 |
| PVC roof leader | 51 | L.F. | \$10.00 | \$510.00 |

| | | | |
|----------------------------|---------|--------------|-------------|
| Underdrain | 65 L.F. | \$12.00 | \$780.00 |
| Headwall - Small | Ea. | \$3,000.00 | \$0.00 |
| Headwall - Large | Ea. | \$5,000.00 | \$0.00 |
| Rip-Rap | C.Y. | \$100.00 | \$0.00 |
| Stream Channel Cleaning | L.F. | \$50.00 | \$0.00 |
| Stream Channel Realignment | L.F. | \$200.00 | \$0.00 |
| Wetlands Construction | Acre | \$50,000.00 | \$0.00 |
| Drywell | 5 Ea. | \$3,000.00 | \$15,000.00 |
| Leaching Well | Ea. | \$3,000.00 | \$0.00 |
| Underground Detention | L.S. | \$85,000.00 | \$0.00 |
| Contech Systems | L.S. | \$104,850.00 | \$0.00 |

Sanitary Sewers & Water Mains

| | | | |
|---|----------|------------|------------|
| 8" Sewer Pipe - In new road | L.F. | \$25.00 | \$0.00 |
| 8" Sewer Pipe - In existing road | L.F. | \$50.00 | \$0.00 |
| 4"Sewer Force Main | L.F. | \$40.00 | \$0.00 |
| 6" Lateral | 47 L.F. | \$20.00 | \$940.00 |
| Sanitary Cleanout | 2 Ea. | \$500.00 | \$1,000.00 |
| Standard Sewer Manhole with Frame & Grate | Ea. | \$3,000.00 | \$0.00 |
| Ejector Pump | Ea. | \$3,000.00 | \$0.00 |
| Pump Station (Varies) | T.B.D. | | |
| 8" Ductile Iron Pipe | L.F. | \$45.00 | \$0.00 |
| 4" Water Service | 180 L.F. | \$30.00 | \$5,400.00 |
| Hydrant | Ea. | \$2,500.00 | \$0.00 |

Landscaping

| | | | |
|-------------------|-----------|-------------|-------------|
| Planting Berm | L.F. | \$20.00 | \$0.00 |
| Topsoil & Seeding | 2000 S.Y. | \$9.00 | \$18,000.00 |
| Tree Removal | L.S. | \$2,500.00 | \$0.00 |
| Plantings | L.S. | \$10,000.00 | \$10,000.00 |

Lighting

| | | | |
|-------------------|--------|----------|------------|
| Street Fixtures | T.B.D. | | |
| Property Lighting | 2 Ea. | \$550.00 | \$1,100.00 |

Miscellaneous Site Work

| | | | |
|--|--------|------------|------------|
| Dumpster Enclosure | 1 Ea. | \$3,500.00 | \$3,500.00 |
| Stone Wall | S.F. | \$15.00 | \$0.00 |
| Retaining Wall - Reinforced Concrete | S.F. | \$30.00 | \$0.00 |
| Retaining Wall - Block | S.F. | \$20.00 | \$0.00 |
| Guiderail | L.F. | \$20.00 | \$0.00 |
| Chain link fence | L.F. | \$16.00 | \$0.00 |
| Street Signs | 2 Ea. | \$100.00 | \$200.00 |
| Emergency Access Gate | Ea. | \$2,000.00 | \$0.00 |
| As-Built & Dedictaion Maps - Subdivision | Lot | \$500.00 | \$0.00 |
| As-Built Maps - Site Plan | 1 L.S. | \$2,500.00 | \$2,500.00 |
| Monumentation | Ea. | \$100.00 | \$0.00 |

| | | | |
|-------------------|--|--|---------------------|
| Total | | | \$123,585.00 |
| Inspection Fee 5% | | | \$6,179.25 |

CIVILTEC

Engineering + Surveying

282 NY 59 Suffern LLC
282 Route 59
Suffern, NY 10901
Tax Lot 55.12-1-7

Dry Well Design Calculations

April 2019

Impervious surface measurement

Existing: 0 sf
Proposed building and parking lot: 14,672 sf

Design Storm

100 year storm; 24 hour rainfall = 9 inches

Soil Characteristics

Soil Type: WeB –Wethersfield gravelly silt loam

Hydrologic Soil Group “C”

Existing Conditions – grass/weeds

SCS Curve No. = 74

Proposed Conditions – Impervious:

SCS Curve No. = 98

Soil Percolation Rate

Use 7” (0.58 ft) diameter perc test hole, 8” (0.67 ft) deep

Surface area of perc test hole walls = $(3.14) \times (0.67 \text{ ft deep}) \times (0.58) = 1.22 \text{ SF}$

Bottom area of test hole = $\frac{(3.14) \times (7 \text{ in}) \times (7 \text{ in})}{4 \times (144 \text{ sq in/sq ft})} = 0.27 \text{ SF}$

Total area = $1.22 + 0.27 = 1.49 \text{ SF}$

Use assumed percolation rate = 1 inch drop in 30 minutes

Volume of perc = $A \times H = (0.27 \text{ SF}) \times (0.083 \text{ ft}) = 0.022 \text{ CF}$

Perc rate = $(0.022 \text{ CF}) / (1.49 \text{ SF}) / (30 \text{ min}) = 0.0005 \text{ CF/SF/min}$

$(0.0005 \text{ cu ft/sq ft/min}) \times (60 \text{ min/hr}) \times (24 \text{ hr/day}) = 0.72 \text{ CF/SF/day}$

Required storage volume

Use 100 year, 24 hour rainfall = 9 inches

Existing Conditions:

$S = \frac{1000}{CN} - 10$

CN

$S = \frac{1000}{74} - 10 = 3.51$

74

$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)} = \frac{(9 - 0.2(3.51))^2}{(9 + 0.8(3.51))} = 5.92 \text{ inches}$

Proposed Conditions:

$S = \frac{1000}{CN} - 10$

CN

Civil Tec Engineering & Surveying P.C.

139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243

69 Brookside Avenue, Suite 223, Chester, NY 10918 Tel 845.610.3621

Civil-Tec.com

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AUG 27 2019
CIVILTEC ENGINEERING & SURVEYING P.C.

$$S = \frac{1000}{91} - 10 = 0.99$$

$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)} = \frac{(9 - 0.2(0.99))^2}{(9 + 0.8(0.99))} = 7.91 \text{ inches}$$

Difference in runoff depth = $7.91 - 5.92 = 1.99$ inches

$$\text{Storage volume} = \frac{(1.99 \text{ in})(14,672 \text{ SF})}{(12 \text{ in/ft})} = 2,433 \text{ CF}$$

Drywell storage volume

Use 8' diameter drywells surrounded by 18" stone

Use 6' deep drywells

Drywell storage volume:

$$\text{Required Storage Volume} = 1,679 \text{ CF}$$

Use 8' diameter drywell, 6' depth

$$\text{Area of 8' diam. Drywell} = 3.14 * (8'/2)^2 = 50.24 \text{ SF}$$

$$\text{Area of 11' diam (include stone)} = 3.14 * (11'/2)^2 = 94.99 \text{ SF}$$

$$\text{Area of stone} = 94.99 - 50.24 = 44.75 \text{ SF}$$

$$\text{Volume of 8' diam drywell} = 50.24 \text{ SF} * 6' \text{ deep} = 301.44 \text{ CF}$$

$$\text{Volume of stone} = 44.75 \text{ SF} * 6' \text{ deep} = 268.5 \text{ CF}$$

$$40\% \text{ voids} = 0.4 * 268.5 \text{ CF} = 107.4 \text{ CF}$$

$$\text{Volume storage} = 301.44 \text{ CF} + 107.4 \text{ CF} = 408.8 \text{ CF}$$

Drywell percolation volume – 24 hours

$$\text{Side wall area} = 6' \text{ deep} * 2 * 3.14 * (8'/2) = 150.72 \text{ SF}$$

Assume there is no percolation in bottom area

$$\text{Total area} = 150.72 \text{ SF} + 0 = 150.72 \text{ SF}$$

$$\text{Percolation volume} = 0.72 \text{ CF/SF/day} * 150.72 \text{ SF} = 108.5 \text{ CF/day}$$

Total drywell volume – 24 hours

$$\text{Total volume} = \text{storage volume} + \text{percolation volume} = 408.8 + 108.5 = 517.3 \text{ CF}$$

Determine number of drywells required

$$\text{Required storage volume} = 2,433 \text{ CF}$$

$$(2,433 \text{ CF}) / (517.3 \text{ CF}) = 4.7 \rightarrow \text{use } \underline{\underline{5 \text{ drywells}}}$$

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

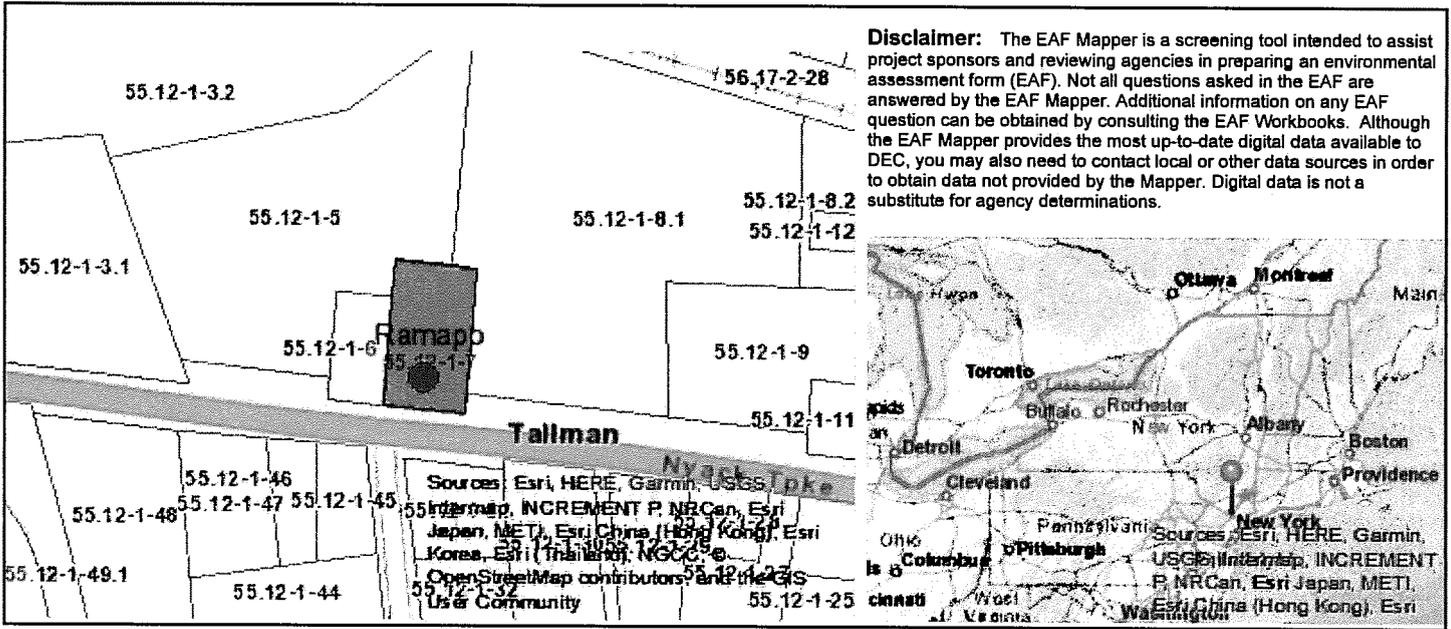
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|--|--|
| Name of Action or Project: 282 NY 59 Suffern LLC | | | |
| Project Location (describe, and attach a location map): 282 Route 59 Suffern, NY | | | |
| Brief Description of Proposed Action: Proposed commercial building with parking lot | | | |
| Name of Applicant or Sponsor: 282 NY 59 Suffern LLC | | Telephone: E-Mail: jobgoodpay@aol.com | |
| Address: 282 Route 59 | | | |
| City/PO: Suffern | | State: NY | Zip Code: 10901 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan approval from Planning Board | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 0.5 acres | | | |
| b. Total acreage to be physically disturbed? _____ 0.5 acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.5 acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | NO | YES | N/A |
|--|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action, | a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | | NO | YES |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | | NO | YES |
| If Yes, identify: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | | NO | YES |
| | b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | | | NO | YES |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | | | NO | YES |
| If No, describe method for providing potable water: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | | | NO | YES |
| If No, describe method for providing wastewater treatment: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | | <input checked="" type="checkbox"/> | NO | YES |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | | <input type="checkbox"/> | NO | YES |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Civil Tee Engineering + Surveying PC</u> Date: <u>4-2-19</u> | | |
| Signature: <u>Arachid Kone</u> Title: <u>President</u> | | |



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | No |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | No |



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

September 18, 2019

Airmont Planning Board
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

SEP 24 '19 4:19:45

Tax Data: 55.12-1-7

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 8/5/2019

Date Review Received: 8/23/2019

Item: 282 ROUTE 59 (A-113B)

A site plan application to construct a 4,660 sq. ft., two-story structure for retail and office use on 0.50 acres in the VC zoning district. Twenty-three parking spaces are provided.

The northern side of NYS Route 59, approximately 570 feet west of Tallman Place, opposite Highview Avenue

Reason for Referral:

NYS Route 59

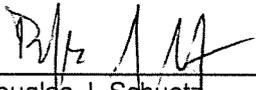
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 A review shall be completed by the New York State Department of Transportation and any required permits obtained.
- 2 A review must be completed by the County of Rockland Sewer District No. 1 and all required permits obtained from them.
- 3 A review must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 4 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.
- 5 There shall be no net increase in the peak rate of discharge from the site at all design points.

282 ROUTE 59 (A-113B)

- 6 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. A letter from the public water supplier, stamped and signed by a NYS licensed professional engineer, shall be issued to the municipality, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.
- 7 If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed by the Rockland County Department of Health prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Further, both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.
- 8 Public sewer mains requiring extensions within a right-of-way or an easement shall be reviewed and approved by the Rockland County Department of Health prior to construction.
- 9 All signs shall be shown on the site plan and comply with the village's sign ordinance.
- 10 The lighting plan shall be amended to demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.
- 11 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 and staff.
- 12 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 13 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Nathan Bubel, Airmont
Rockland County Department of Health
Rockland County Sewer District #1
New York State Department of Transportation
Civil Tec

282 ROUTE 59 (A-113B)

**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.



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.

March 23, 2020

Village of Airmont Planning Board
251 Cherry Lane
P.O. Box 578
Tallman, N.Y. 10982
Attn: Suzanne Carley- Planning Board Administrator

Re: Site Plan Review
282 NY 59 Suffern LLC
AMT-0224

Dear Members of the Planning Board,

We have completed our review of the submission of documents entitled:

- Engineering Plans entitled "Site Plan for 282 NY 59 LLC", sheets 1 through 6 of 6, last revised August 5, 2019, prepared by Civil Tech Engineering and Surveying, PC.
- Calculations entitled "Dry Well Design Calculations", prepared by Civil Tech Engineering and Surveying, PC, undated.
- Architectural Plans entitled "282 NY 59 Suffern LLC", prepared by Barry Terach, Architect, dated February 11, 2020, 2 sheets.

The applicant is seeking a Site Plan approval for the construction of new commercial structure in the VC Zone for retail and offices. The basement is indicated as storage. The first level indicates two retail uses. The second floor indicates numerous offices, a work area and large open decks.

Our comments are as follows:

1. The intended use and number of tenants shall be clearly described. The plan notes a "maximum of two retail tenants". There are numerous other uses noted on the plans, specifically storage, offices and work space.
2. The use of each space on the second floor should be better defined. What work is being performed in the "work space"; is manufacturing or assembly of materials being proposed? There are wide double doors proposed to the deck. What is the purpose of the decks?
3. The square footage of each use shall be clearly defined to determine the parking requirements.
4. A loading area has not been provided as required by code. As the plan indicates substantial storage space a loading area would appear to be a necessity.
5. The site plan shall show all dimensions of the sidewalk widths and planting bed widths.
6. A sidewalk shall be provided along the rear of the structure to provide pedestrian access to the doors located there. These doors lead to the lobby area and elevator.

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 Celiz, P.E.

Benjamin Levitz, P.E.

7. The architectural plan and engineering plan shall be coordinated; the architectural plan shows two access points, the engineering plan shows three access points.
8. The ADA access shall be shown to both the front of the structure to access the retail uses and the rear of the structure to access the lobby entry to elevator up to the office uses.
9. The ADA ramp shall be shown on the plan and a site specific detail provided. The DWS shall be shown.
10. The off-set dimension to the proposed sign shall be labeled.
11. Sight lines at the relocated driveway shall be provided.
12. NYSDOT review and approval is required for this project.
13. Section 210-21 E (2) noted shared interior drives and cross connections should be considered for better traffic flow. Has this been evaluated?
14. The grading plan shall label the elevations on the contours. Spot elevations shall be shown at critical locations.
15. The proposed grades along each property line shall be shown to confirm no adverse impacts upon the adjoining properties.
16. The perc tests shall be performed at the specific location of the proposed seepage pits and at a depth reflecting two feet below the bottom of the stormwater management system. This may be performed at the time of construction and the drainage design modified if need be. The depth to the water table shall be so noted.
17. A detail of the full series of seepage pits shall be provided.
18. The detail of the infiltration trench shall be revised to be site specific.
19. A Stormwater Maintenance Agreement will be required to be executed with the Village for this project.
20. The existing conditions plan shall show the existing trees along the eastern property line.
21. Section 210-21 F (3) requires a twenty feet wide berm with plantings along Route 59. The plan should reflect the same or relief sought from complying with the code.
22. The Landscaping Plan appears to be sparse. I defer any review and comments to the Village Planner regarding the adequacy of the proposed landscape plan.
23. The Lighting Plan shall provide spot intensities of lighting throughout the site. There appears to be gaps in lighting coverage at the access drive and along the pedestrian access along all sides of the structure.
24. Details Sheet: The sidewalk detail shall reflect a sidewalk minimum thickness of 4 inches, the Typical Pavement Detail shall provide a minimum 2 inch thick binder course and minimum 1.5 inches thick top course., the detail of the trash enclosure shall note the design of the enclosure shall be consistent in design and materials with the architecture of the structure, pavement markings/ striping details shall be provided.
25. The plans indicate a new water service. The applicant shall confirm with Suez if a new hot box will be required.

Sincerely,

Eve Mancuso

Eve M. Mancuso, P.E., Partner
BROOKER ENGINEERING, PLLC

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCS@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

August 26, 2020

Ms. Suzanne Carley
Planning and Zoning Board Clerk
Village of Airmont
P.O. Box 578
Tallman, NY 10982

Re: 282 Route 59 Suffern LLC
Tax Lot 21/55.12-1-7 (formerly 18./52/C)

Dear Ms. Carley:

Our office has received and reviewed information that the Journal News published on August 11, 2020 in the Legal Notices for the above referenced application to the Planning Board for the public hearing via Zoom on August 27, 2020. Our comments are as follows:

1. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted to and approved by this office before any sewage is discharged into the District's sewerage system. **The owner must sign the wastewater questionnaire.**
2. The District owns and maintains the sanitary sewer main in an easement along Route 59.
 - a. No permanent structures may be built within our easements. If any foundation work or other types of major excavation work is to be done within close proximity to the easement boundary, we must be notified forty-eight (48) hours in advance. Shoring or other types of precautions may be needed to protect the sewer main. The property owner must also pay these expenses.
 - b. To prevent any damage from occurring to the existing main, the District must be notified when the land within the easement is to be modified. This includes but is not limited to regrading, raising or lowering of manhole frames, or working in close proximity to sewers and manholes within the easement. Our office must approve any construction to be done within our easements.

Rocklandgov.com

Ms. Suzanne Carley

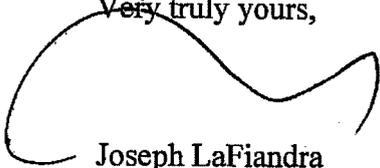
Page 2

August 26, 2020

- c. Contractors must obtain required insurance and sign a waiver to defend, indemnify, save and hold harmless both the County of Rockland and Rockland County Sewer District No. 1 from any claims arising from work performed within our easements and on our facilities.
3. All permits, fees and inspections associated with connections to the sanitary sewer main on Route 59 are the responsibility of the District. A hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
4. The details for sanitary sewer construction as shown on the plans comply with the District's construction standards.
5. Details for the sanitary sewer connection on Route 59 are also subject to approval by the Town of Ramapo and the New York State Department of Transportation.
6. Approval of this application for a proposed commercial building with 3,450 square feet of retail space on the main floor and 1,150 square feet of office space on the second floor on a 21,715 square foot lot in the former Ramapo CS District does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if the use or occupancy of the property exceeds three (3) units, the District will require further review and the owner may have to pay an impact fee.**

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

Attachments

cc: M. Saber D. Gregory J. Roth
Helen Kenny-Burrows – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health
Christopher Kear – Rockland County Department of Fire & Emergency Services
Michael Sadowski, P.E. – Town of Ramapo DPW
Rachel Barese, P.E. – Civil Tec Engineering & Surveying PC
Mark Goldberg – 1534 45th Street, Brooklyn, NY 11219-1628

File: TOR 55.12-1-7 – 282 Route 59
Reader

ROCKLAND COUNTY SEWER DISTRICT #1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCS@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CW01) and return it to the Sewer District at the above address, along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street. The sewer elevations should also be clearly shown.
2. County Planning Information Certification form
3. A plumbing layout of the proposed facility, if available.
4. Details of any existing or proposed grease traps.
5. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence please refer to the Tax Map Block and Lot number of the property, and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information please call this office.

Very truly yours,

Joan Roth
Compliance Administrator

ROCKLAND COUNTY SEWER DISTRICT NO. 1

(845) 365-6111

FAX (845) 365-6686

**QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON
LOCATION (CW01)**

Name of Project: _____

Address of Project: _____ Tax/Lot/Block No.: _____

Applicants' Name: _____ Telephone No.: _____

Owner of Property: _____ Telephone No.: _____

Name of Engineer/Architect: _____ Telephone No.: _____

Is this Facility: An Addition New Existing Change of Ownership

1. Will food be prepared at this location? Yes No

2. Will food be served at this location? Yes No On reusable plates Yes No

3. Is this a restaurant/cafeteria? Yes No

4. Is this a place of worship? Yes No If Yes, number of families _____

5. Does or will the facility have a fryer? Yes No

6. Does or will the facility have a grill? Yes No

7. Is there an existing grease trap at this location? Yes No

8. If yes to No. 7, then give details: _____

9. Does the facility have a 3-compartment sink? Yes No

10. The location of the sewer this facility is or will be discharging to: _____

11. The total seating capacity (excluding the bar): _____ Number of employees: Part time: _____ Full Time: _____

12. Does the facility have a bar? Yes No If yes, it's seating capacity: _____

13. Does the facility have a separate water meter? Yes No Gallons Per Day, Used or Expected: _____

14. Does the facility provide takeout food? Yes No If yes, % takeout: _____

15. Does this facility cater or provide to catering services? Yes No If yes, average meals per day: _____

16. Hours of operation for the kitchen: _____

17. For Banquet Halls, seating capacity: _____

Remarks, if any: _____

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Rockland County Sewer Use Law as last amended in 2010 and that there are significant penalties for submitting false information.

Name: _____ Signature: _____ Date: _____

Address: _____ Tel: _____

COUNTY PLANNING INFORMATION CERTIFICATION

Pursuant to Rockland County Executive Order No. 1 of 2017 applicants for County approvals for property development reviewed by the County's Commissioner of Planning, must make certain information and documents available to the County before the County will give its approval.

In the case of the present application before the Rockland County Sewer District No. 1 (RCSD No. 1) for [RCSD No. 1 Approval sought] _____

Property Address _____

Tax Map/Block/Lot _____

Check A, B, C, D or E. If B, C, D or E is selected, please ensure the proper documentation accompanies the Certification.

- A. The matter was NOT the subject of review by the Rockland County Commissioner of Planning
- B. The Rockland County Commissioner of Planning 'APPROVED' the proposal a copy of the Commissioner's report is attached to this Certification
- C. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was NOT OVERRIDDEN by the local board
- a. a copy of the Commissioner of Planning's report is attached to this Certification
- b. a copy of the minutes of the local board adopting the Commissioner's report or failing to override the Commissioner's report are attached
- D. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was OVERRIDDEN by the local board
- a. a copy of the Commissioner of Planning's report is attached to this Certification
- b. a certified copy of the minutes of the local board overriding the report of the County Commissioner of Planning, in whole or in part, are attached
- c. a certified written copy of the local board's reasons for the override, as required by GML § 239-m and/or 239-n are attached to this certification.
- E. I request that the requirement of this Certification be waived because:
- a. The issues raised by the Commissioner of Planning are not relevant to the application sought. I have provided a copy of the Commissioner of Planning's review with this request; or
- b. Since the criteria for disconnect is restricted to user's request, and there is no issue concerning additional capacity, safety, health or other burden on the system, no comment of the County Planning Commissioner is relevant; or
- c. Other: _____

[Dept use only: _____ granted; _____ denied]

I, certify under the penalties for perjury, that I have reviewed this Certification, and that the information stated is true, correct and complete.

Name of Applicant: _____
(If applicant is a corporation please state the full corporate name)

Signature of Applicant: _____ Date: _____
(Please note title of signatory if Applicant is a corporation)

use E, b

For disconnections that have not completed County Planning process



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

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

March 20, 2020

Ms. Suzanne Carley
Planning and Zoning Board Clerk
Village of Airmont
P.O. Box 578
Tallman, NY 10982

Re: 282 Route 59 Suffern LLC
Tax Lot 21/55.12-1-7 (formerly 18./52/C)

Dear Ms. Carley:

Our office has received and reviewed information that the Journal News published on March 12, 2020 in the Legal Notices for the above referenced application to the Planning Board for the public hearing on March 26, 2020. Our comments are as follows:

1. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted to and approved by this office before any sewage is discharged into the District's sewerage system. **The owner must sign the wastewater questionnaire.**
2. The District owns and maintains the sanitary sewer main in an easement along Route 59.
 - a. No permanent structures may be built within our easements. If any foundation work or other types of major excavation work is to be done within close proximity to the easement boundary, we must be notified forty-eight (48) hours in advance. Shoring or other types of precautions may be needed to protect the sewer main. The property owner must also pay these expenses.
 - b. To prevent any damage from occurring to the existing main, the District must be notified when the land within the easement is to be modified. This includes but is not limited to regrading, raising or lowering of manhole frames, or working in close proximity to sewers and manholes within the easement. Our office must approve any construction to be done within our easements.

Rocklandgov.com

Ms. Suzanne Carley

Page 2

March 20, 2020

- c. Contractors must obtain required insurance and sign a waiver to defend, indemnify, save and hold harmless both the **County of Rockland** and **Rockland County Sewer District No. 1** from any claims arising from work performed within our easements and on our facilities.
3. All permits, fees and inspections associated with connections to the sanitary sewer main on Route 59 are the responsibility of the District. A hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
4. The details for sanitary sewer construction as shown on the plans comply with the District's construction standards.
5. Details for the sanitary sewer connection on Route 59 are also subject to approval by the Town of Ramapo and the New York State Department of Transportation.
6. Approval of this application for a proposed commercial building with 3,450 square feet of retail space on the main floor and 1,150 square feet of office space on the second floor on a 21,715 square foot lot in the former Ramapo CS District does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if the use or occupancy of the property exceeds three (3) units, the District will require further review and the owner may have to pay an impact fee.**

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

Attachments

cc: M. Saber D. Gregory J. Roth
Helen Kenny-Burrows – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health
Christopher Kear – Rockland County Department of Fire & Emergency Services
Michael Sadowski, P.E. – Town of Ramapo DPW
Rachel Barese, P.E. – Civil Tec Engineering & Surveying PC
Mark Goldberg – 1534 45th Street, Brooklyn, NY 11219-1628

File: TOR 55.12-1-7 – 282 Route 59
Reader

ROCKLAND COUNTY SEWER DISTRICT #1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
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Assistant Director/Acting Executive Director

WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CWO1) and return it to the Sewer District at the above address, along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street. The sewer elevations should also be clearly shown.
2. County Planning Information Certification form
3. A plumbing layout of the proposed facility, if available.
4. Details of any existing or proposed grease traps.
5. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence please refer to the Tax Map Block and Lot number of the property, and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information please call this office.

Very truly yours,

Jqan Roth
Compliance Administrator

ROCKLAND COUNTY SEWER DISTRICT NO. 1

(845) 365-6111

FAX (845) 365-6686

**QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON
LOCATION (CW01)**

Name of Project: _____

Address of Project: _____ Tax/Lot/Block No.: _____

Applicants' Name: _____ Telephone No.: _____

Owner of Property: _____ Telephone No.: _____

Name of Engineer/Architect: _____ Telephone No.: _____

Is this Facility: An Addition New Existing Change of Ownership

1. Will food be prepared at this location? Yes No

2. Will food be served at this location? Yes No On reusable plates Yes No

3. Is this a restaurant/cafeteria? Yes No

4. Is this a place of worship? Yes No If Yes, number of families _____

5. Does or will the facility have a fryer? Yes No

6. Does or will the facility have a grill? Yes No

7. Is there an existing grease trap at this location? Yes No

8. If yes to No. 7, then give details: _____

9. Does the facility have a 3-compartment sink? Yes No

10. The location of the sewer this facility is or will be discharging to: _____

11. The total seating capacity (excluding the bar): _____ Number of employees: Part time: _____ Full Time: _____

12. Does the facility have a bar? Yes No If yes, it's seating capacity: _____

13. Does the facility have a separate water meter? Yes No Gallons Per Day, Used or Expected: _____

14. Does the facility provide takeout food? Yes No If yes, % takeout: _____

15. Does this facility cater or provide to catering services? Yes No If yes, average meals per day: _____

16. Hours of operation for the kitchen: _____

17. For Banquet Halls, seating capacity: _____

Remarks, if any: _____

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Rockland County Sewer Use Law as last amended in 2010 and that there are significant penalties for submitting false information.

Name: _____ Signature: _____ Date: _____

Address: _____ Tel: _____

COUNTY PLANNING INFORMATION CERTIFICATION

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In the case of the present application before the Rockland County Sewer District No. 1 (RCSD No. 1) for [RCSD No. 1 Approval sought] _____

Property Address _____

Tax Map/Block/Lot _____

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- b. Since the criteria for disconnect is restricted to user's request, and there is no issue concerning additional capacity, safety, health or other burden on the system, no comment of the County Planning Commissioner is relevant; or
- c. Other: _____

[Dept use only: _____ granted; _____ denied]

I, certify under the penalties for perjury, that I have reviewed this Certification, and that the information stated is true, correct and complete.

Name of Applicant: _____
(If applicant is a corporation please state the full corporate name)

Signature of Applicant: _____ Date: _____
(Please note title of signatory if Applicant is a corporation)

use E, b

For disconnections that have not completed County Planning process

Plan Zone

From: Islam, Mohammed S (DOT) <Mohammed.Islam@dot.ny.gov>
Sent: Wednesday, April 1, 2020 11:45 AM
To: Suzanne Koll
Cc: Plan Zone; Pacheco, Ivelisse (DOT)
Subject: RE: SEQR# 19-186 - Site Plan for 282 NY 59 Suffern LLC-Review Letter from Village Engineer
Attachments: ED 15-004.pdf

Dear Suzanne::

The New York State Department of Transportation is in receipt of an initial submittal package for the above referenced project. Lead Agency approval under SEQR is required in advance of permitting. Please provide a LAD letter from Town of Airmont.

1. It is anticipated that a Highway Work Permit will be required as part of the proposed action. The applicant should also be encouraged to review the permit process and all required HWP forms on the NYSDOT website (<https://www.dot.ny.gov/index>). In particular, please submit the PERM 33-COM as part of the submission.
2. It is anticipated that the State Highway system may be impacted, we would require submission of the following information: Traffic volumes, trip generation, trip distribution, and any proposed access restrictions or mitigations.
3. The Site Plan supporting this proposal shall include GPS coordinates for the driveway centerline at its junction with the State Highway and the proposed width of the driveway.
4. Please provide a profile view of the driveway.
5. Please show and label highway boundary and property lines of adjacent property.
6. Provide a sight distance matrix including design speed, posted speed, each type of turning movement, required sight distance for each type of turning movement, available sight distance, variance (if any), support for variance. Labeled and dimensioned sight distance triangles need to be shown on plans.
7. Sidewalk must comply with current ADA requirements. The values shown on the table "Critical Elements for the Design, Layout and Acceptance of Pedestrian Facilities" shall be used to ensure that the pedestrian facilities in the public Right-Of-Way are ADA compliant. Please refer to Engineering Directive ED15-004 (See Attached). The applicant will need to provide inspection services as indicated.
8. Please provide a drainage report.
9. Please add the following typical details to the plans: NYSDOT Driveway Entrance, Sidewalk and Curb Ramp (Show configuration type), Curb Transition, and Typical Sidewalk Cross Section Curbed with Buffer Zone (Std Sheet 608-01) including the Pavement Reconstruction Option.
10. Change the following on the Typical Pavement Section Within NYSDOT ROW detail provided:
 - 1 ½" of NYSDOT Item No. 402.126101 Top Course HMA, 60 Series Compaction
 - 2 ½" of NYSDOT Item No. 402.256901 Binder Course HMA, 60 Series Compaction
 - 6" of NYSDOT Item No. 402.377903 Base Course HMA (Two Lifts)
 - 12" of NYSDOT Item No. 304.11000008 Stone Subbase
11. Change the following on the Concrete Sidewalk detail provided:
 - Cross slope should be changed from 2.0% to 1.5%
12. Please reference the NYSDOT SEQRA# 19-186 on all correspondence.

Detailed comments will follow more advanced submissions. If you have any further questions, please contact us at (845) 437-5149 or by email at dot.sm.r08.HWPpermits@dot.ny.gov.

Sincerely,

Mohammed Sohan Islam

Traffic and Safety | 845-437-3399 | mohammed.islam@dot.ny.gov
New York State Department of Transportation, Hudson Valley Region
4 Burnett Boulevard, Poughkeepsie, NY 12603

From: Suzanne Koll <suzanne@suzannekoll.com>
Sent: Monday, March 30, 2020 12:26 PM
To: Islam, Mohammed S (DOT) <Mohammed.Islam@dot.ny.gov>
Subject: Fwd: Site Plan for 282 NY 59 Suffern LLC-Review Letter from Village Engineer

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Mohammed,

Attached are the most recent comments from our Village Engineer which I think you will find most relevant to what the DOT may be looking at. I have forwarded you everything I could find in my emails as I am working from home and do not have access to the file at this time. I can't find the comments from the Dept of Health but know we received them. Our Building Inspector, Fire Inspector and Village Planner have not sent me comments as of yet. I hope what I have forwarded is enough. Please let me know if you need anything additional. We look forward to the comments from the DOT as required from the RC GML. Please feel free to contact me via email or my cell number is 917-406-4019. Stay safe.

Regards, Suzanne

Date: March 23, 2020 at 3:49:43 PM EDT
To: Plan Zone <planzone@airmont.org>, "Adriana Beltrani (abeltrani@nelsonpope.com)" <abeltrani@nelsonpope.com>, Dan Kraushaar <dkraushaar@airmont.org>
Cc: Rachel Barese <rbarese@civil-tec.com>
Subject: Site Plan for 282 NY 59 Suffern LLC

Good afternoon, review letter attached.
Be well. Best E



Eve M. Mancuso, P.E.
Partner

New York:
74 Lafayette Avenue, Suite 501
Suffern, New York 10901

| | | | |
|--|--|---|------------------------------------|
|  <p>NEW YORK STATE OF OPPORTUNITY.</p> | <p>Department of Transportation</p> | <p>ENGINEERING DIRECTIVE</p> | <p>ED 15-004</p> |
| <p>Title: DESIGN, CONSTRUCTION AND INSPECTION OF PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY</p> | | | |
| | | <p>Approved:</p> <p><u>/s/ Phillip Eng</u> <u>10/19/15</u> Phillip Eng, P.E. Date Executive Deputy Commissioner</p> | |

ADMINISTRATIVE INFORMATION:

- Effective Date: Upon Signature
- Superseded Issuances: None
- Expiration Date: Until further notice

PURPOSE: To ensure that newly constructed pedestrian facilities are compliant with the Americans with Disabilities Act (ADA).

IMPLEMENTATION: This Engineering Directive applies to all projects as well as permit work authorized by the Department.

Effective immediately, the values shown on the table "Critical Elements for the Design, Layout and Acceptance of Pedestrian Facilities" (available on the [NYS DOT Highway Design Manual Chapter 18 internet page](#)) shall be used by Design and Construction to ensure that pedestrian facilities in the public right of way are ADA compliant. The Regional Director shall designate licensed staff to provide field reviews and technical assistance to construction staff on state projects, including the layout of ADA compliant pedestrian facilities.

For ongoing contracts that include the construction of pedestrian facilities, Engineers-in-Charge should immediately review the contents of this directive with the construction inspection staff and the contractor prior to beginning any pedestrian facility related work. A copy of this directive shall be included in the contract records. Any conflicts between the contract documents and this directive should be discussed with the designer of record and the Regional Director's designated licensed staff.

Inspectors shall take measurements of all applicable values prior to concrete work, and validate measurements before acceptance of the work, using the methods described in Note 2 of the "Critical Elements" table. For ongoing and future construction contracts, elements that do not meet the "ADA limits for work acceptance" or approved exceptions are to be replaced in accordance with [Section 100 of the Standard Specifications](#).

When pedestrian facilities cannot practicably be made compliant, a justification in accordance with [HDM Chapter 2, Exhibit 2-15a](#) is required. Nonstandard features may be identified during preliminary design, final design or construction. Nonstandard features that are compliant to the maximum extent practicable, and can be justified using criteria A through G in Exhibit 2-15a, may be approved by the Regional Director. All "Other" nonstandard ADA justifications are to be immediately conveyed along with supporting information (e.g., drawing/sketch and photo) by the Regional Director's designated licensed staff to the Deputy Chief Engineer (Design) for timely approval. For locally administered federal-aid projects, all justifications are to be approved by the responsible local official with copies sent to the Region.

ED 15-004 Page 2 of 2

Copies of approved justifications are to be retained in the project file and those on the state system are to be placed in the "ADA Nonstandard Feature" folder in ProjectWise under: Main Office. The justifications will be added to a searchable GIS database available to department staff as reference for future project scenarios requiring non-standard features. They will also be incorporated into the Department's ADA Transition Plan.

In the coming months the Department will issue updated standard sheets and revisions to the Construction Inspection Manual (CIM) and Highway Design Manual (HDM) Chapters 2, 7 and 18. Additionally, to ensure statewide consistency, the Department will be providing training and webinars on best practices for ADA compliant design and inspection methods.

BACKGROUND:

In recognition of construction tolerances and survey equipment accuracy, design and construction guidance has been revised. The values in the table "Critical Elements for the Design, Layout and Acceptance of Pedestrian Facilities" are based on the guidance in the US Access Board's Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right of Way, 2011. These changes will help ensure compliance with ADA on newly constructed pedestrian facilities. The method of inspection and acceptance is also being standardized.

CONTACT: Questions concerning this Engineering Directive may be directed to Richard W. Lee, P.E., Deputy Chief Engineer (Design), Office of Design at Rich.Lee@dot.ny.gov or (518) 457-5289.

 **Rockland County**
HEALTH

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, FAAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

September 19, 2019

Suzanne Carley, Planning and Zoning Clerk
Village of Airmont
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

SEP 24 '19 AM 9:45

Re: 282 Route 59
Tax lot # 55.12-1-7

Dear Ms. Carley,

This office has received an application and plans for the above referenced project prepared by Civil Tec Engineering & Surveying PC revised through August 5, 2019. Comments are as follows:

1. Application is to be made to the RCDOH for review of the stormwater management system for compliance with the County Mosquito Code.

If you have any questions, do not hesitate to contact the undersigned.

Very truly yours,

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

cc: Arlene Miller, Rockland County Department of Planning
Civil Tec Engineering & Surveying PC



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 10, 2019

Ms. Suzanne Carley
Planning and Zoning Board Clerk
Village of Airmont
P.O. Box 578
Tallman, NY 10982

SEP 20 10 15 AM

Re: 282 NY 59 Suffern LLC
282 Route 59, Suffern
Tax Lot 21/55.12-1-7 (formerly 18./52/C)

Dear Ms. Carley:

Our office has received and reviewed a site plan that was last revised on August 5, 2019, which Civil Tec Engineering & Surveying prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

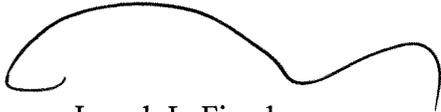
1. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted to and approved by this office before any sewage is discharged into the District's sewerage system. **The owner must sign the wastewater questionnaire.**
2. The District owns and maintains the sanitary sewer main in an easement along Route 59.
 - a. No permanent structures may be built within our easements. If any foundation work or other types of major excavation work is to be done within close proximity to the easement boundary, we must be notified forty-eight (48) hours in advance. Shoring or other types of precautions may be needed to protect the sewer main. The property owner must also pay these expenses.
 - b. To prevent any damage from occurring to the existing main, the District must be notified when the land within the easement is to be modified. This includes but is not limited to regrading, raising or lowering of manhole frames, or working in close proximity to sewers and manholes within the easement. Our office must approve any construction to be done within our easements.

Rocklandgov.com

- c. Contractors must obtain required insurance and sign a waiver to defend, indemnify, save and hold harmless both the **County of Rockland** and **Rockland County Sewer District No. 1** from any claims arising from work performed within our easements and on our facilities.
3. All permits, fees and inspections associated with connections to the sanitary sewer main on Route 59 are the responsibility of the District. A hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
4. The details for sanitary sewer construction as shown on the plans comply with the District's construction standards.
5. Details for the sanitary sewer connection on Route 59 are also subject to approval by the Town of Ramapo and the New York State Department of Transportation.
6. Approval of this application for a proposed commercial building with 3,450 square feet of retail space on the main floor and 1,150 square feet of office space on the second floor on a 21,715 square foot lot in the former Ramapo CS District does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if the use or occupancy of the property exceeds three (3) units, the District will require further review and the owner may have to pay an impact fee.**

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

Attachments

cc: D. Philipps M. Saber D. Gregory J. Roth
Helen Kenny-Burrows – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health
Christopher Kear – Rockland County Department of Fire & Emergency Services
Michael Sadowski, P.E. – Town of Ramapo DPW
Rachel Barese, P.E. – Civil Tec Engineering & Surveying PC
Mark Goldberg – 1534 45th Street, Brooklyn, NY 11219-1628

File: TOR 55.12-1-7 – 282 Route 59
Reader



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT #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

WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CWOI) and return it to the Sewer District at the above address, along with the following:

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2. County Planning Information Certification form
3. A plumbing layout of the proposed facility, if available.
4. Details of any existing or proposed grease traps.
5. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence please refer to the Tax Map Block and Lot number of the property, and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information please call this office.

Very truly yours,

Joan Roth
Compliance Administrator

COUNTY PLANNING INFORMATION CERTIFICATION

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In the case of the present application before the Rockland County Sewer District No. 1 (RCSD No. 1) for [RCSD No. 1 Approval sought] _____

Property Owner(s) Address _____

Tax Map/Block/Lot _____

Check A, B, C, D or E. If B, C, D or E is selected, please ensure the proper documentation accompanies the Certification.

- A. The matter was NOT the subject of review by the Rockland County Commissioner of Planning
- B. The Rockland County Commissioner of Planning 'APPROVED' the proposal a copy of the Commissioner's report is attached to this Certification
- C. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was NOT OVERRIDDEN by the local board
 - a. a copy of the Commissioner of Planning's report is attached to this Certification
 - b. a copy of the minutes of the local board adopting the Commissioner's report or failing to override the Commissioner's report are attached
- D. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was OVERRIDDEN by the local board
 - a. a copy of the Commissioner of Planning's report is attached to this Certification
 - b. a certified copy of the minutes of the local board overriding the report of the County Commissioner of Planning, in whole or in part, are attached
 - c. a certified written copy of the local board's reasons for the override, as required by GML § 239-m and/or 239-n are attached to this certification.
- E. I request that the requirement of this Certification be waived because:
 - a. The issues raised by the Commissioner of Planning are not relevant to the application sought. I have provided a copy of the Commissioner of Planning's review with this request; or
 - b. Other _____
 [Dept use only: _____ granted; _____ denied]

I, certify under the penalties for perjury, that I have reviewed this Certification, and that the information stated is true, correct and complete.

Name of Applicant: _____
(If applicant is a corporation please state the full corporate name)

Signature of Applicant: _____
(Please note title of signatory if Applicant is a corporation)

Date: _____



Town of Ramapo
Department of Public Works
16 Pioneer Avenue
Tallman, New York 10982
(845) 357-0591
Fax: (845) 357-0895

MICHAEL B. SPECHT
Supervisor

EDWARD P. DZURINKO
Director of Public Works

August 30, 2019

Ms. Suzanne Carley
Planning & Zoning Clerk
Village of Airmont
251 Cherry Lane
P.O. Box 578
Airmont, NY 10982

Re: 282 NY 59 Suffern LLC
Tax Map Section 55.12-1-7 – Airmont, NY

Dear Ms. Carley,

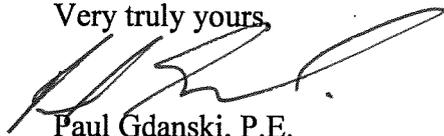
Our office is in receipt of and has reviewed a plan prepared by Civil Tec for the above referenced project which was last revised August 5, 2019. We thank you for the opportunity to comment on this plan. Our comments are as follows:

- 1) A sanitary sewer review is required prior to final site plan approval. The fee of \$125.00, payable to the Town of Ramapo at the Town of Ramapo Planning Department, is due from the applicant. Ordinarily the Town would not begin the review process until this department has received receipt that the above fee has been paid. Please make sure the applicant submits the review fee as soon as possible.
- 2) The Rockland County Sewer District No. 1 must be given an opportunity to comment on this plan. The comments must be provided to us.
- 3) The existing sanitary sewer connection must be depicted.
- 4) A sanitary sewer study must be provided.
- 5) The existing spur should be utilized.

OCT 29 '19 PM 3:01

Please keep us informed of all developments in this project. If you should have any questions or comments, do not hesitate to contact me at 357-0591.

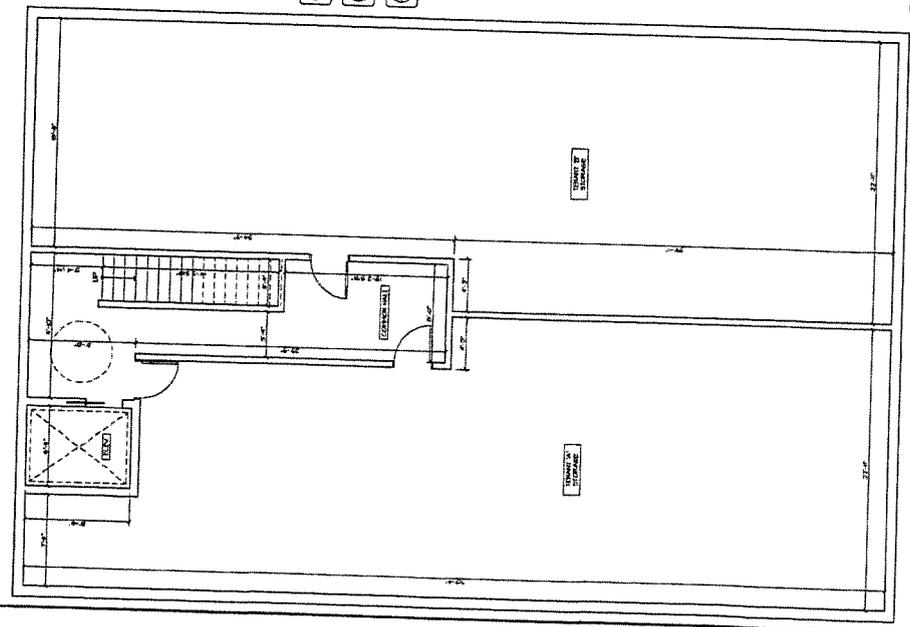
Very truly yours,

A handwritten signature in black ink, appearing to read 'Paul Gdanski', written over a horizontal line.

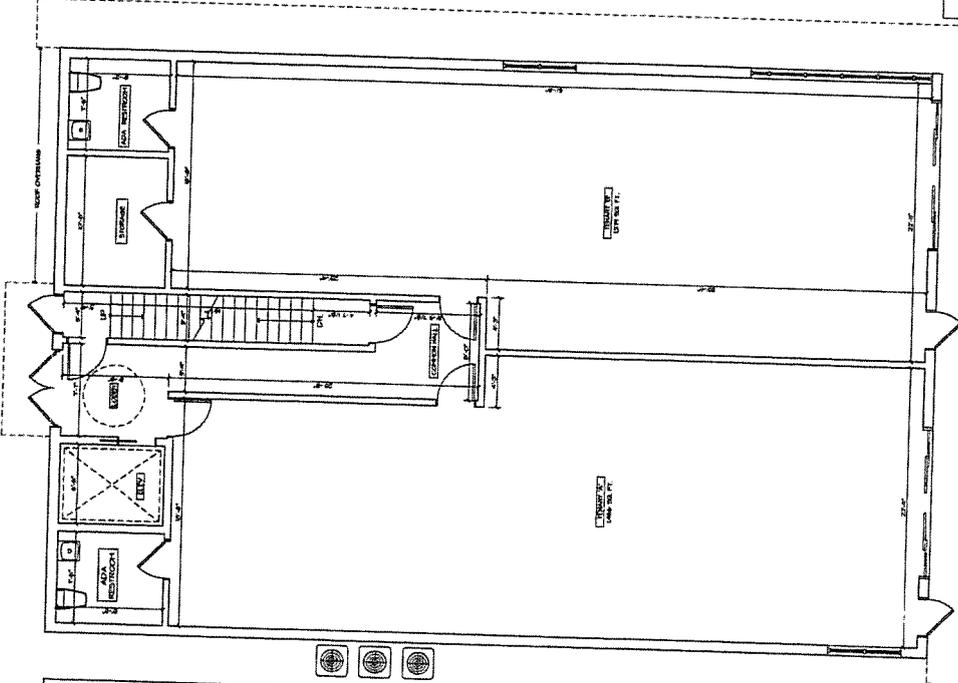
Paul Gdanski, P.E.
Engineer II

File: 282 NY 59 Suffern LLC

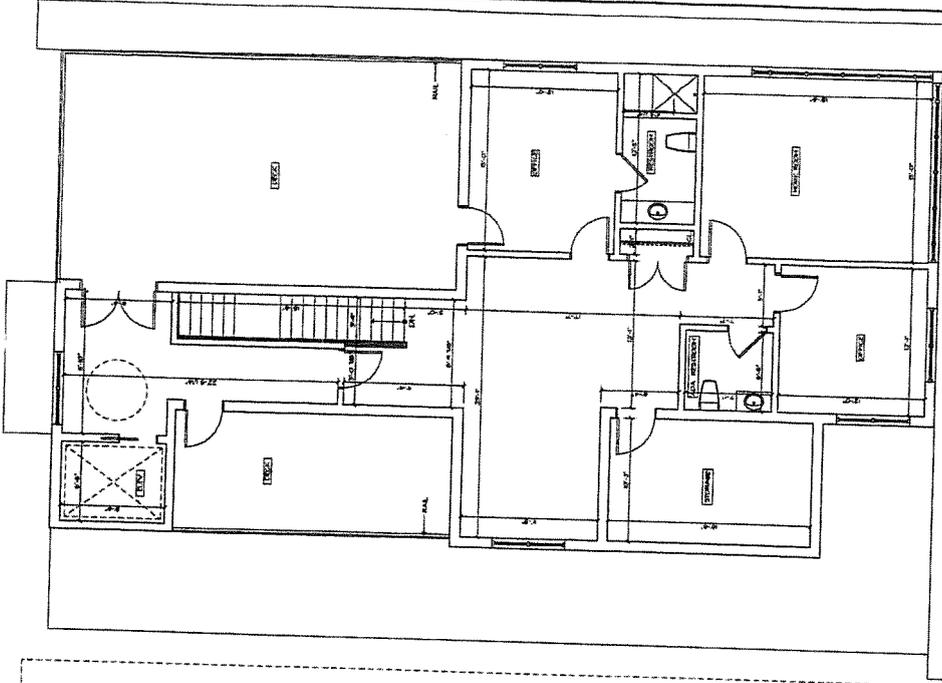
Cc: Michelle Marzella



BASEMENT PLAN



**FIRST FLOOR
NET AREA - 3,045 S.F.**



**SECOND FLOOR
NET AREA - 1,555 S.F.**

282 NY 59 SUFFERN LLC
 SCALE: 1/4" = 1'-0"
 FEBRUARY 11, 2020



CIVILTEC

Engineering + Surveying

May 18, 2020

Village of Airmont
251 Cherry Lane
PO Box 578
Tallman, NY 10982

Re: Tallman Trust Amended Site Plan for Drive-Thru
Airmont, New York
Tax Lot 55.12-1-51

Subject: Narrative

Attached please find an Amended Site Plan for The Tallman Trust shopping center located in the Village of Airmont. The property is located on Route 59 across from Walmart, next to the Town of Ramapo Town Hall and currently has an active strip mall. In 2013 the Planning Board approved a drive thru for the east side of the building. In June 2018 an amended plan was approved because a new tenant wanted to change the drive-thru layout. At this time, the applicant would like to submit an amended site plan that goes back to the original layout, but without exterior seating.

REC'D
JUL 24 2020
TOWN OF RAMAPO

Civil Tec Engineering & Surveying P.C.
139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243
55 Brookside Avenue, Chester, NY 10918 Tel 845.610.3621
Civil-Tec.com

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Website: www.airmont.org Fax: 845-357-8307

APPLICATION REVIEW FORM

PART I

Date May 18, 2020

Please check all that apply:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> Architectural Board | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> C.D.R.C. (Informal) | <input type="checkbox"/> Village Board of Trustees | |
| <input type="checkbox"/> Subdivision (indicate Sketch, Preliminary or Final) | | |
| Number of Lots | <input type="checkbox"/> Sketch | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Site Development Plan | | |
| <input type="checkbox"/> Plan Sign Plan Review | | |
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Zoning Code Amendment |
| <input type="checkbox"/> Zone Code Change | <input type="checkbox"/> Appeals to Zoning Board* | <input type="checkbox"/> Other (specify) _____ |

* Fill out Part I and Part II of this form

PROJECT NAME Tallman Trust

The Tallman Trust

APPLICANT

834 Haverstraw Rd

STREET

SUFFERN

CITY

NY

STATE

10901

ZIP

914-588-9741

PHONE

EMAIL

FAX

The Tallman Trust

PROPERTY OWNER

834 Haverstraw Rd

STREET

SUFFERN

CITY

NY

STATE

10901

ZIP

914-588-9741

PHONE

FAX

RECEIVED

JUL 23 2020

Pg 3 of 17

VILLAGE OF AIRMONT
Planning and Zoning Department

P.O. Box 578
Airmont, NY 10982

Civil Tec Engineering + Surveying PC

ENGINEER / ARCHITECT / SURVEYOR

139 Lafayette Ave Suffern NY 10901

STREET

CITY

STATE

ZIP

845-547-2241 rbarese@civil-tec.com 845-547-2243

PHONE

EMAIL

FAX

Ken Moran

ATTORNEY

11 N Airmont Rd Suffern NY 10901

STREET

CITY

STATE

ZIP

845-369-8130 kemethmoran esq@yahoo.com

PHONE

EMAIL

FAX

Claudio Iodice

CONTACT PERSON

834 Haverstraw Rd Suffern NY 10901

STREET

CITY

STATE

ZIP

914-588-9741

PHONE

EMAIL

FAX

TAX MAP DESIGNATION

55.12

SECTION

1

BLOCK

51

LOT(S)

SECTION

BLOCK

LOT(S)

LOCATION

On the South side of Rt 59

approximately _____ feet _____ of _____

Acreage of Parcel 2.5 Zoning District NS

School District Suffern Postal District Suffern

PROJECT DESCRIPTION

Amend the previously approved
drive-thru

IF SUBDIVISION

1. Is any variance from the Subdivision Regulations being requested? Yes
 No

If yes, list variances on separate sheet and attach to application.

2. Is any open space being offered?
 Yes No *If yes, what amount?*

IF SITE DEVELOPMENT PLAN

- Are any waivers from the Site Development Plan Rules and Regulations being requested?
 Yes No

If yes, list waiver(s) on separate sheet and attach to application.

PROJECT HISTORY

- Has this project ever been reviewed before?
 Yes No

If yes, list case number, name, date and the Board you appeared before:

Previous approval Planning Board Nov 2013
June 2018

List Tax map section, block & lot numbers of all other abutting properties in the same ownership as this project:

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

- State or County Road
- State or County Park
- Long Path
- County Stream
- Municipal Boundary
- County or State Facility

List name(s) of facility checked above:

Rt 59

This property IS directly adjacent to:
(Check all that apply)

- State or County Road
- State or County Park
- Long Path
- County Stream
- Municipal Boundary
- County or State Facility

List name(s) of facility checked above:

Rt 59

IF ANY ITEM ABOVE IS CHECKED, A REVIEW OF THE PLAN MUST BE CONDUCTED BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M AND/OR N UNLESS WAIVED FROM REVIEW.

REFERRAL AGENCIES

- R.C. Highway Department
- R.C. Drainage Agency
- R.C. Dept. of Environmental Health
- R.C. Sewer District #1
- NYS Dept. of Transportation
- NYS Thruway Authority
- Adjacent Municipality
- Town of Ramapo Sewer Dept.

TO ALL APPLICANTS
YOU MUST SEND A COPY OF APPLICATION & PLANS TO:

Regional Manager
Orange and Rockland Utilities, Inc.
75 West Route 59
Spring Valley, New York 10977

I have sent copies of the plans and application to Orange and Rockland Utilities, Inc. on _____
DATE

DATE SIGNATURE

APPLICANT'S SIGNATURE & CERTIFICATION

State of New York
County of Rockland
SS: Village of Airmont

I, Mark Fodko hereby depose and say that all the above statements
contained in the papers submitted herewith are true.

[Signature]

241 - 255 Rt 59 Airmont NY 10901
STREET CITY STATE ZIP

Sworn to before me this 5 day of June, 2020

[Signature]

NOTARY PUBLIC
ANGEL FRAILE LAX
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 31, 2024

- Exemption from a Plat or official map
- Review and approval of proposed Subdivision Plat
- An order to issue a certificate, permit or license
- An amendment to the Zoning Ordinance or Official Map or change thereof
- Other (explain) _____

To permit construction, maintenance and use of _____

3. Premises affected are in a NS zone and from the Town of Ramapo Tax Map,
R- the property is known as Section 55.12 Block 1 Lot(s) 51

3. There is no state officer, Rockland County Officer or employee or Town of Ramapo Officer or employee, Village of Airmont Officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant or that such officer or employee, if the applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such State, County, Town or Village Officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

4. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or the Town of Ramapo or the Village of Airmont in the petition, request or application or in the property or subject matter to which it relates: (if none, so state) none.

a. Name and Address of officer or employee:

b. Nature of interest: _____

c. If stockholder, number of shares: _____

b. If officer or partner, nature of office and name of partnership:

e. If a spouse of brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, country or town of village officer or employee, state name and address of such relative and nature of relationship of officer and employee and nature and extent of office, interest or participation or association have an interest in such ownership or in any business entity sharing in such ownership:

e. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock, must be attached, if any of these are officers or employees of the State of New York or of the County of Rockland, or of the Village of Airmont.

I, _____ do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

SIGNATURE

STREET CITY STATE ZIP

Sworn to before me this _____ day of _____, 20____

NOTARY PUBLIC

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK

Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982

Telephone: 845-357-8111

Fax: 845-357-8307

Website: www.airmont.org

AGREEMENT TO PAY PROFESSIONAL CONSULTING FEES

MEMORANDUM

Pursuant to the Village of Airmont Code Section §106-22, it is the applicant's responsibility to pay all professional consulting fees, public hearing notice fees and any other fees incurred as a result of site plan review and your meeting with the Community Design Review Committee, Planning Board, Architectural Review Committee, Board of Trustees and/or Zoning Board of Appeals.

You will be receiving bills periodically from the *Village of Airmont Professionals* which must be paid in full in order for the application to continue to be processed. Failure to pay outstanding fees may result in the denial of your application and/or the Village placing a lien on the property. Below find the hourly rates per professional. *Please note: Not all professionals attend every meeting.*

| | | |
|---|------------------|---------------|
| <i>Eve Mancuso; Asst Village Engineer</i> | <i>\$ 165.00</i> | <i>hourly</i> |
| <i>Dennis Letson; Alt. Asst. Village Engineer</i> | <i>\$ 160.00</i> | <i>hourly</i> |
| <i>Stu Turner, Village Planner</i> | <i>\$160.00</i> | <i>hourly</i> |
| <i>Adriana Beltrani, Asst. Village Planner</i> | <i>\$100.00</i> | <i>hourly</i> |
| <i>Dan Kraushaar, Asst. Village Attorney</i> | <i>\$175.00</i> | <i>hourly</i> |

The Village will provide a stenographer to any applicant at any Planning Board or Zoning Board of Appeals meeting. **By checking the box to the left, the applicant agrees to pay any fees incurred by the Village for a stenographer. If this box is not checked, a stenographer will NOT be provided.**

These fees are subject to change without written notice. Thank you for your anticipated cooperation.

In the event the applicant and/or property owner fails to reimburse the village for the fees incurred by the review of its professionals, the Village may re-levy the delinquent payments as an additional tax on the property which is the subject of the application.

The undersigned is aware of the above regulations of the Village of Airmont Code §106-22, Local Law No. 14-93 and has reviewed said law and code and agrees to be bound by same.

6-5-20
DATE



SIGNATURE OF PROPERTY OWNER

DATE

SIGNATURE OF APPLICANT/REPRESENTATIVE

AFFIDAVIT OF OWNERSHIP/OWNER'S CONSENT

State of New York
County of Rockland
SS: Village of Airmont

I, Mark Jodice being duly sworn, hereby depose and say that I reside
at 842 Hawthorn Rd
the County of Rockland in the State of NY.

I am the * owner owner in fee simple of premises located at

251 Rt 59

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber
book 2011 of conveyances, page 28427.

Said premises have been in my/its possession since 2011. Said premises are also
known and designated on the Town of Ramapo Tax Map as:

Section: 55.12 Block: 1 Lot(s) 51

[Signature]

SSIGNATURE

241-255 Rt 59 Airmont NY 10901
STREET CITY STATE ZIP

Sworn to before me this 5 day of June

2020

[Signature]

ANGEL FRAYLE LAX
NOTARY PUBLIC
STATE OF NEW JERSEY
NOTARY PUBLIC COMMISSION EXPIRES MAY 31, 2024

*If owner is corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock.

OWNERS CONSENT FORM TO VISIT PROPERTY

I, Mark Fodini, owner of the property described in application submitted to the Village Board, Planning Board, Zoning Board of Appeals, and/or supporting staff, do hereby give permission to members of said Boards and/or supporting staff to visit the property in question at a reasonable time during the day.

[Signature]
SIGNATURE

Sworn to before me this 5 day of June, 2020

[Signature]
ANGEL FRAILÉ LAX
NOTARY PUBLIC
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 31, 2024

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

State of New York
County of Rockland
SS: Village of Airmont

I, Mark Fodini, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

- 1. Print or Type full Name and Address

MARK FODINI
842 Haverhill Rd
Suffern NY 10987

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

- 2. To the Planning Board in the Village of Airmont,
PLANNING, ZONING OR VILLAGE, ROCKLAND COUNTY, NEW YORK

Application, petition or request is hereby submitted for:

- Variance or modification from the requirements of Article _____ Section _____
- Special permit per the requirements of Article _____ Section _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|-------------------------|--|
| Name of Action or Project: Tallman Trust | | | |
| Project Location (describe, and attach a location map): 251 Route 59, Tallman, NY | | | |
| Brief Description of Proposed Action: amended site plan for a drive-thru | | | |
| Name of Applicant or Sponsor: Tallman Trust | | Telephone: 914-588-9741 | |
| | | E-Mail: | |
| Address: 834 Haverstraw Road | | | |
| City/PO: Suffern | | State: NY | Zip Code: 10901 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan approval Planning Board | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | _____ 2.5 acres | |
| b. Total acreage to be physically disturbed? | | _____ 0 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ 2.5 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

RECEIVED

JUL 23 2020

Page 1 of 3

VILLAGE OF AIRMONT
Planning and Zoning Department

P.O. Box 578
Airmont, NY 10932

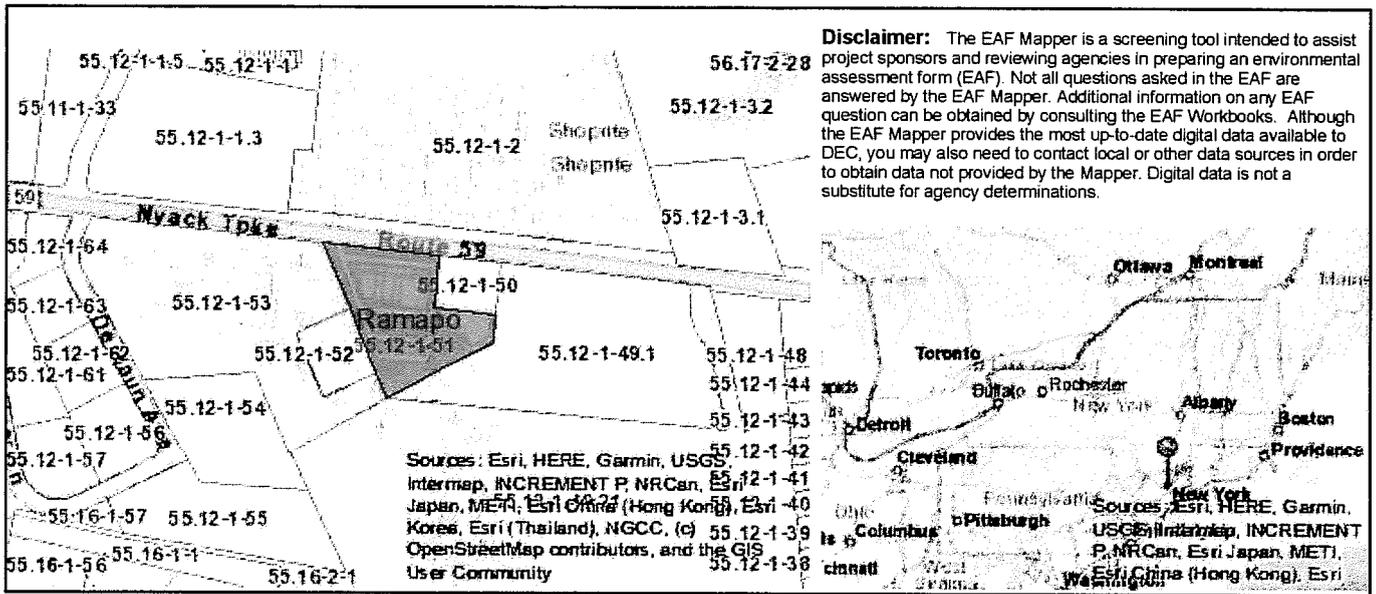
| | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ drive-thru does not have a new water connection | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ drive-thru does not have a new sewer connection | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: _____ _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Civil Tec Engineering & Surveying PC</u> Date: <u>5-18-2020</u> Signature: <u><i>Touche Bo</i></u> Title: <u>President</u> | | |

PRINT FORM

EAF Mapper Summary Report

Monday, May 18, 2020 2:40 PM



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | No |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | Yes |
| Part 1 / Question 20 [Remediation Site] | No |

CIVILTEC

Engineering + Surveying

August 5, 2019

Village of Airmont
251 Cherry Lane
PO Box 578
Tallman, NY 10982

Re: 282 NY 59 Suffern LLC
282 Route 59
Airmont, NY 10901
Tax Lot 55.12-1-7

Subject: Narrative

The attached site plan is for 282 NY 59 Suffern LLC. The property is located at 282 Route 59, Airmont, NY. The property is currently vacant except for a driveway. There was a building there years ago, but we did not include the coverage for the previous building in any of our calculations. The applicant is proposing a new building with parking. The main floor of the building will be approximately 3,456 SF for retail sales and services. The basement will be used for storage. The second floor will be approximately 1,144 SF to be used for local office space which the owner will use for himself. In 2005, a site plan was approved for this lot, but it was never built. The current application is for a new owner.

The first floor will be divided into two equal separate retail spaces. Both spaces will have 24' of store frontage with their main entrances facing Route 59. The second floor will be used as an office space for the owner. There will be an entrance at the rear of the building.

The site is located in the VC zone. The bulk requirements for "retail stores and service establishments/local office" have been used. The bulk requirements for both uses are the same. No variances are requested.

Public sewer and water will be utilized. The site has been designed for zero net increase in runoff through use of drywells since the site slopes to the rear which is away from the existing drainage in Route 59.

CIVILTEC

Engineering + Surveying

June 17, 2019

Village of Airmont
251 Cherry Lane
PO Box 578
Tallman, NY 10982

Re: 282 NY 59 Suffern LLC
282 Route 59
Airmont, NY 10901
Tax Lot 55.12-1-7

Subject: Narrative

The attached site plan is for 282 NY 59 Suffern LLC. The property is located at 282 Route 59, Airmont, NY. The property is currently vacant except for a driveway. There was a building there years ago, but we did not include the coverage for the previous building in any of our calculations. The applicant is proposing a new building with parking. The main floor of the building will be approximately 3,450 SF for retail sales and services. The basement will be used for storage. The second floor will be approximately 1,150 SF to be used for local office space. In 2005, a site plan was approved for this lot, but it was never built. The current application is for a new owner.

Access to the two retail spaces will be along Route 59. There will be an access to the second floor office space through a door towards the rear of the building.

The site is located in the VC zone. The bulk requirements for "retail stores and service establishments/local office" have been used. The bulk requirements for both uses are the same. No variances are requested.

Public sewer and water will be utilized. The site has been designed for zero net increase in runoff through use of drywells since the site slopes to the rear which is away from the existing drainage in Route 59.

RECEIVED
AUG 22 2019
Village of Airmont

Civil Tec Engineering & Surveying P.C.
139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243
69 Brookside Avenue, Suite 223, Chester, NY 10918 Tel 845.610.3621
Civil-Tec.com

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

August 17, 2020

Airmont Planning Board
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

AUG 24 '20 PM 1:33

Tax Data: 55.12-1-51

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 3/13/2020

Date Review Received: 7/28/2020

Item: *TALLMAN TRUST -- 241-257 ROUTE 59 (A-175C)*

A site plan application to add a drive-thru for an existing commercial building on 2.50 acres in the NS zoning district, which also has a warehouse at the rear. Site changes include restriping the parking area, adding sidewalks, and landscaping the front of the site. A 25% reduction in required parking spaces was previously granted by waiver by the Planning Board.

The southern side of NYS Route 59, approximately 670 feet east of South DeBaun Avenue.

Reason for Referral:

NYS Route 59

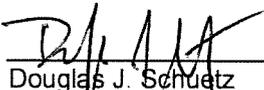
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 A review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 2 A review must be completed by the Rockland County Office of Fire and Emergency Services, the Village of Airmont Inspector, or the Tallman Fire Department to ensure that there is sufficient maneuverability on site for fire trucks, in the event an emergency arises.
- 3 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 use of parking spaces meant to be used by customers, which is particularly significant since the site has received a waiver to and provides less than the required number of parking spaces.
- 4 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 5 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Standards for Urban Erosion and Sediment Control.

TALLMAN TRUST -- 241-257 ROUTE 59 (A-175C)

- 6 A lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.
- 7 The parcel identification number in the title block of the site plan and the orientation of the north arrow within the vicinity map are incorrect, and must be corrected.
- 8 All proposed signage shall be indicated on the site plan and shall conform to the Village's sign standards.
- 9 There are several locations throughout the site plan where the "?" symbol is used, such as at the rear of the commercial building, along the under-canopy lighting at the front, a storm drain by the warehouse loading dock, and in a parking space at the rear. The meaning of these symbols must be clarified.
- 10 The site has a pre-existing non-conformity for maximum development coverage. In order to reduce the degree of non-conformity, the village must consider requiring the use of pervious pavers wherever possible or requiring landscaping within the proposed parking islands.
- 11 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 12 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz
Acting Commissioner of Planning

cc. Mayor Nathan Bubel, Airmont
New York State Department of Transportation
Rockland County Office of Fire and Emergency Services
Tallman Fire District

Civil Tec

**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

HEALTH

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, FAAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

August 19, 2020

Suzanne Carley, Planning and Zoning Clerk
Village of Airmont
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

Re: Tallman Trust – 241-257 Route 59
Proposed Drive Thru
Tax lot 55.12-1-51

Dear Ms. Carley:

We have received an application and plans as prepared by Civil Tec Engineering & Surveying PC dated March 13, 2020 for the above referenced project. 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,



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

cc: Arlene Miller, Rockland County Department of Planning
Civil Tec Engineering & Surveying PC



Rockland County

HEALTH

CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
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Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

August 19, 2020

Suzanne Carley, Planning and Zoning Clerk
Village of Airmont
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

Re: Tallman Trust – 241-257 Route 59
Proposed Drive Thru
Tax lot 55.12-1-51

AUG 24 '20 PM 1:38

Dear Ms. Carley:

We have received an application and plans as prepared by Civil Tec Engineering & Surveying PC dated March 13, 2020 for the above referenced project. 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,



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

cc: Arlene Miller, Rockland County Department of Planning
Civil Tec Engineering & Surveying PC

Plan Zone

From: Schumaci, Frank (DOT) <Frank.Schumaci@dot.ny.gov>
Sent: Thursday, August 27, 2020 1:25 PM
To: Plan Zone; dot.sm.r08.HWPermits
Cc: Zimmer, Lee (DOT); Gorney, Lance (DOT); Taylor, Joseph (DOT)
Subject: RE: Village of Airmont - Tallman Trust 241-257 Route 59 Airmont, NY

Good Afternoon Ms.Carley,

The NYSDOT SEQR # given to this project is 20-135. Please refer to this number when communicating to NYSDOT regarding this project.

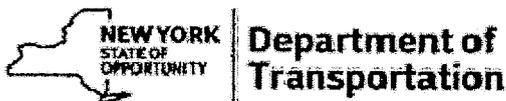
NYSDOT consents to the Village of Airmont Planning Board functioning as the Lead Agency for review of the referenced proposal.

If this project has been submitted to NYSDOT please provide the previous SEQR number so we can pull up the history of this project. Currently NYSDOT predicts a permit for this project will be required from NYSDOT. Please submit project application, site plans and a traffic impact study for this project. We will be providing additional comments once all project documents are in.

Please note all new driveways or driveway modifications need to slope away from the state highway. Please provide a site plan that includes a site distance matrix. NYSDOT recommends beginning the land donation process if a land donation is anticipated. Please note any new sidewalk needs to be ADA compliant following Engineering Directive ED15-04

Frank J Schumaci, IE.
AE, Traffic and Safety Group

New York State Department of Transportation, Hudson Valley Region
4 Burnett Boulevard, Poughkeepsie, NY 12603
(845) 437-5157 | Frank.schumaci@dot.ny.gov
www.dot.ny.gov



From: Plan Zone <planzone@airmont.org>
Sent: Thursday, August 13, 2020 2:55 PM
To: dot.sm.r08.HWPermits <dot.sm.r08.HWPermits@dot.ny.gov>
Subject: FW: Village of Airmont - Tallman Trust 241-257 Route 59 Airmont, NY

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

I am submitting this electronically although a hard copy was mailed in July as it was brought to my attention that the DOT prefers an electronic version. Please feel free to contact me with any questions and confirm receipt. I also included the

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.
Executive Director

August 26, 2020

Ms. Suzanne Carley
Planning and Zoning Board Clerk
Village of Airmont
P.O. Box 578
Tallman, NY 10982-0578

Re: Tallman Trust – Drive-Thru
241-257 Route 59, Suffern
Tax Lot 21/55.12-1-51 (formerly 18./134/A1)

Dear Ms. Carley:

Our office has received and reviewed an amended layout plan that was last revised on March 13, 2020, which Civil Tec Engineering & Surveying 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's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted to and approved by this office for the three (3) proposed retail stores, one of which the parking space calculations table on the layout plan describes as "retail/deli/bakery/specialty foods", before any sewage is discharged into the District's sewerage system. **The owner must sign the wastewater questionnaire.**
2. The District owns and maintains the sewer main on Route 59 and has an easement (Contract 51A, Parcel 823) along the front of the subject lot. Although this project does not appear to affect the easement, we wish to state the following for the record:
 - a. No permanent structures may be built within our easements. If any foundation work or other types of major excavation work is to be done within close proximity to the easement boundary, we must be notified forty-eight (48) hours in advance. Shoring or other types of precautions may be needed to protect the sewer main. The property owner must also pay these expenses.
 - b. To prevent any damage from occurring to the existing main, the District must be notified when the land within the easement is to be modified. This includes but is not limited to regrading, raising or lowering of manhole frames, or working in close proximity to

Rocklandgov.com

Ms. Suzanne Carley

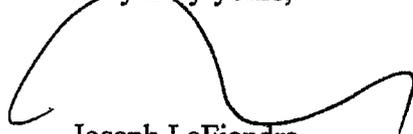
Page 2

August 26, 2020

- sewers and manholes within the easement. Our office must approve any construction to be done within our easement.
- c. Contractors must obtain required insurance and sign a waiver to defend, indemnify, save and hold harmless both the **County of Rockland** and **Rockland County Sewer District No. 1** from any claims arising from work performed within our easements and on our facilities.
3. All permits, fees and inspections associated with connections to the sanitary sewer main on Route 59 are the responsibility of the District. If this or a future project involves a connection to the sewer main, a permit must be obtained from the District. This will require approval of the details for connecting to the sewer, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
4. Details for sanitary sewer construction, if any, must comply with the District's construction standards and should be shown on the plans.
5. Details for the sanitary sewer connections, if any, are subject to approval by the Town of Ramapo.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

Attachments

- cc: M. Saber D. Gregory J. Roth
Helen Kenny-Burrows – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health
Christopher Kear – Rockland County Department of Fire & Emergency Services
Michael Sadowski, P.E. – Town of Ramapo DPW
Rachel Barese, P.E. – Civil Tec Engineering & Surveying PC
Claudio Iodice – 834 Haverstraw Road, Suffern, NY 10901

File: TOR 55.12-1-51 – Iodice Plaza
Reader



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT #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.
Executive Director

WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CWO1) and return it to the Sewer District at the above address, along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street. The sewer elevations should also be clearly shown.
2. County Planning Information Certification form
3. A plumbing layout of the proposed facility, if available.
4. Details of any existing or proposed grease traps.
5. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence please refer to the Tax Map Block and Lot number of the property, and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information please call this office.

Very truly yours,

Joan Roth
Compliance Administrator

ROCKLAND COUNTY SEWER DISTRICT NO. 1

(845) 365-6111
FAX (845) 365-6686

**QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON
LOCATION (CW01)**

Name of Project: _____
Address of Project: _____ Tax/Lot/Block No.: _____
Applicants' Name: _____ Telephone No.: _____
Owner of Property: _____ Telephone No.: _____
Name of Engineer/Architect: _____ Telephone No.: _____

Is this Facility: An Addition New Existing Change of Ownership

1. Will food be prepared at this location? Yes No
2. Will food be served at this location? Yes No On reusable plates Yes No
3. Is this a restaurant/cafeteria? Yes No
4. Is this a place of worship? Yes No If Yes, number of families _____
5. Does or will the facility have a fryer? Yes No
6. Does or will the facility have a grill? Yes No
7. Is there an existing grease trap at this location? Yes No
8. If yes to No. 7, then give details: _____
9. Does the facility have a 3-compartment sink? Yes No
10. The location of the sewer this facility is or will be discharging to: _____
11. The total seating capacity (excluding the bar): _____ Number of employees: Part time: _____ Full Time: _____
12. Does the facility have a bar? Yes No If yes, it's seating capacity: _____
13. Does the facility have a separate water meter? Yes No Gallons Per Day, Used or Expected: _____
14. Does the facility provide takeout food? Yes No If yes, % takeout: _____
15. Does this facility cater or provide to catering services? Yes No If yes, average meals per day: _____
16. Hours of operation for the kitchen: _____
17. For Banquet Halls, seating capacity: _____

Remarks, if any: _____

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Rockland County Sewer Use Law as last amended in 2010 and that there are significant penalties for submitting false information.

Name: _____ Signature: _____ Date: _____
Address: _____ Tel: _____

COUNTY PLANNING INFORMATION CERTIFICATION

Pursuant to Rockland County Executive Order No. 1 of 2017 applicants for County approvals for property development reviewed by the County's Commissioner of Planning, must make certain information and documents available to the County before the County will give its approval.

In the case of the present application before the Rockland County Sewer District No. 1 (RCSD No. 1) for [RCSD No. 1 Approval sought] _____

Property Address _____

Tax Map/Block/Lot _____

Check A, B, C, D or E. If B, C, D or E is selected, please ensure the proper documentation accompanies the Certification.

- A. The matter was NOT the subject of review by the Rockland County Commissioner of Planning
- B. The Rockland County Commissioner of Planning 'APPROVED' the proposal a copy of the Commissioner's report is attached to this Certification
- C. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was NOT OVERRIDDEN by the local board
- a. a copy of the Commissioner of Planning's report is attached to this Certification
- b. a copy of the minutes of the local board adopting the Commissioner's report or failing to override the Commissioner's report are attached
- D. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was OVERRIDDEN by the local board
- a. a copy of the Commissioner of Planning's report is attached to this Certification
- b. a certified copy of the minutes of the local board overriding the report of the County Commissioner of Planning, in whole or in part, are attached
- c. a certified written copy of the local board's reasons for the override, as required by GML § 239-m and/or 239-n are attached to this certification.
- E. I request that the requirement of this Certification be waived because:
- a. The issues raised by the Commissioner of Planning are not relevant to the application sought. I have provided a copy of the Commissioner of Planning's review with this request; or
- b. Since the criteria for disconnect is restricted to user's request, and there is no issue concerning additional capacity, safety, health or other burden on the system, no comment of the County Planning Commissioner is relevant; or
- c. Other: _____

[Dept use only: _____ granted; _____ denied]

I, certify under the penalties for perjury, that I have reviewed this Certification, and that the information stated is true, correct and complete.

Name of Applicant: _____
(If applicant is a corporation please state the full corporate name)

Signature of Applicant: _____ Date: _____
(Please note title of signatory if Applicant is a corporation)

use E, b

For disconnections that have not completed County Planning process