The Planning Board of the Village of Montebello held a meeting on Tuesday, December 13, 2016 at the Montebello Community Center, 350 Haverstraw Road, Montebello, New York. Chairman Caridi called the meeting to order at 7:15 p.m. and led everyone in the Pledge of Allegiance.

PRESENT
Anthony Caridi, Chairman
Thomas Ternquist, Member
Donald Wanamaker, Member
Michael Iatropoulos, Member
Jane Burke, Vice Chairperson, Member

OTHERS
Maximillian Stach, Village Planner
Martin Spence, Village Engineer
Regina Rivera, Planning & Zoning Clerk

ABSENT
Stan Shipley, Ad Hoc
Ira Emanuel, Assistant Village Attorney

Member Iatropoulos made a motion to approve the minutes of August 9, 2016, seconded by Member Ternquist. Upon vote, the motion carried unanimously.

Loren Ware – Public Hearing - continued
3-Lot Subdivision, Stream and Wetlands Permit
10 Wilbur Road, Montebello, NY
40.20-1-5

> Application of Loren Ware, 5 Cragmere Road, Suffern, New York, for a 3-Lot subdivision at 10 Wilbur Road, Montebello, New York 10901. The applicant is proposing 3 separate lots each with a single-family dwelling with driveway access from Wilbur Road. The property is located on the South side of Wilbur Road, approximately 700 feet west of the intersection of Haverstraw Road (Route 202) in the Village of Montebello, which is designated on the Ramapo Tax Map as Section 40.20, Block 1, Lot 5 in an RR-50 Zone.

In attendance were the applicant, Mr. Loren Ware, Rachel Barese, Engineer with Civil Tec Engineers, P.C. and Ryan Karben, attorney for the applicant.

Mr. Karben addressed the Board, noting that the decision to approve the Cluster Plan (Average Density), which is the favored plan over the conventional, is the purview of the Village Board of Trustees.

Ms. Barese then presented both the conventional and cluster plan, illustrating the advantages of the latter over the former. The chief benefits of the cluster plan, Ms. Barese explained, is that it would allow them to preserve the existing house on the land, enable them to stay farther away from wetlands, and would require no variances, whereas the conventional plan would bring the proposed houses closer to the wetlands and would require variances. Ms. Barese noted the extension and widening of the cul-de-sac to a 96-ft. turnaround radius so that it is compliant with the Tallman Fire Department. Mr. Karben added that the Planning Board as well as the applicant expressed a preference for the Cluster plan at the last meeting, and asked the Planning Board to move forward and declare lead agency for the SEQR process.

Chairman Caridi asked Mr. Spence, Village Engineer, if he had any additional comments regarding his memo dated December 12, 2016. Mr. Spence said that there are a number of engineering items

that need to be incorporated into the final plans as this progresses through the Planning process, such as layout, dimensioning and wetlands protection permit procedures. The December 12th memo (copy attached) covers most of the issues that will be addressed throughout, he said.

Mr. Karben confirmed they will comply with all engineering requirements and update the plans in the due course of the planning process.

Chairman Caridi reminded the applicant, the Board and the public that the cluster plan must be approved by the Village Board of Trustees and that it is important to be mindful of this step. He then opened the public hearing:

Scott Goldstein, 615 Haverstraw Road, said that 10 Wilbur Road abuts their 4-acre property. He explained that he chose Montebello because of the large parcels, admitting that he had considered subdividing but decided against it to protect the integrity of the area. He and his wife are very much against the cluster development, he stated. He further stated his concern over the fact that there is already a cul-de-sac on Wilbur Road and the cluster plan proposes extending the road and, in fact, building another cul-de-sac. Ultimately, he said, he does not want this type of subdivision and road construction to set a precedent and fears that in 10 years Montebello will be like every other developed suburban area.

Ivy Goldstein, 615 Haverstraw Road, noted the amount of wetlands on the property and is concerned about the environmental impact. She said she often rides her horses near and around the wetlands in the back of 10 Wilbur Road and said it is so wet and mucky they are unable to pass. She expressed her incredulity that there would be any building at all, given the nature of these wetlands.

Michael Zavoski, 583 Haverstraw Road, was unable to attend the public hearing but sent a letter citing his concerns about the impact on drainage and wildlife the proposed subdivision may have. Chairman Caridi read the letter into the record (copy on file).

Chairman Caridi then read into the record the Notice of Intent to declare lead agency for the SEQR review (copy attached) and explained that this application will be referred back to the Village Board for permission to consider a cluster subdivision.

Mr. Stach, Village Planner, explained that he had asked the applicant to consider a petition to the Board of Trustees to extinguish the previous cul-de-sac turnaround and incorporate that previous land in the previous turnaround into the adjacent lots, existing and proposed. Mr. Karben said they appreciate the input and will consider the suggestion.

Member Ternquist made a motion to declare the Planning Board lead agency for the SEQR review, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

Member Iatropoulos made a motion to declare this application an unlisted action under SEQR, seconded by Member Ternquist. Upon vote, the motion carried unanimously.

Member Ternquist made a motion to refer this application back to the Village Board of Trustees for consideration to permit Average Density and continue reviewing the application, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

Buck, Seifert & Jost on behalf of Suez Water New York, Inc. - Public Hearing
Site Plan, Stream and Wetlands Permit
270 Grandview Avenue, Montebello, NY 10901

Application of SUEZ Water New York, Inc., 360 West Nyack Road, West Nyack, NY 10954, for approval of a Site Plan and a Stream and Wetlands Permit, entitled "Water Treatment System, Grandview Well Nos. 67 and 78." The applicant is proposing the installation of a new single arsenic removal treatment system. The subject property is located at 270 Grandview Avenue, on the south side of Grandview Avenue, approximately 1000 feet west of the intersection of Spook Rock Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 40.20-1-7 in the RR-50 Zone

Presenting the application was the Senior Engineer for Suez, Gerard Remsen, and Michael Johnson, Associate Engineer at Buck, Seifert & Jost.

Mr. Remsen stated that they were ordered by the NYS Department of Health to install treatment on the site for detected arsenic in the water and that they are proposing a structure 29' X 29' and about 20 feet high with vinyl clapboard siding to house the arsenic treatment equipment. The colors will be consistent with the surroundings.

Mr. Remsen explained that The NYS Department of Health stipulates all wells be tested regularly and when arsenic was discovered during testing eight years ago, Suez notified the state, shut down the wells, and constructed the temporary system on the site that exists now. Mr. Remsen made it clear that the proposed treatment system and building were designed under the guidance of the state

Mr. Johnson noted that well no. 67 lies in the back of the property and is the well proposed for the treatment system. Well no. 78, which is in the front of the property, is currently housed in a 12' x 20' brick structure and already has some treatment equipment. The site is 600 feet from Grandview Avenue, and is accessed from Grandview Avenue. Well no. 67 has no housing and has its piping and control panels exposed. A yellow shed housing the chemicals is nearby. This proposal will consolidate and bring indoors all the equipment on well 67.

Addressing any concerns regarding environmental impact, Mr. Johnson explained that the lot lines were delineated by landscape architect Robert Torgersen, there are no DEC wetlands on the property, and the proposed structure is 50 feet away from the wetlands. There will be no changes in grades or contours and no trees or shrubs will be removed. Also, Mr. Johnson explained, the plans meet all requirements for size, rear and front setbacks, and will not require any variances for the proposed location. Regarding aesthetics, Mr. Johnson said the colors choices are consistent with what might be nearby the site and up to the discretion of the Board.

The wells are not active, but monitoring activities have not stopped and will indeed continue, he explained. A pickup truck will come every couple of days, as is the case now, to monitor the pump. The difference with the proposed system, he said, is that the pump station will contain stainless steel vessels, inside of which are the media that absorb the arsenic from the water. About every 2 – 3 months, a flatbed truck will back down the access road and deliver a forklift inside building. A 5-horse power pump will pump the spent media out of the vessels into sacks, which will be loaded onto the forklift and carted away.

Mr. Johnson said the duration of this removal process is approximately eight hours, and reiterated that this process will take place every two or three months, noting that these wells are only used during the summer months during peak load and are drained in the winter.

Addressing the noise levels of the proposed system, he said that noise levels will be in the 45 - 50 decibel range, the same as a driving lawn mower, with the nearest house being about 100 feet away from the site. All noise activity will be planned and will take place only during the day, during the week, he assured the Board.

Member Ternquist asked about the construction schedule. Mr. Johnson said that underground piping and electrical controls will have to be installed first which will take about eight months. The construction of the building, after securing all necessary permits and permissions, will commence in 2018.

Member Burke asked if there is an emergency generator on the site. Mr. Johnson said there is a standby portable generator and there are no plans to change this procedure.

Mr. Spence asked if there is any storage of materials on the site. Mr. Remsen said the only thing stored is the minimal amount of sodium hydrochloride required to run the wells for 24 hours. Mr. Spence then asked if the arsenic is naturally occurring from the rock. Mr. Remsen responded that the wells are 450 feet deep rock wells and the arsenic is naturally occurring in the bedrock.

Chairman Caridi asked if there was leakage prevention. Mr. Remsen assured him that the vessels are double-contained, adding that they didn't choose the treatment system lightly and did much research, going with the system with the highest success rates. The system was approved by the NYS Department of Health.

Member Iatropoulos asked if this is the first time there is a need to remove arsenic from these two wells, which have been there for over thirty years. Mr. Remsen said that eight years ago is the first time levels of arsenic were detected not only in these two wells, but in the entire county. Mr. Johnson added that all the wells in the county are tested, and wells 67 and 78 were the only one to have arsenic levels exceeding the accepted limit.

Chairman Caridi asked if the building requires heat. Yes, Mr. Remsen said, but only minimally. The water is at 55 degrees naturally, and the vessels are 10 feet in diameter and therefore self-generate heat, he explained, adding that the power requirement is already there to operate the pumps and that the size of the pumps are not being changed.

Member Iatropoulos asked about possible vandalism of the site and how it may be prevented. Mr. Remsen said they have never had a problem at any of the wells in the county and that all the equipment will be inside the structure and therefore protected. Mr. Johnson added that there will be motion-activated illumination, which will face downward to illuminate the doors and to prevent ambient light pollution, as well as motion-sensor cameras on four corners of building. Alarm sensors will be on the doors.

Mr. Spence then summarized his memo dated 12/13/16 (copy attached), noting that the applicant is also applying for a wetland and streams protection permit as part of this process. After construction, Mr. Spence said he would like to inspect the existing apron with the applicant to maintain the apron and not have gravel kicked into the roadway. Mr. Spence agreed that the Planning Board should review the colors of the building, dark, natural hues, as part of the process.

Mr. Stach stated that this is a Type II action under SEQR, and that the Planning Board is also the Architectural Review Board and so it's appropriate for them to opine on the color and appearance of the structure.

Chairman Caridi opened the public hearing:

Winsome Downey Rainford, 39 Rose Hill Road, said she can see the wells from her property and was relieved to know that the equipment currently at the site will be indoors, and was pleased with the color scheme offered, but said she was concerned about the drainage from the well site to her property. Mr. Remsen offered that there will be no disturbance of drainage and that her property is safe.

Norbet Rainford, 39 Rose Hill Road, wanted to know if this project would affect his private well. Mr. Remsen answered no, it would not. There would be no impact.

Nadine Einiger, 3 Coe Farm Road, expressed concerns about the integrity of the water and wondered if the construction may cause contamination. Mr. Johnson described the double retention system and assured Ms. Einiger that there will be no contamination during or after the construction.

Sonie Borker, 7 Kakiat Court, expressed her concern over any of the leakage in the pipes connecting the wells. Mr. Remsen explained that there will be normal drainage, particularly since there are wetlands and shallow topsoil around the site, but the water pumped from the well will be contained.

Member Burke suggested there be some evergreen trees planted around the structure, but Mr. Johnson pointed out that there are wetlands around the wells that they do not want to disturb. There is not a lot of room for more trees, he said.

Chairman Caridi suggested they discuss the color of the structure. Mr. Johnson presented "Natural Clay" (Certainteed) for the siding and "Weathered Wood" (GAF Timberline) or similar for the roof, with white trim around the door to mimic a residential structure.

Member Ternquist made a motion to accept the color scheme, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

There was some discrepancy as to whether or not a special permit was needed. Mr. Stach said he thought it was not needed, Mr. Spence noted that it is needed, as it is an application for permitted use along with the wetlands permit.

Max Stach agreed there was some confusion but stated that he didn't think there was any reason to not apply for a special permit. The worst thing that could happen, he posited, is that it wasn't necessary. The applicant agreed and will be applying for a special permit.

Member Ternquist made a motion to close the public hearing, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

Member Ternquist made a motion to accept the application, including Stream and Wetlands Permit and Special Permit, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

Chairman Caridi explained that the Planning Clerk will provide minutes of the proceedings to Ira Emanuel, Attorney for the Planning Board, so a resolution can be drafted. Further he confirmed that the resolution for this application can be approved via email in lieu of voting at the next Planning Board meeting.

Resolution PB 02 of 2016
Granting Approval of a Wetlands and Stream Protection Permit
and of Final Site Plan entitled
"Water Treatment System, Grandview Well Nos. 67 and 68"

WHEREAS, an application for approval of a Final Site Plan entitled "Water Treatment System, Grandview Well Nos. 67 and 68," consisting of 19 sheets, dated July 2012, and last revised November 7, 2016, and for approval of a Wetlands and Stream Protection Permit pursuant to Chapter 191 of the Montebello Code has been presented by SUEZ Water New York, Inc.; and1

WHEREAS, said application seeks to construct certain drainage structures within a wetland and certain structures and grading within the 100 foot regulated area adjacent to a wetland; and

WHEREAS, the applicant has submitted plans and studies detailing the impacts proposed on the wetlands and the regulated area, and also proposed mitigation measures; and

WHEREAS, said application has been reviewed by the Village Engineer and the Village's Planning Consultant, who have issued reports to this Board with respect thereto; and

WHEREAS, on December 13, 2016, this Board determined that this is a Type II action pursuant to the New York State Environmental Quality Review Act; and

WHEREAS, on December 16, 2016, the Rockland County Planning Department recommended modifications the proposed site plan; and

WHEREAS, a public hearing on this application was held, pursuant to due notice, on December 13, 2016;

NOW, THEREFORE, be it

RESOLVED, that the Final Site Plan presented by SUEZ Water New York, Inc., entitled "Water Treatment System, Grandview Well Nos. 67 and 68," dated July 2012, last revised November 7, 2016, consisting of 19 sheets, affecting premises known as Section 40.20, Block 1, Lot 7 on the Tax Map of the Town of Ramapo, be and hereby is approved, subject to the following conditions:

1. Rockland County Planning Department recommendations and conditions as stated in its memorandum dated December 16, 2016;

2. Comments S-1 through S-7 of the Village Engineer's memorandum dated December 12, 2016;

3. All other applicable site plan requirements set forth in the site plan regulations of the Village of Montebello; and be it further

RESOLVED, that based upon the foregoing, this Board hereby adopts as its own the findings set forth in the report of the Village Engineer dated December 12, 2016; and be it further

RESOLVED, that this Board hereby grants to the applicant a Wetlands and Stream Protection Permit for premises; and be it further

RESOLVED, that this Board, sitting as the Architectural Review Board, hereby approves the applicant's proposal to clad the proposed structure in Certainteed "Natural Clay" colored siding and GAF Timberline "Weathered Wood" shingles for the roof, or similar materials and/or colors, as determined by the Building Inspector, if the specific materials and/or colors are not available at the time of construction.

MOTION: Member Thomas Ternquist

SECOND: Member Michael Iatropoulos

MEMBERS PRESENT	**YEA or NAY**
Anthony Caridi, Chairman	Aye
Jane Burke, Vice Chairman	Aye
Michael Iatropoulos, Member	Aye
Thomas Ternquist, Member	Aye
Donald Wanamaker, Member	Aye

MEMBERS ABSENT
Stan Shipley

Upon vote, the Resolution carried unanimously.

New Business:

Max Stach updated the Board regarding Montebello Crossing, an application scheduled to go before the Village Board of Trustees on December 21, 2017 for a zone amendment to allow for assisted living. Mr. Stach said that he anticipated that the Village Board will notice their intent to declare lead agency to begin the SEQR review of the project. The application will simultaneously go through Planning Board Site Plan review.

Member Wanamaker made a motion to adjourn the meeting, seconded by Member Ternquist. Upon vote, the motion carried unanimously. The meeting adjourned at 8:50 p.m.

SPENCE ENGINEERING

To: Village of Montebello Planning Board

From: Martin K. Spence, PE Village Engineer

Date: December 12, 2016

Re: **Ware Subdivision Wilbur Road 3 Lot Subdivision 40.20-1-5**
Wetlands and Stream Protection Permit

We have received and reviewed the following:

- Cluster Subdivision Plan as prepared by Civil Tec, Dwg No. 1 of 4, last revised Oct 20 2016
- Layout Plan as prepared by Civil Tec, Dwg No. 2 of 4, dated Oct 20 2016
- Grading, Drainage and Utilities Plan as prepared by Civil Tec, Dwg No. 3 of 4, dated Oct 20 2016
- Landscaping and Erosion Plan as prepared by Civil Tec, Dwg No. 4 of 4, dated Oct 20 2016
- Application for Subdivision and Narrative
- Drainage Calculations

The application consists of subdividing an existing 5.611 acres (244,409 SF) single lot into three (3) new lots. The current submittal proposes to create a subdivision keeping the existing framed dwelling. The application proposes to extend the Right of Way creating a new terminus cul-de-sac which provides for street frontage and access.

The property consists of surveyed local wetlands 1.64 acres (71,597 SF), representing 29.3 % of the total lot areas. The proposed lot areas have been reduced to net lot areas due to the environmental conditions.

The applicant is seeking 6 new variances as part of this Subdivision as related to bulk requirements. The applicant may be seeking design waivers from the Planning Board as related to construction standards or improvements.

The application has been sent to the Rockland County Drainage Agency and they determined that the proposed activity is not within the jurisdiction of the RCDA, letter dated April 12, 2016.

No proposed activity is shown within the proposed wetlands areas (except for the sewer main extension), however the applicant proposes to construct within the 100' regulatory area necessitating a Wetlands and Stream Protection Permit from the Planning Board. The DEC has reviewed the application and issued an April 29, 2016 letter stating the wetlands are not state regulated.

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The applicant is showing the extension of a sanitary sewer main for house connections. The houses are proposed to be served by individual wells.

Based on the scope of development and disturbed areas a SWPPP will be required as part of the subdivision.

We offer the following comments:

1. A plan titled "Preliminary Plat" shall be included or renamed and made part of the submittals and include items listed under 163.31 (B).
2. The Grading Plan, Sheet 3 of 4 should include a Road Profile. Additional information of the existing Wilbur Road improvements should be shown where the road is extended to show transitions and connection of any utilities including electric and gas as well as other available utilities.
3. Provide distance where nearest water main is located for any extension.
4. Provide vicinity map with adjacent properties within 500'.
5. The wetlands report information performed by Torgersen should inlcude the date of the field investigation.
6. Provide Cost Estimates at the appropriate time, end of review period.
7. General Notes, Drawing 1, review notes 15 and 24, revise accordingly.
8. Bulk Table on Drawing 1 should note variances requested.
9. Roadway should be dimensioned. Roadway extension should have profile and cross sections to show slope, crown etc. Profile shall include utilities. Travel lane should provide for 30' paved surface and 50' ROW. Cul-de-Sac shall be 120 ROW and 100' paved.
10. Provide sanitary sewer profiles.
11. Show Building Envelopes
12. Drainage plan should discuss road extension drainage and overland flow and if culverts may be required at driveways. Driveway construction may be in conflict with existing drainage patterns and either grading at the uphill side of the driveways or culverts will need to be provided at proposed driveways. Review existing and proposed sheet flow drainage patterns (Engineer review/discussion). Drainage Plan under further review. Additional notes shall be provided including all roof drains shall be connected to seepage pits, type of piping.
13. Provide monuments along street frontage and iron pipes at property corners, provide notes and details.
14. Show utilities to serve residences including electric and gas (proposed municipal sanitary sewer (Town of Ramapo and RCDOH), individual wells (RCDOH). Clarify why public water will not be provided (no water main available).
15. Show Limits of Disturbance and tree removals
16. Wetlands and Stream Protection Permit required. Applicant will need to provide documentation to the Board to support application and disturbance of the 100' regulatory area. Show the 100' regulatory limit. Review of ACOE requirements and permits/approval.
17. Tree Survey, show trees 8" or greater in diameter.
18. General Note 26 shall be further evaluated and information provided.
19. The NE property corner (adjacent to the current road) shows signs of recent fill in the last few years and may encroach into wetlands. This area has downed and dumped materials and should be cleaned up.

20. Provide notes / details for shade trees and easements on Preliminary Plat.
21. Applicant shall refer to Chapter 146 Site Development Plans for final plan and detail submittal.
22. SWPPP shall be submitted as part of the Subdivision review.
23. The road improvements should include relocating the rock wall that is within the improvements to the edge of the Right of Way (define property line).
24. Remove pavement at existing cul-de-sac and abandon property, submit a petition of road abaondment to the Village Board.
25. Conservation Easement has been requested to be made part of lot 3 to limit any further disturbances / development of that lot.

Planning Board shall review requirement or waiver for street lighting.

Review of requirement for Fire Hydrant protection and necessary action.

END OF REPORT

STATE ENVIRONMENTAL QUALITY REVIEW
NOTICE OF INTENT TO BECOME LEAD AGENCY

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law

The Planning Board of the Village of Montebello hereby indicates its intent to assume Lead Agency status for the below-referenced project.

Involved Agencies objecting to the Village of Montebello Planning Board assuming Lead Agency status for this action must inform the Board in writing within 30 days at the address below:

Contact Person: Anthony Caridi, Chairman
Village Hall
One Montebello Road
Montebello, New York 10901
(845) 368-2211

Title of Action: Loren Ware Subdivision

Date: December 13, 2016

SEQR Status: Unlisted

Description of Action:

Three-lot average density subdivision creating two new homesites. The project will require a wetlands permit for disturbance of a Village of Montebello Wetland Buffer, waiver of Subdivision of Land Chapter Design Requirements and authorization of average density for approval.

Location: The parcel is located at the terminus of Wilbur Road.

Involved Agency Circulation: This notice is being sent to the following Involved Agencies:

Authorization of Average Density
Montebello Board of Trustees
Hon. Lance Millman, Mayor
One Montebello Road
Montebello, New York 10901

Area Variances (none currently proposed)
Village of Montebello Zoning Board
Rodney Gittens, Chairman
One Montebello Road
Montebello, New York 10901

Sewer Hookups, Sewer Main Extension;
Town of Ramapo DPW
16 Pioneer Avenue
Tallman, NY 10982

Sewer Main Extension;
Rockland County Sewer District #1
4 Route 340
Orangeburg, NY 10962

Private Wells; Sewer Main Extension;
Rockland County Health Dept
Division of Environmental Health
Robert L. Yeager Health Center
50 Sanatorium Rd, Bldg D
Pomona, NY 10970

SPENCE ENGINEERING
CONSULTING & MUNICIPAL ENGINEERS

To: Village of Montebello Planning Board

From: Martin K. Spence, PE Village Engineer

Date: December 12, 2016

Re: **Suez Water New York Grandview Wells 67 and 78**
Village of Montebello, 40.20-7-1
Special Use Permit and Wetlands and Stream Protection Permit

We have received and reviewed the following plan:

- Application and support material
- Project Narrative, 3 Sheets as prepared by BS&J and Suez (no date)
- Partial Set of Plans, as prepared by BS&J, Sheets 1, 2, 3, 4, 6 and 13 (of 19) last revised 11/7/2016.

The application consists of construction of an 822 SF structure to house treatment equipment for existing wells. There are two wells located on the property, well no. 78 is located at the front of the structure in a building, where well no. 67 is located toward the rear oft he structure only in a fenced area.

The application consists of constructing a new structure around the rear well and relocating all treatment systems to be housed in the new structure. The existing structure at well no. 78 is to remain, but the exterior stored materials/equipment will be removed from the front and relocated to the rear structure. No exterior storage is shown at the rear building.

There are local wetlands (and ACOE) wetlands on site as delineated. The property does not contain any DEC wetlands. The property will need a Wetlands and Stream Protection Permit from the Planning Board which is part of the Planning Board review. No work is proposed to be performed in wetlands, however work is proposed to be performed in the 100' regulated areas, where current improvements exist. Approximately 800 SF of regulated area within the 100' of wetlands (not wetlands) is new disturbance. A new drywell is proposed to mitigate any increase in runoff.

<u>We offer the following comments:</u>

1. The property is approximately 3.5 acres (145,812 SF) and is located in the vicinity of newer subdivisions. The property is adjacent / within proximity of Coe Farm Road, Kakiat Court and Rose Hill Road residential areas.

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2. The access driveway is defined, some enlargement is shown to provide for access and maneuvering of the trucks that will service the building/equipment.

3. The proposed structure is concrete masonry block with vinyl siding and insulated doors.
4. The scope of work will consist of underground water main piping within the access drive to connect well locations for treatment.

5. Recent plans have addressed prior CDRC comments including truck access manuevering and spill containment curbs.

<u>We offer the site engineering/technical comments:</u>

S-1. Application will need a Permit consistent with Chapter 191, Wetlands and Stream Protection. Applicant shall review 191-7, Standards for Granting Permits and address the criteria to the Planning Board. This permit is granted by the Planning Board and may be processed at the time of the Special Permit review by the Board.

S-2. Provide information regarding any noise that may result from the equipment and impacts on adjacent properties.

S-3. Provide detail of drywell and provide a note on piping. Roof drains shall be minimum SDR 35 pipe material.

S-4. Existing apron adjacent to the Grandview Avenue right of way shall be reviewed after construction and disturbances and new apron shall be constructed as required. Provide note and detail for apron to maintain integrity and minimize stone from being kicked out into roadway. Paved apron at driveway shall remain to limits just south of the well no. 78 building.

S-5. Exterior color of the building (vinyl siding) to be selected by the Board. Generally darker hues / earth tones are recommended for blending into the natural environment. Asphalt shingle should be dark, such as charcoal.

S-6. Wall mounted exterior light fixtures were proposed to provide only localized illumination, provide note on type of lighting on drawing.

S-7. Rockland County Health Department review and approval.

End of Report