

TOWN OF HAVERSTRAW PLANNING BOARD

NOTICE OF PUBLIC HEARING

Please take notice that the Town of Haverstraw Planning Board does hereby schedule a Public Hearing to consider the application of LAPA Holdings, LLC. Eastgate Haverstraw – 321 Route 202, Pomona for Site Plan Approval to construct a 2 Story Office Building with 17,714 total floor area and 80 Parking Spaces.

Said property being located on the South side of Route 202 and 200 Ft. East of Mazza Trailer Ct.

Said property is located on the Town of Haverstraw Tax Map as Section 25.19, Block 01, Lot 19 & 20.

Said Public Hearing shall be held on Wednesday, December 13, 2023 at 7:30 PM in the Large Meeting Room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the Board.

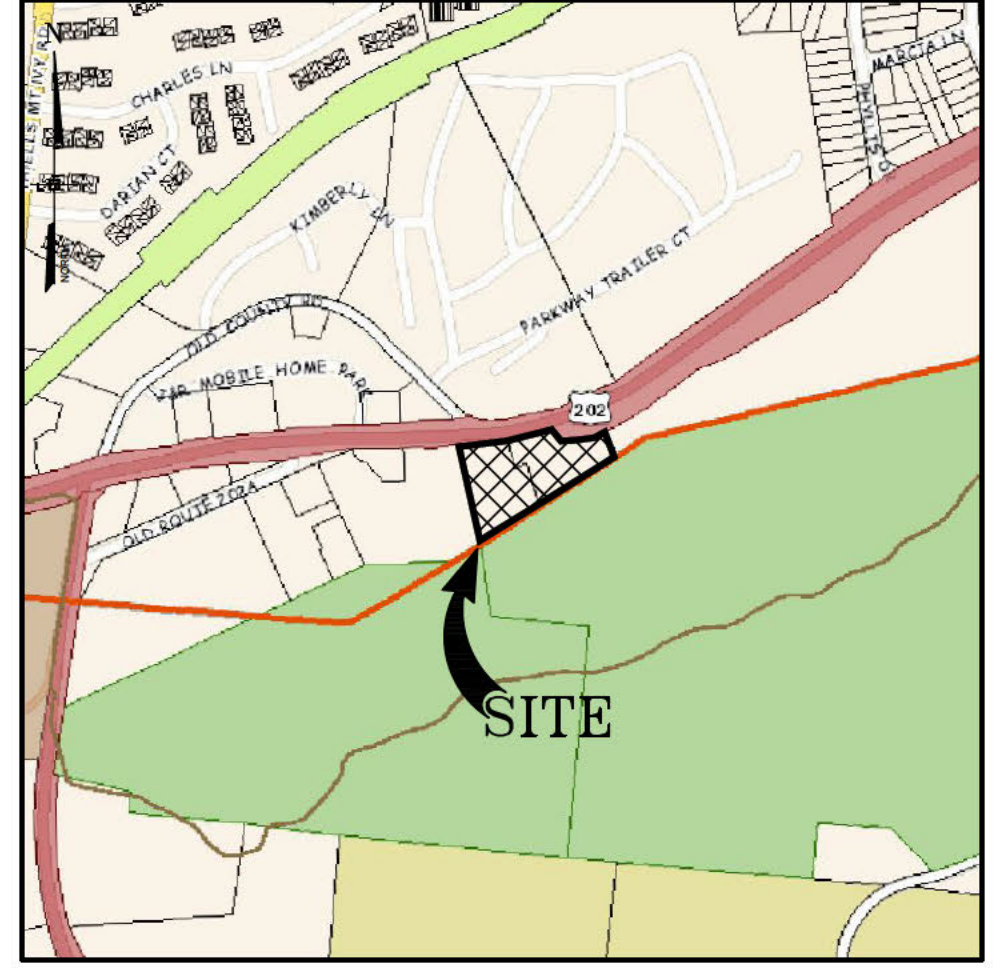
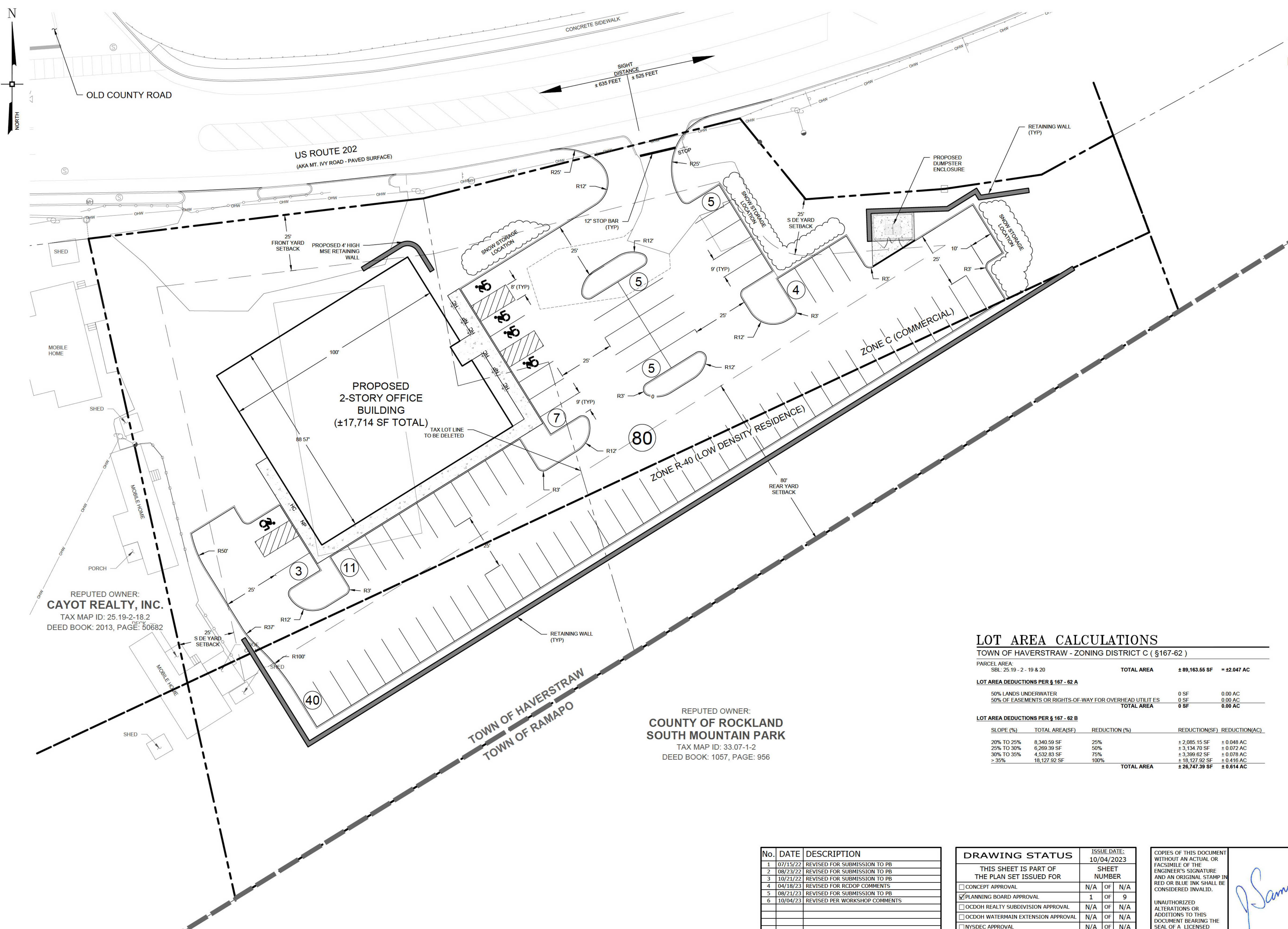
By Order of the Planning Board of the Town Of Haverstraw

Sal Corallo, Chairman

Christie Tomm Addona, Planning Board Attorney

Annette Hendrie, Chief Clerk

November 17, 2023



LOCATION MAP
SCALE: 1" = 600'

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 25.19 BLOCK 2 LOT 19 & 20
- TOTAL AREA OF SUBJECT PARCEL: 2.047± ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES ON 10/21/21.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE DATA. THE DEMS WERE PROVIDED BY NYS GIS GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER/APPLICANT: POMONA CAPITAL LLC (SBL 25.19-2-19) 321 ROUTE 202 POMONA, NY, 10901
LAPA HOLDINGS LLC (SBL 25.19-2-20) 10 COBBLESTONE FARM COURT SUFFERN, NY, 10901
- THE TWO MANUFACTURED HOMES SHOWN ON AS ENCROACHING ONTO THE WESTERLY SIDE OF THE SITE FROM TAX LOT 25.19-2-18.2 MAY REMAIN IN PLACE SO LONG AS THEY ARE OCCUPIED BY THE CURRENT TENANTS. WHEN THE CURRENT TENANT(S) OF EACH TRAILER VACATE THE RESPECTIVE MANUFACTURED HOME, THE VACATED MANUFACTURED HOME SHALL BE RELOCATED SO AS NOT TO ENCROACH UPON THE SITE.

SHEET INDEX

SHEET NO.	SHEET TITLE
C-100	SITE PLAN
C-101	GRADING & UTILITY PLAN
C-102	EROSION & SEDIMENT CONTROL PLAN
C-301	DETAILS
C-302	DETAILS
C-303	DETAILS
C-304	DETAILS
C-305	DETAILS
C-306	DETAILS

PARKING REQUIREMENTS

TOTAL GROSS FLOOR AREA: 17,714 S.F.
 TOTAL SPACES REQUIRED: 17,714 SF x 1 SPACE PER 150 SF = 119 SPACES
 TOTAL SPACES PROVIDED: 80 TOTAL SPACES*

*VARIANCE REQUIRED FOR TOTAL AMOUNT OF OFF-STREET PARKING SPACES PER §167 ATTACHMENT 11 (f)

BULK REQUIREMENTS

TOWN OF HAVERSTRAW - ZONING DISTRICT C
 PROPOSED USE: OFFICE (USE §167 ATCH 11)

MINIMUM BUILDING REQUIREMENTS	REQUIREMENT	PROPOSED
LOT AREA	10,000 SF	62,416.16 SF*
LOT WIDTH	100 FEET	458.5 FEET
LOT FRONTAGE	100 FEET	295.1 FEET
FRONT YARD	25 FEET	25.1 FEET
REAR YARD	80 FEET	113.5 FEET
SIDE YARD (ONE / BOTH)	25 / 35 FEET	42.3/22.6 FEET

MAXIMUM ALLOWABLE:
 BUILDING HEIGHT: 35 FT / 30 FT
 *LOT AREA DEDUCTIONS PER TOWN OF HAVERSTRAW CODE § 167 - 62

LOT AREA CALCULATIONS

TOWN OF HAVERSTRAW - ZONING DISTRICT C (§167-62)

PARCEL AREA: SBL: 25.19 - 2 - 19 & 20 TOTAL AREA ± 89,163.55 SF ± 2.047 AC

LOT AREA DEDUCTIONS PER § 167 - 62 A

50% LANDS UNDERWATER	0 SF	0.00 AC
50% OF EASEMENTS OR RIGHTS-OF-WAY FOR OVERHEAD UTILITIES	0 SF	0.00 AC
TOTAL AREA	0 SF	0.00 AC

LOT AREA DEDUCTIONS PER § 167 - 62 B

SLOPE (%)	TOTAL AREA(SF)	REDUCTION (%)	REDUCTION(SF)	REDUCTION(AC)
20% TO 25%	8,340.59 SF	25%	± 2,085.15 SF	± 0.048 AC
25% TO 30%	6,269.39 SF	50%	± 3,134.70 SF	± 0.072 AC
30% TO 35%	4,532.83 SF	70%	± 3,169.92 SF	± 0.078 AC
≥ 35%	18,127.92 SF	100%	± 18,127.92 SF	± 0.416 AC
		TOTAL AREA	± 26,747.39 SF	± 0.614 AC

REPUTED OWNER:
 COUNTY OF ROCKLAND
 SOUTH MOUNTAIN PARK
 TAX MAP ID: 33.07-1-2
 DEED BOOK: 1057, PAGE: 956

REPUTED OWNER:
 CAYOT REALTY, INC.
 TAX MAP ID: 25.19-2-18.2
 DEED BOOK: 2013, PAGE: 50682

No.	DATE	DESCRIPTION
1	07/15/22	REVISED FOR SUBMISSION TO PB
2	08/23/22	REVISED FOR SUBMISSION TO PB
3	10/21/22	REVISED FOR SUBMISSION TO PB
4	04/18/23	REVISED FOR RCDDP COMMENTS
5	08/21/23	REVISED FOR SUBMISSION TO PB
6	10/04/23	REVISED PER WORKSHOP COMMENTS

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	10/04/2023
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1 OF 9
<input type="checkbox"/> OCDDH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OCDDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER	N/A OF N/A
<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A

COPIES OF THIS DOCUMENT WITHOUT AN ORIGINAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

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JAY SAMUELSON, P.E.
 NEW YORK LICENSE # 080023

1 inch = 20 ft.

ENGINEERING & SURVEYING PROPERTIES
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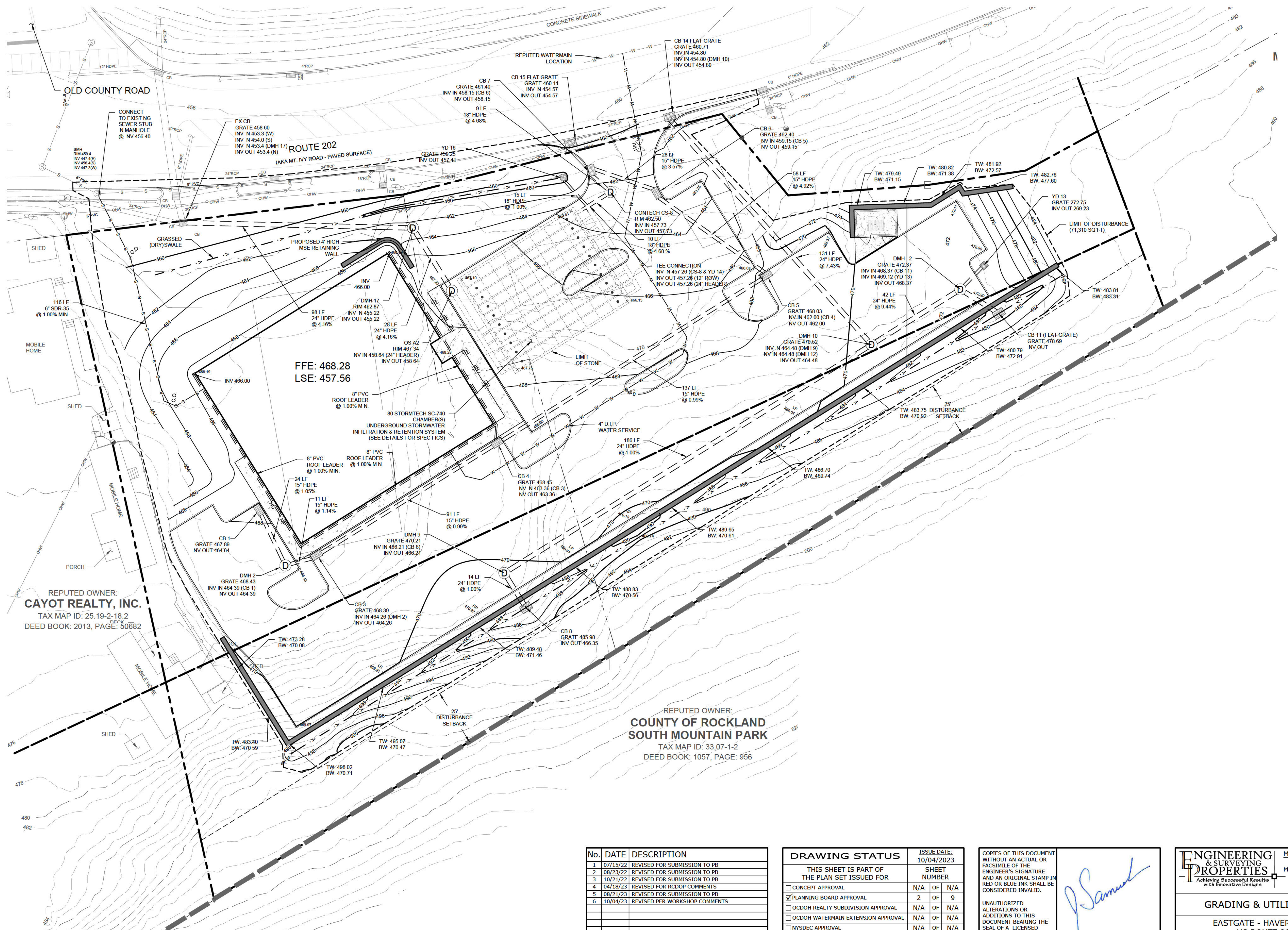
MONTGOMERY OFFICE
 71 CLINTON STREET
 MONTGOMERY, NY 12549
 Ph: (845) 457-7727
 WWW.EP-PC.COM

SITE PLAN

EASTGATE - HAVERSTRAW
 US ROUTE 202
 TOWN HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

JOB #: 1758.01 DRAWN BY: MDP/ZS
 DATE: 05/05/2022 SCALE: 1" = 20'
 REVISION: 6 - 10/04/2023 TAX LOT: 25.19-2-19 & 20

C-100



REPUTED OWNER:
CAYOT REALTY, INC.
TAX MAP ID: 25.19-2-18.2
DEED BOOK: 2013, PAGE: 50682

REPUTED OWNER:
**COUNTY OF ROCKLAND
SOUTH MOUNTAIN PARK**
TAX MAP ID: 33.07-1-2
DEED BOOK: 1057, PAGE: 956

FFE: 468.28
LSE: 457.56

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JAY SAMUELSON, P.E.
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GRADING & UTILITY PLAN

EASTGATE - HAVERSTRAW
US ROUTE 202
TOWN HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

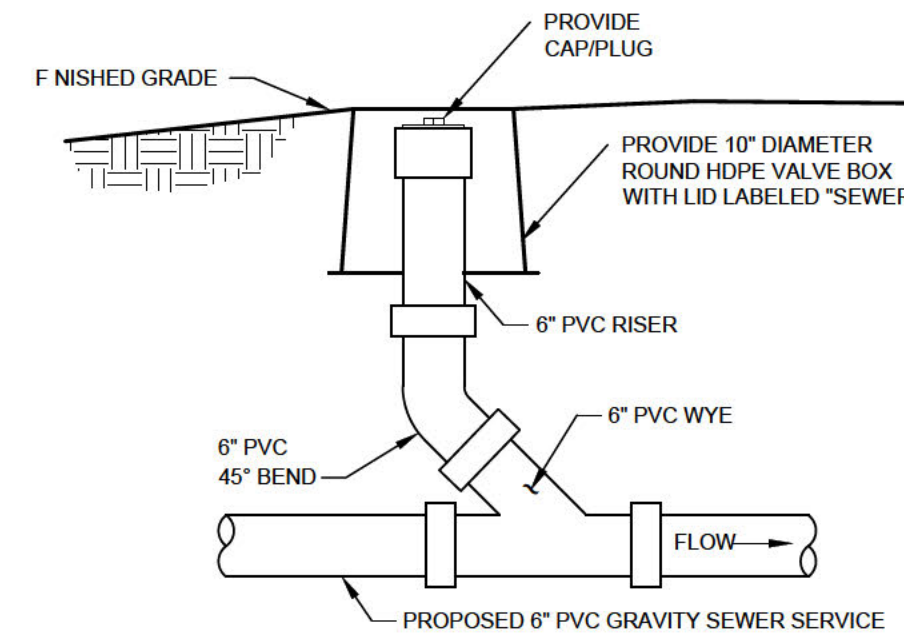
JOB #:	1758.01	DRAWN BY:	MDP/ZS
DATE:	05/05/2022	SCALE:	1" = 20'
REVISION:	6 - 10/04/2023	TAX LOT:	25.19-2-19 & 20

C-101

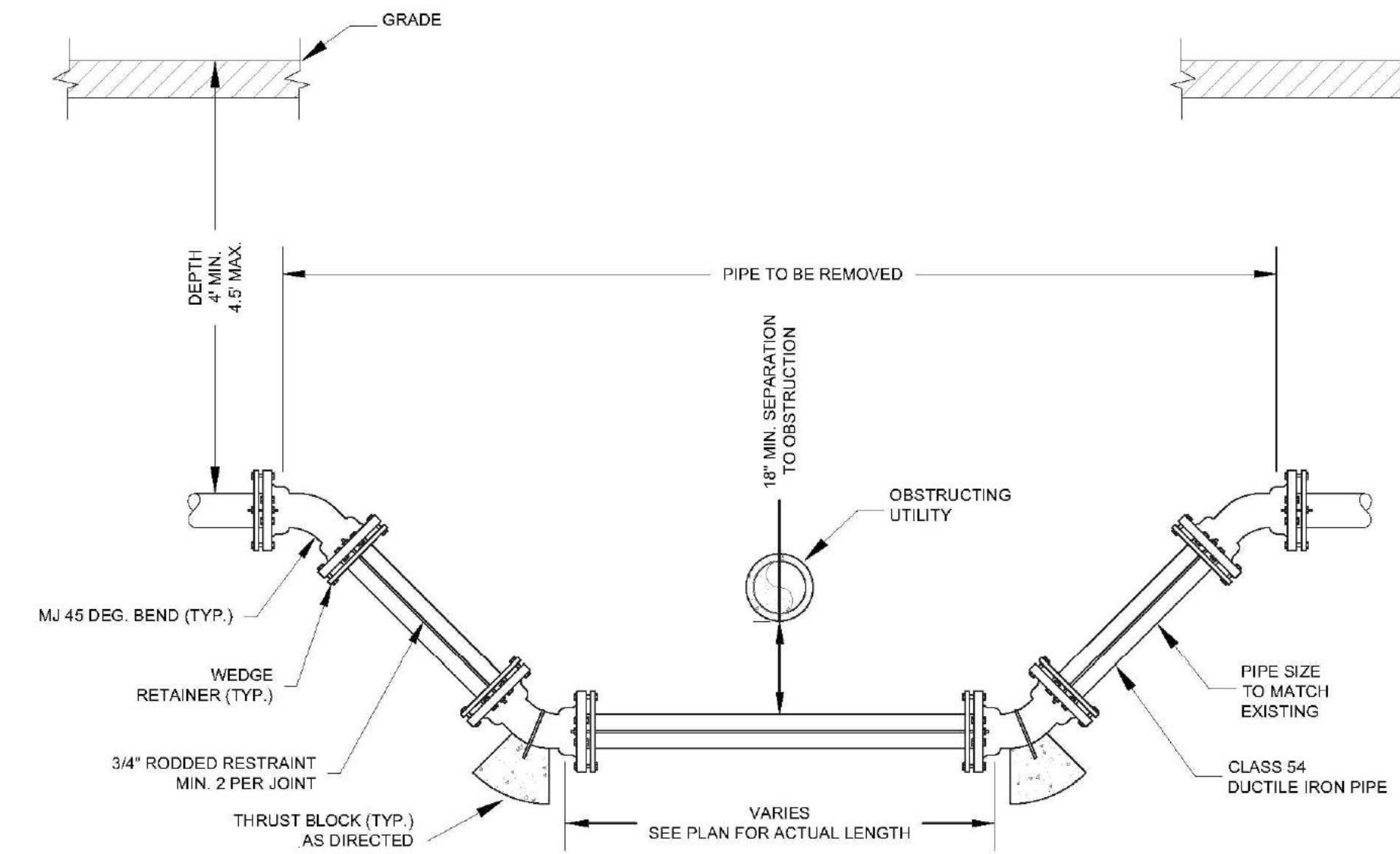
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ROCKLAND COUNTY SEWER SYSTEM DESIGN NOTES

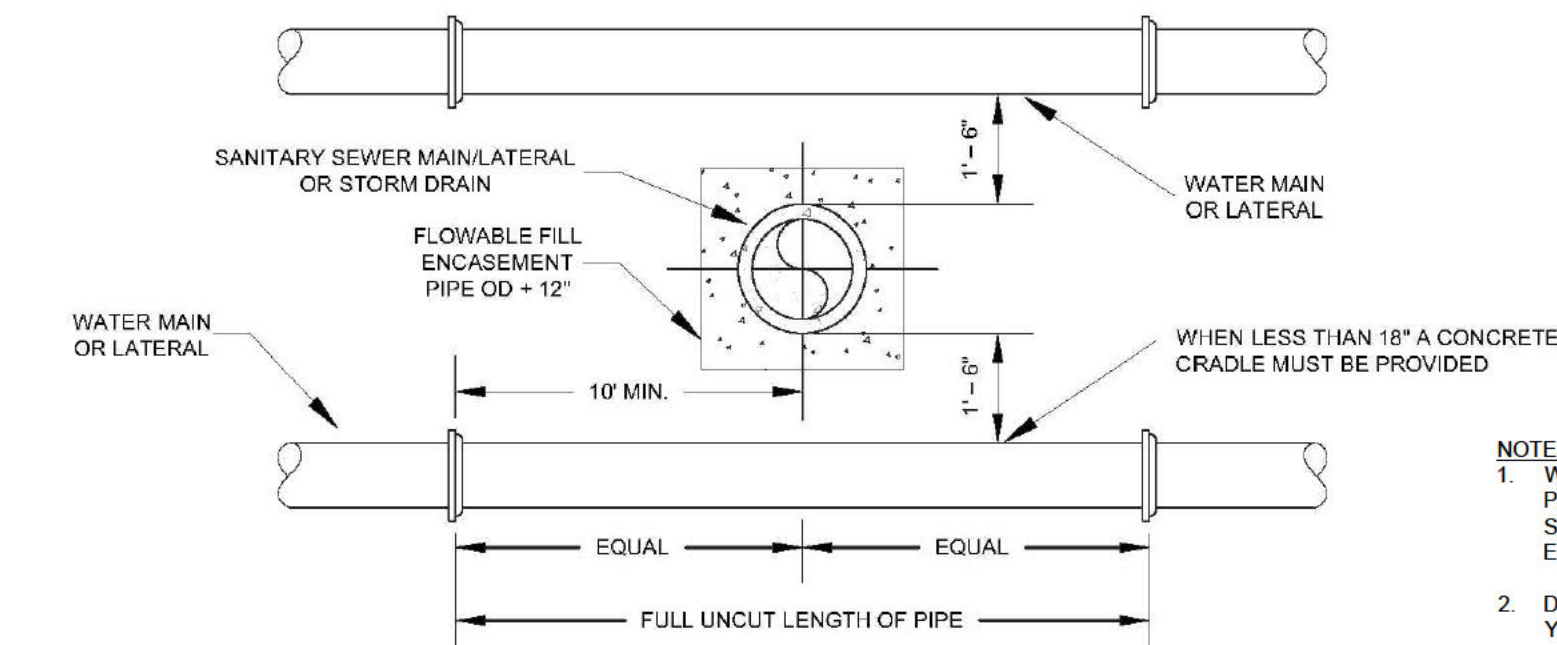
- SEWER AND WATER SERVICE LINES SHALL BE L A I D I N S E P A R A T E T R E N C H E S W I T H I N A M I N I M U M S E P A R A T I O N O F 10 FEET.
- SANITARY SEWER INFILTRATION L I M I T I S 25 GALLONS PER INCH DIAMETER PER M I L E P E R D A. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF HAVERSTRAW AND JRSB. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND JRSB.
- ALL SANITARY SEWER CONSTRUCTION TO MEET CURRENT TOWN OF HAVERSTRAW AND JRSB STANDARDS. IF STANDARDS CONTRADICT THE STRICTER SHALL APPLY.
- ALL MANHOLES TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF HAVERSTRAW AND JRSB.
- ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 5 YEARS FROM THE DATE OF RCDOH APPROVAL. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENT FACTS AND THE REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- AS-BUILT SANITARY SEWER AND WATER MAIN DRAWINGS (PLAN AND PROFILE) ARE TO BE SUBMITTED TO THE RCDOH FOR REVIEW AND ACCEPTANCE UPON COMPLETION OF THE INSTALLATION OF IMPROVEMENTS.



TYPICAL CLEANOUT
SCALE: NTS

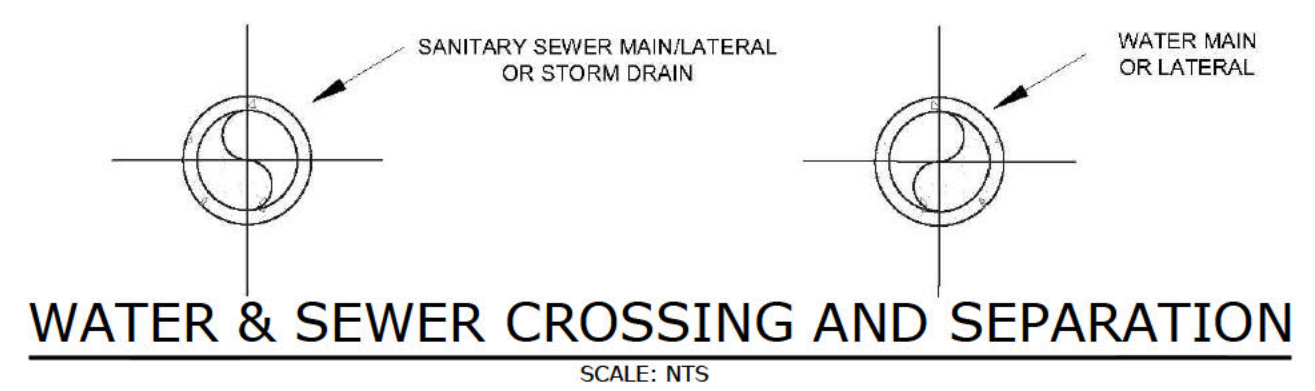


NOTE: DETAIL PROVIDED BY UNITED WATER NEW YORK
TYPICAL WATERMAIN OFFSET
SCALE: NTS
VERTICAL SEPARATION

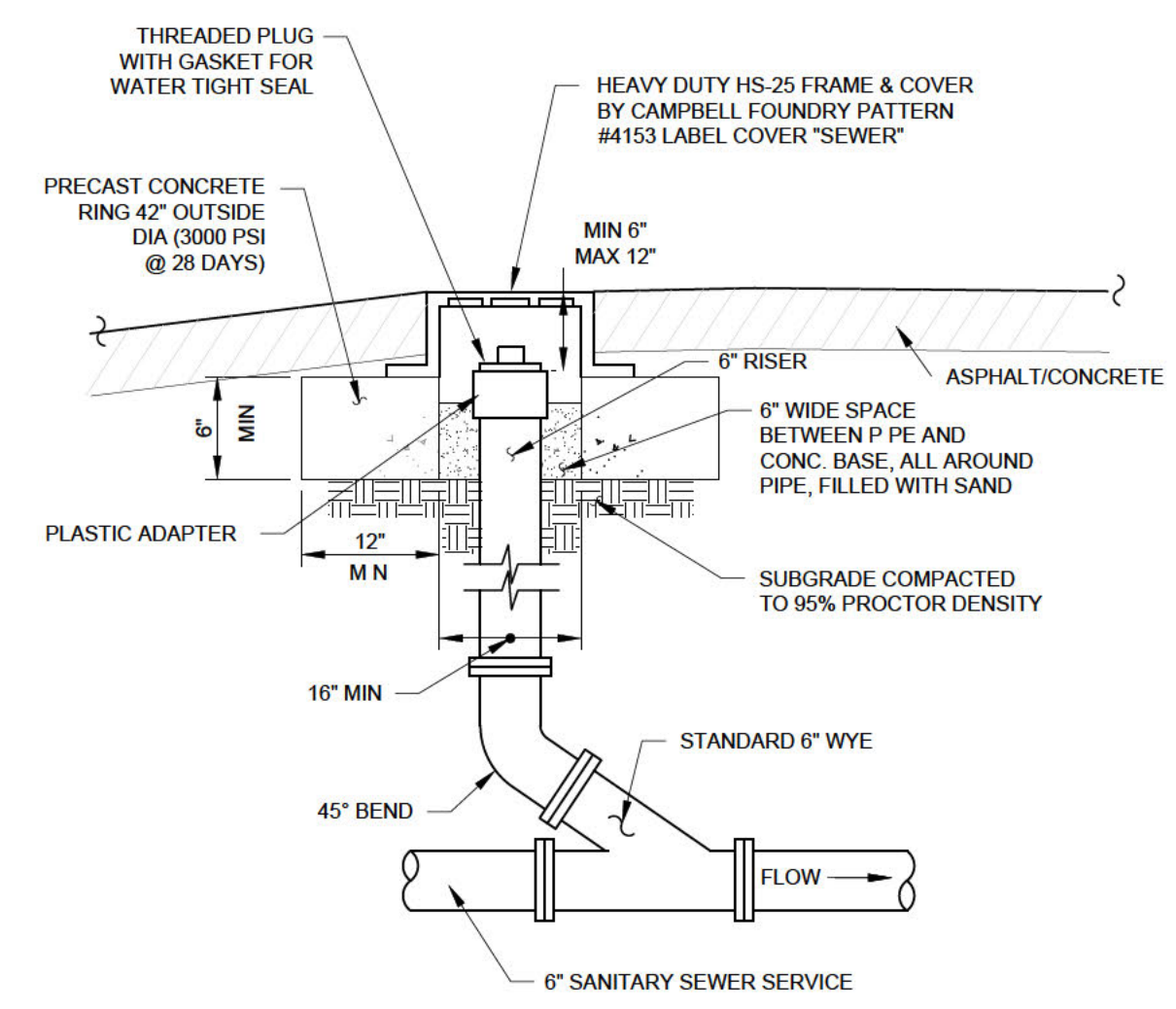


- NOTES:
- WHEN WATER AND SEWER LINES ARE PARALLEL, MINIMUM HORIZONTAL SEPARATION SHALL BE 10 FEET (MEASURED FROM EDGE TO EDGE).
 - DETAIL PROVIDED BY UNITED WATER NEW YORK.

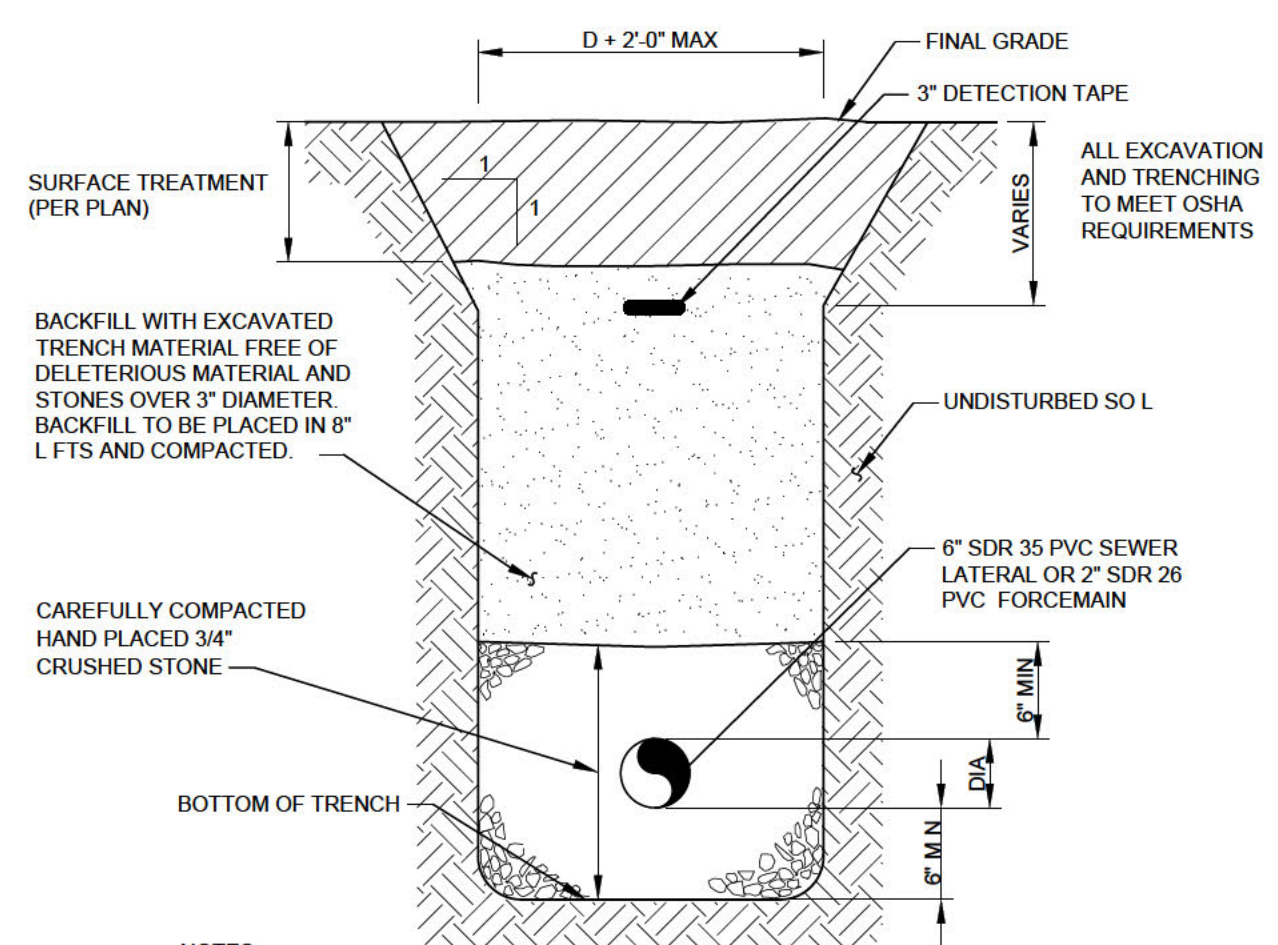
HORIZONTAL SEPARATION



WATER & SEWER CROSSING AND SEPARATION
SCALE: NTS



NOTE: ALL PIPING TO BE PVC SDR 35.
TYPICAL CLEANOUT IN PAVED AREA
SCALE: NTS



NOTES:

- EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE MUNICIPAL ENGINEER.
- ALL EXCAVATION AND TRENCHING TO MEET OSHA REQUIREMENTS.

SEWER PIPE TRENCH
SCALE: NTS

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ORIGINAL SCALE IN INCHES

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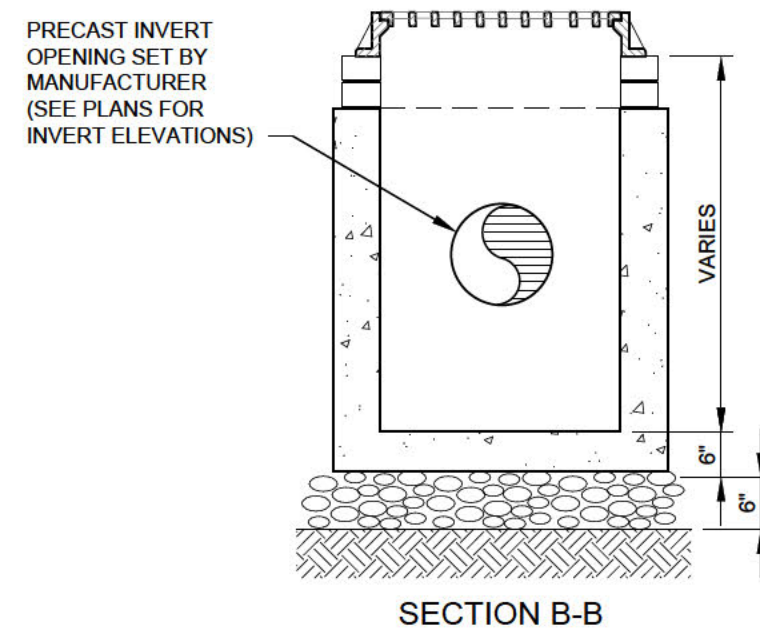
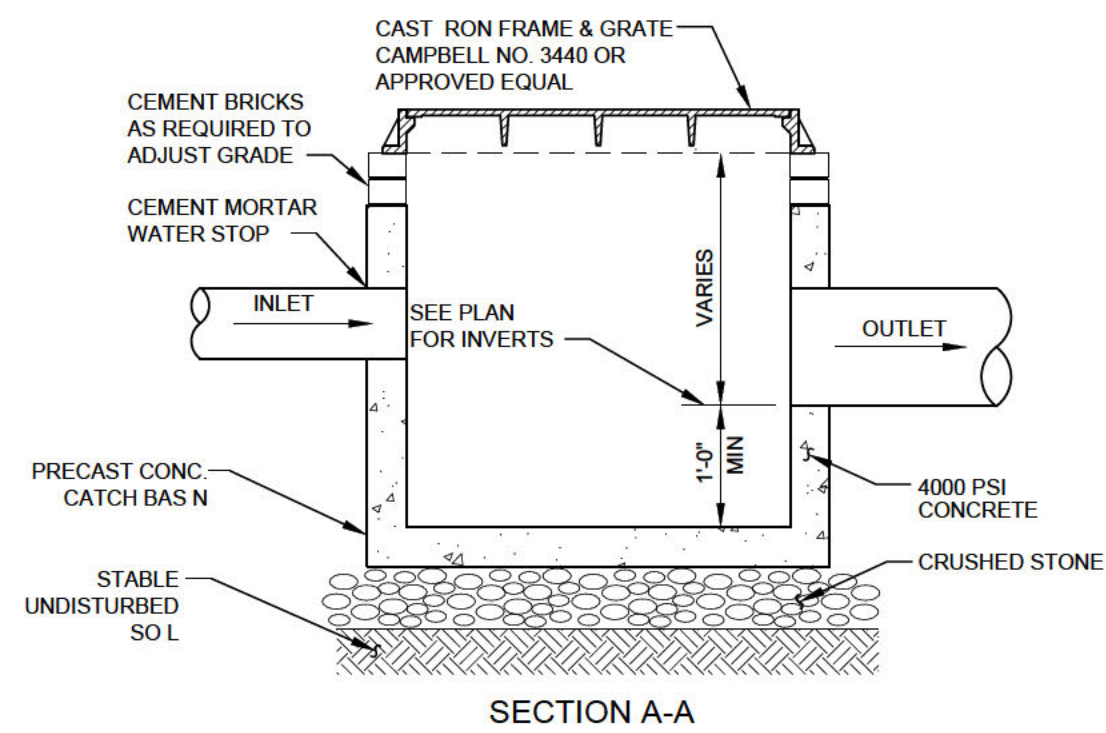
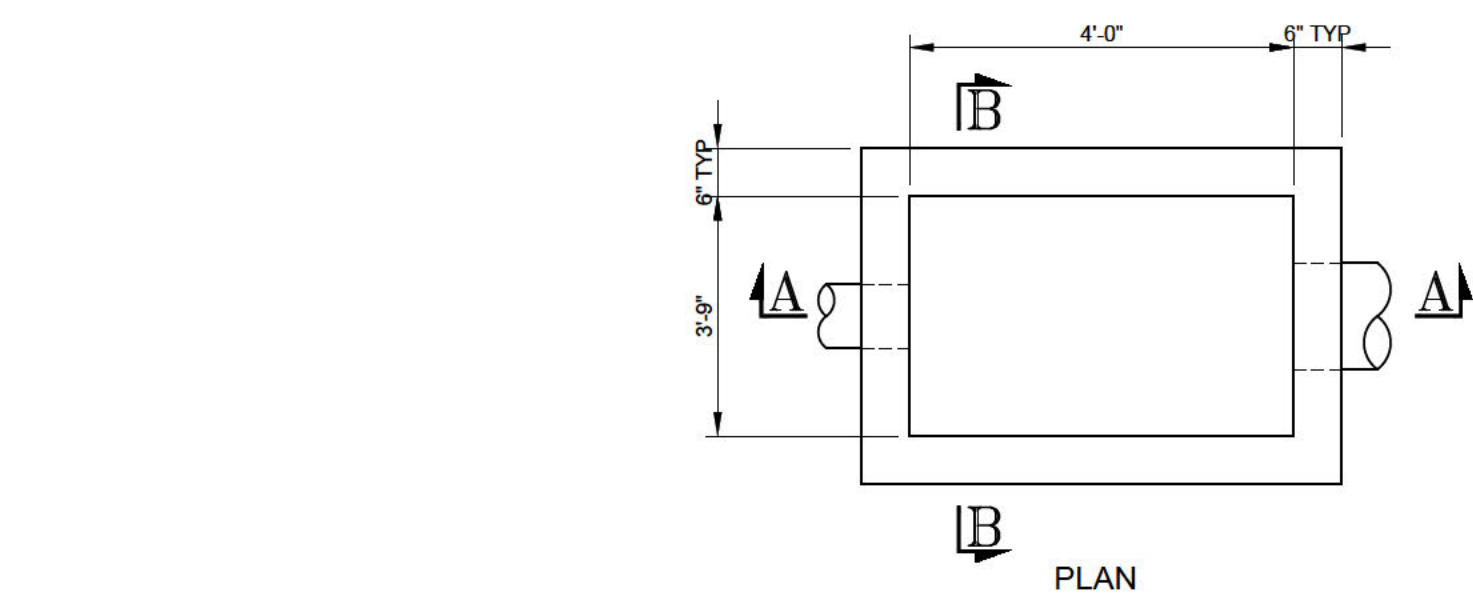
DETAILS

EASTGATE - HAVERSTRAW
US ROUTE 202
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

JOB #: 1758.01
DATE: 05/05/2022
REVISION: 6 - 10/04/2023

DRAWN BY: MDP/ZS
SCALE: AS NOTED
TAX LOT: 25.19-2.19 & 20

C-301

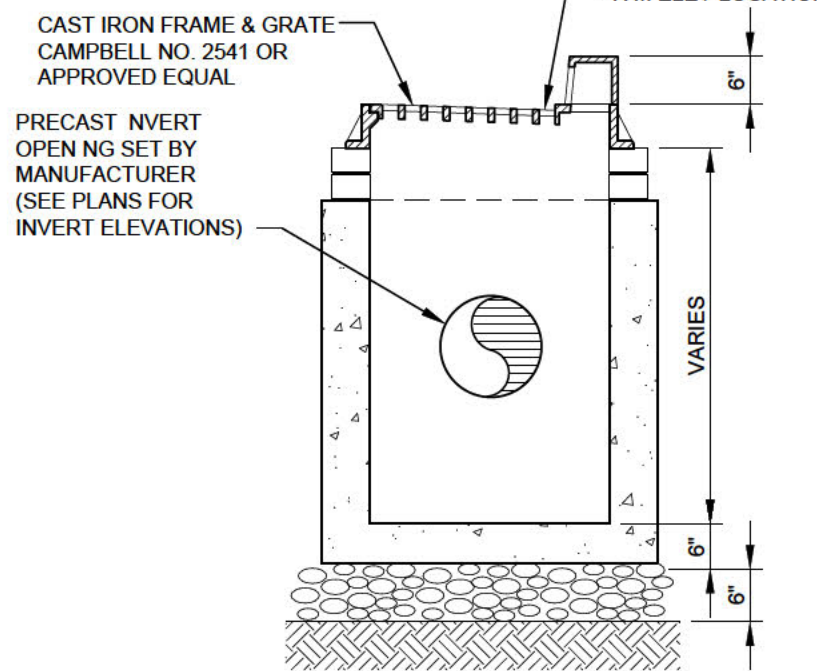
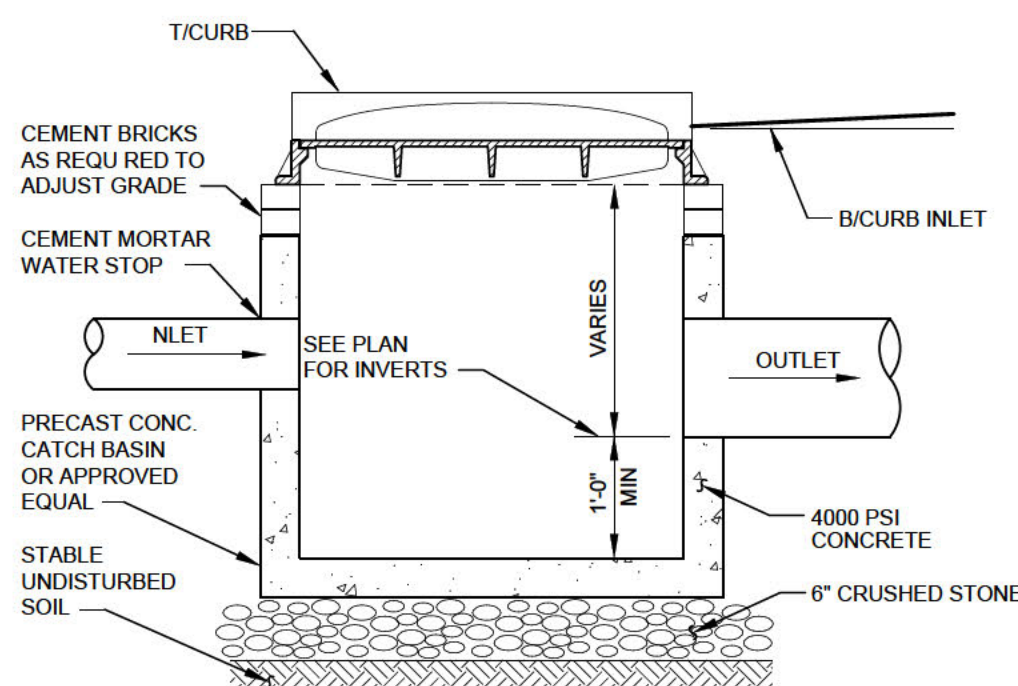
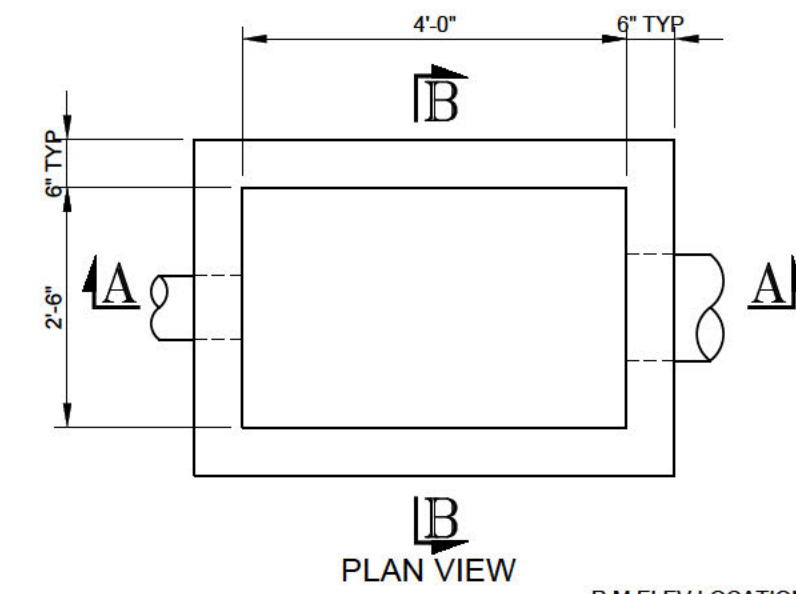


NOTES:

- BACKFILL AROUND CATCH BASIN TO BE COMPACTED N MAX 8" L.F.T.S.
- PRECAST ALUMINUM STEPS SHALL BE PROVIDED FOR ALL BASINS GREATER THAN FOUR FEET IN DEPTH.
- ALL BASINS SHALL BE DESIGNED FOR H-20 LOADING PLUS 25% COMPACTION.
- BACKFILL WITH EXCAVATED TRENCH MATERIAL FREE OF DELETERIOUS MATERIAL AND STONES OVER 6" DIAMETER. BACKFILL TO BE PLACED IN 12" LIFTS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY.
- PRECAST CONCRETE BASIN BY PRECAST CONCRETE SALES COMPANY OR APPROVED EQUAL.
- OVERSIZE CATCH BASIN TO BE USED FOR JUNCTIONS OF DRAINAGE PIPE IN EXCESS OF 24" IN DIAMETER.
- FOR OVERSIZED CATCH BASINS WITHIN LAWN AREAS UTILIZE GRATE 3443 AS MANUFACTURED BY CAMPBELL FOUNDRY OR APPROVED EQUAL.

CATCH BASIN WITH FLAT GRATE

SCALE: NTS

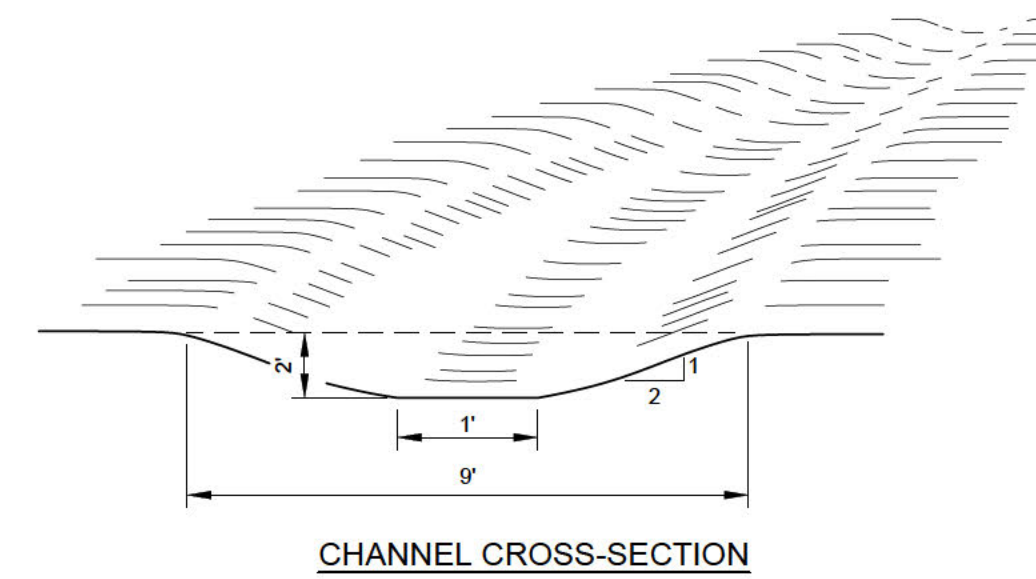


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- PRECAST CONCRETE BASIN BY PRECAST CONCRETE SALES COMPANY OR APPROVED EQUAL.
- FOR CATCH BASINS LOCATED IN LANDSCAPE AREAS USE FLAT INLET CAMPBELL FOUNDRY NO. 3433 OR EQUAL.

CATCH BASIN

SCALE: NTS

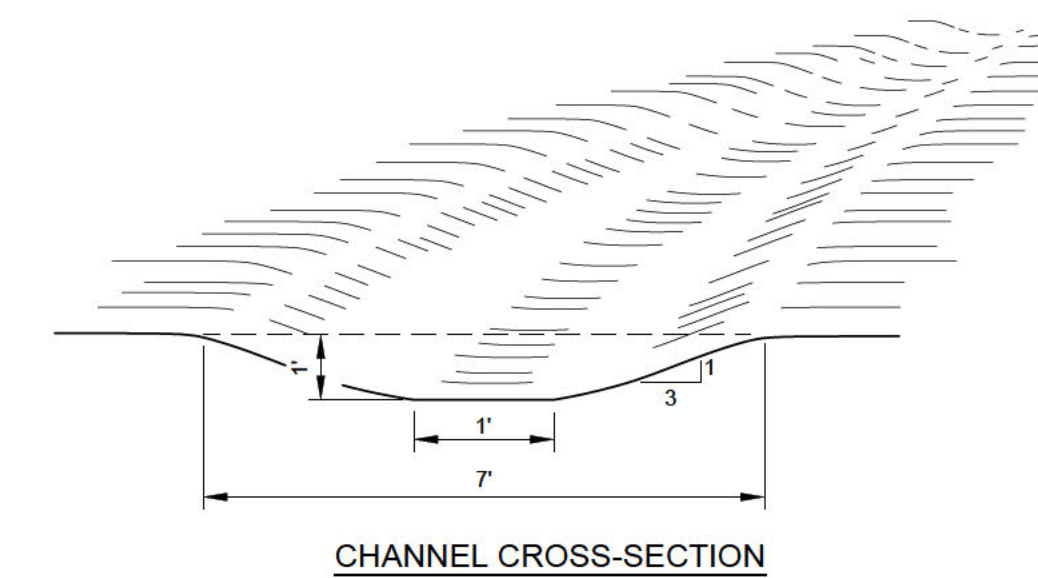


CONSTRUCTION SPECIFICATIONS:

- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
- THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF OUTSIDE THE WETLAND SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
- STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS FOR VEGETATIVE PRACTICES. SEEDING AND MULCHING SHALL BE USED FOR ESTABLISHMENT OF THE VEGETATION. VEGETATION PROVIDED SHALL BE REED CANARYGRASS, TALL FESCUE, KENTUCKY BLUEGRASS OR AN APPROVED EQUAL.

BYPASS GRASSED SWALE

SCALE: NTS

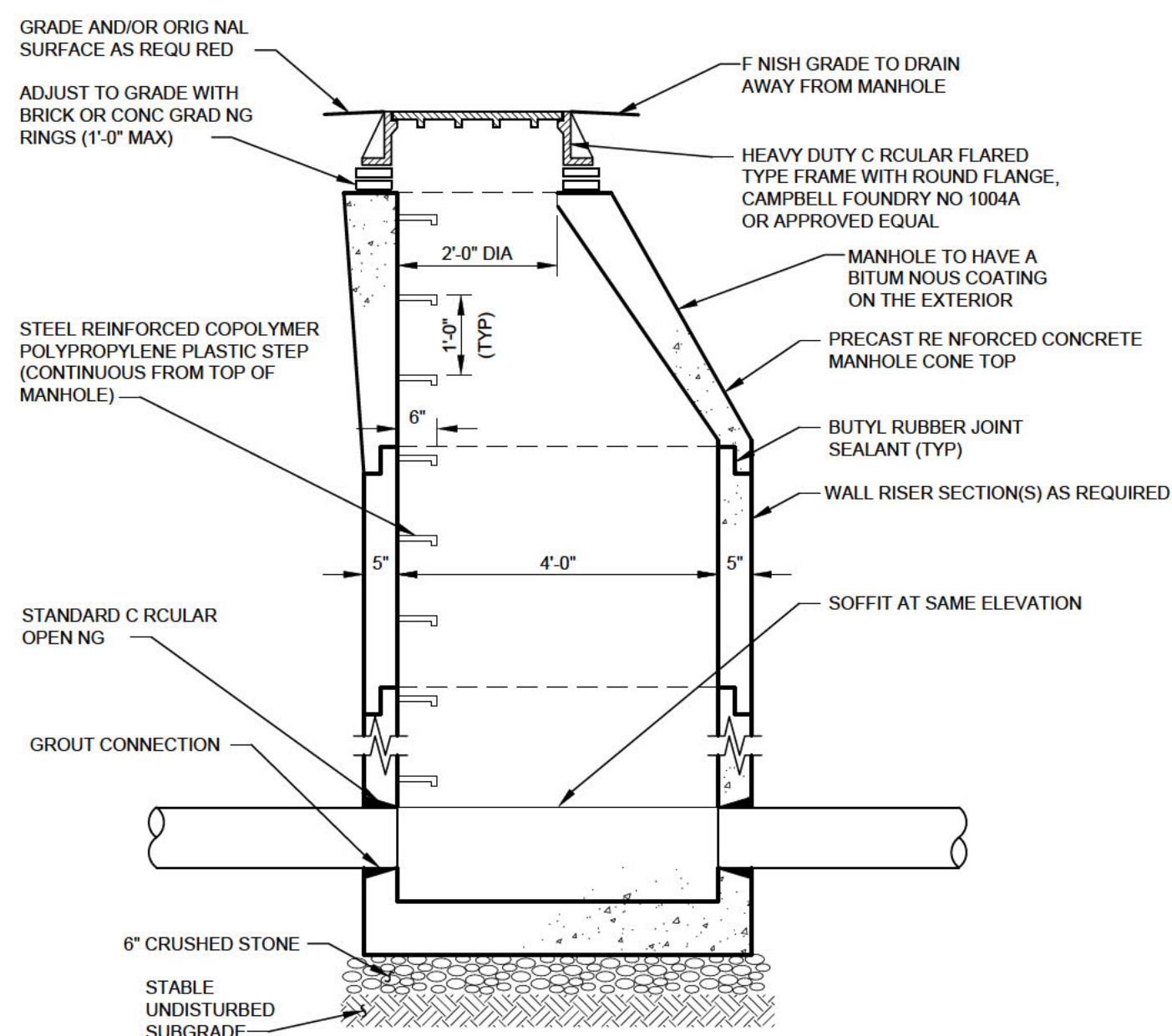


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GRASSED (DRY) SWALE

SCALE: NTS

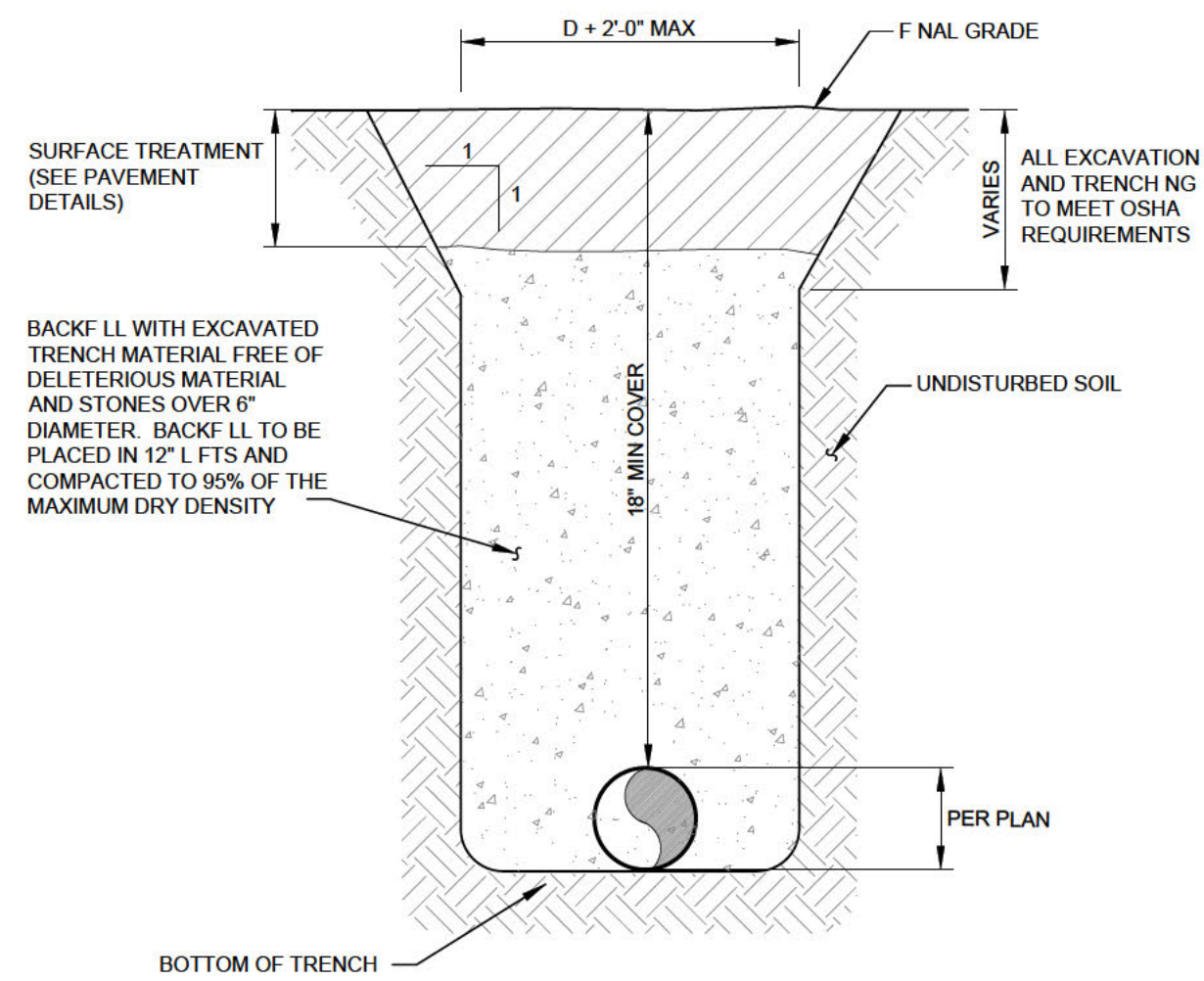


NOTES:

- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
- CONTRACTOR TO ORDER MANHOLE SECTIONS FROM MANUFACTURER TO MATCH REQUIRED ELEVATIONS AND INVERTS PER PLAN.
- MANHOLE CONSTRUCTION TO BE CAPABLE OF WITHSTANDING H-20 LOADINGS.
- PRECAST CONCRETE MANHOLE COMPONENTS BY FORT MILLER OR EQUAL.

DRAINAGE MANHOLE

SCALE: NTS



NOTES:

- ALL EXCAVATION AND TRENCHING TO MEET OSHA REQUIREMENTS.

DRAINAGE PIPE TRENCH

SCALE: NTS

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<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

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DETAILS

EASTGATE - HAVERSTRAW
US ROUTE 202
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

JOB #: 1758.01
DATE: 05/05/2022
REVISION: 6 - 10/04/2023

DRAWN BY: MDP/ZS
SCALE: AS NOTED
TAX LOT: 25.19-2.19 & 20

C-302

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM V-RG-N, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1-N) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT². THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.3 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73°F / 23°C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

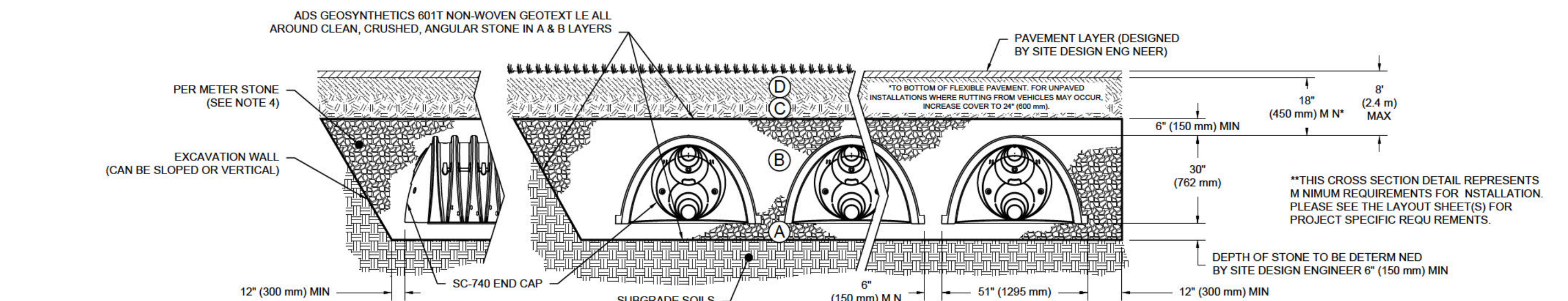
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

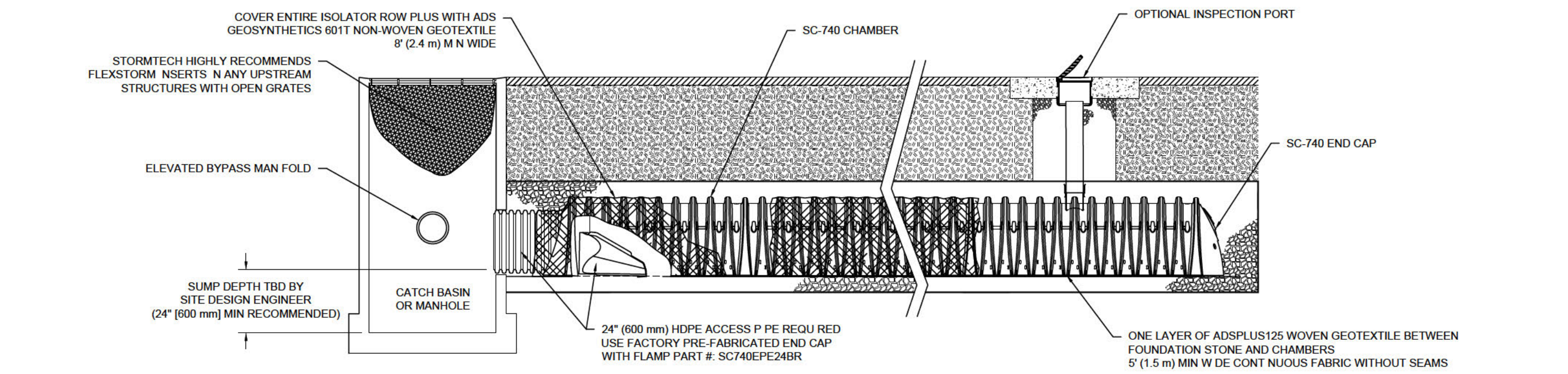
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE LAYER TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
 - WHERE NEUTRALIZATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

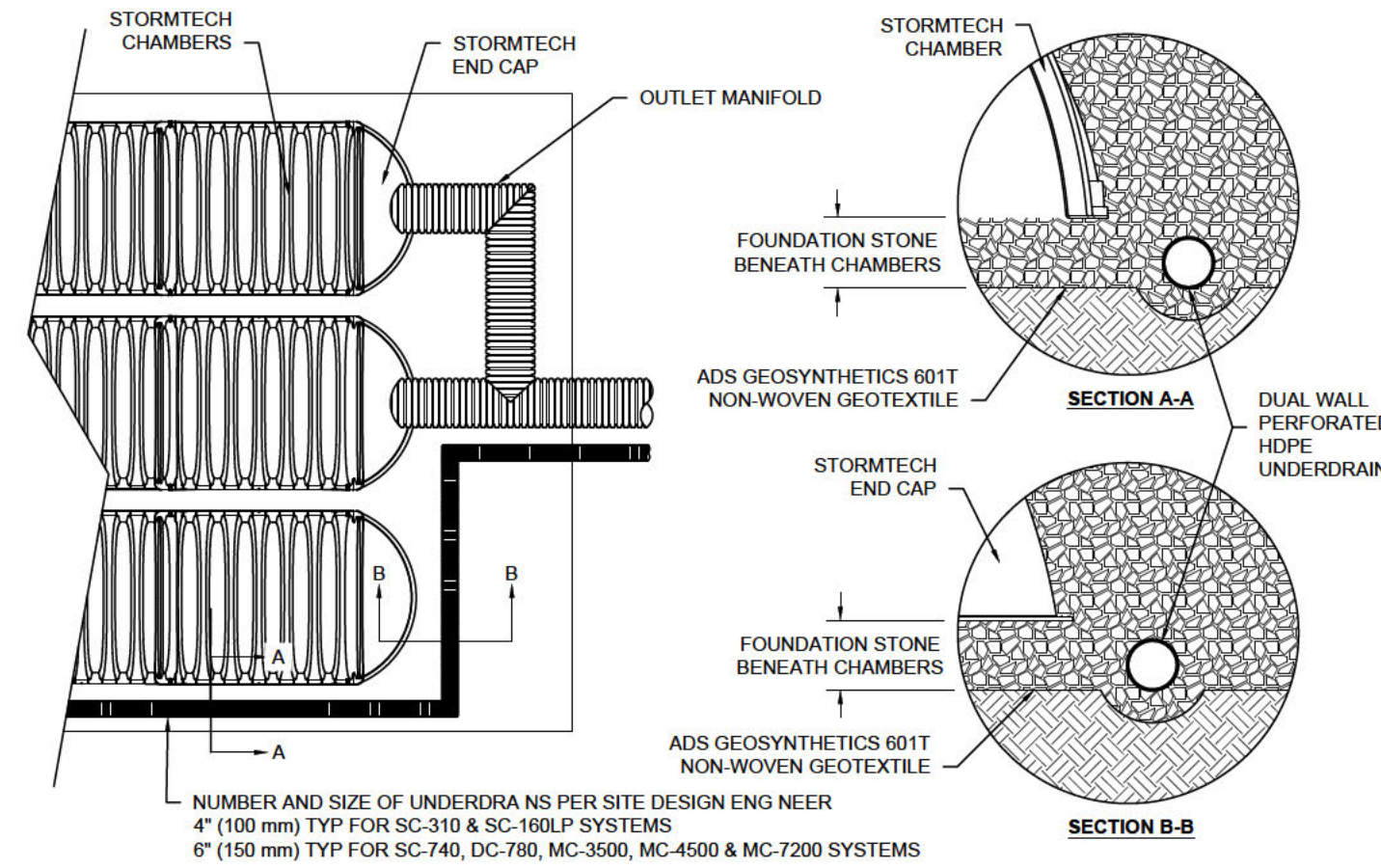


- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY OF THE FOUNDATION SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
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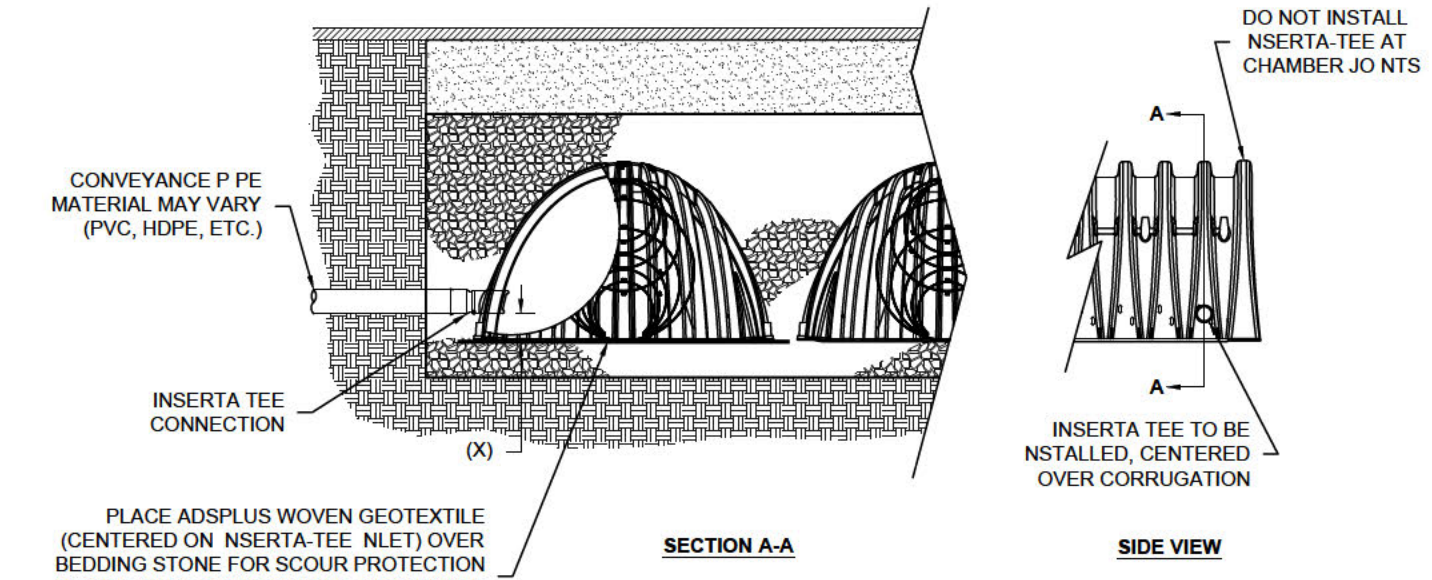
SC-740 CROSS SECTION DETAIL



SC-740 ISOLATOR ROW PLUS DETAIL



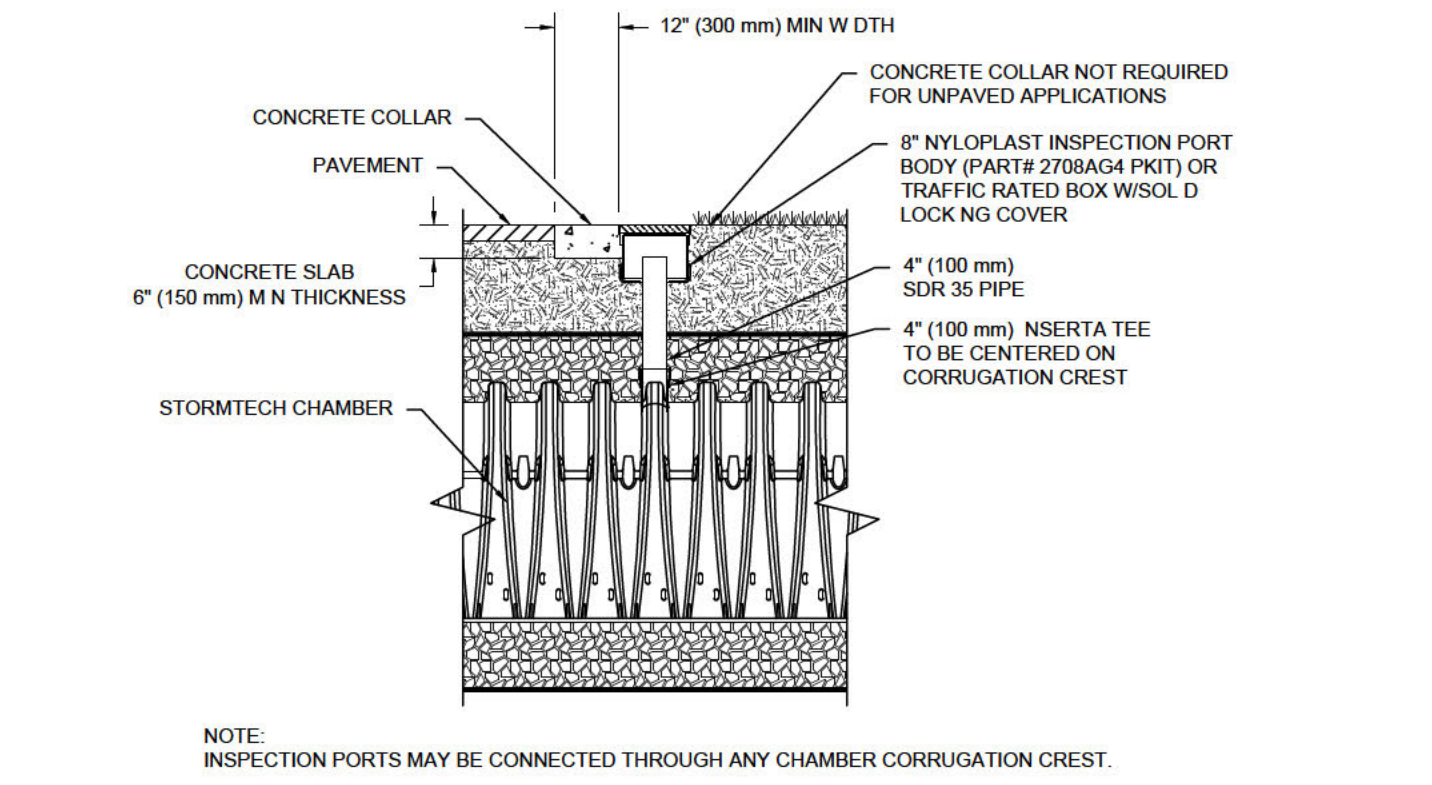
UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (H)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	6" (200 mm)
MC-7200	12" (300 mm)	6" (200 mm)

- NOTES:**
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
 - CONTACT ADS ENGINEERING SERVICES FOR INSERTA TEE. INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

INSERTA-TEE SIDE INLET DETAIL



4\"/>

No.	DATE	DESCRIPTION
1	07/15/22	REVISED FOR SUBMISSION TO PB
2	08/23/22	REVISED FOR SUBMISSION TO PB
3	10/21/22	REVISED FOR SUBMISSION TO PB
4	04/18/23	REVISED FOR RCDOP COMMENTS
5	08/21/23	REVISED FOR SUBMISSION TO PB
6	10/04/23	REVISED PER WORKSHOP COMMENTS

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		10/04/2023
CONCEPT APPROVAL	N/A	OF N/A
PLANNING BOARD APPROVAL	6	OF 9
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
NYSDCE APPROVAL	N/A	OF N/A
NYSDOT APPROVAL	N/A	OF N/A
OTHER	N/A	OF N/A
FOR BID	N/A	OF N/A
FOR CONSTRUCTION	N/A	OF N/A

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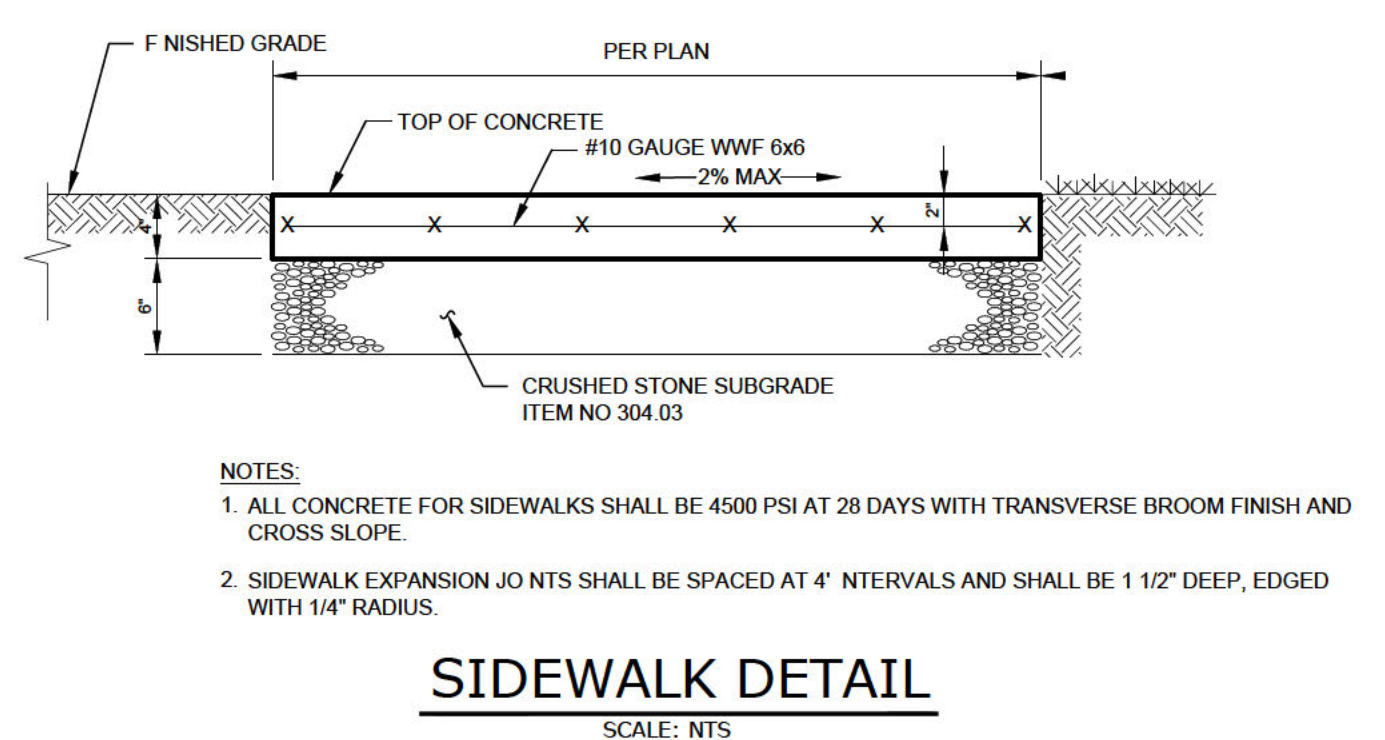
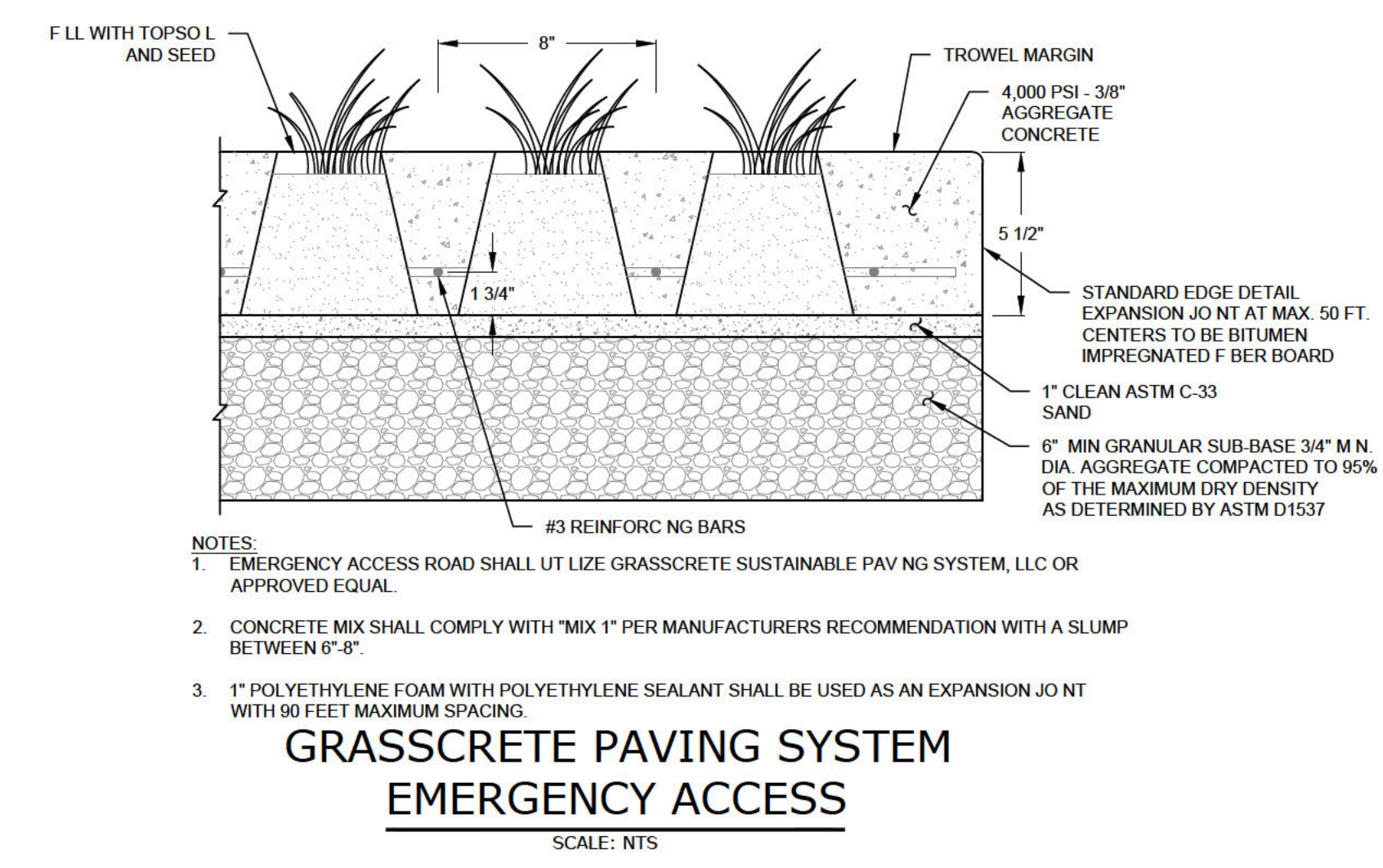
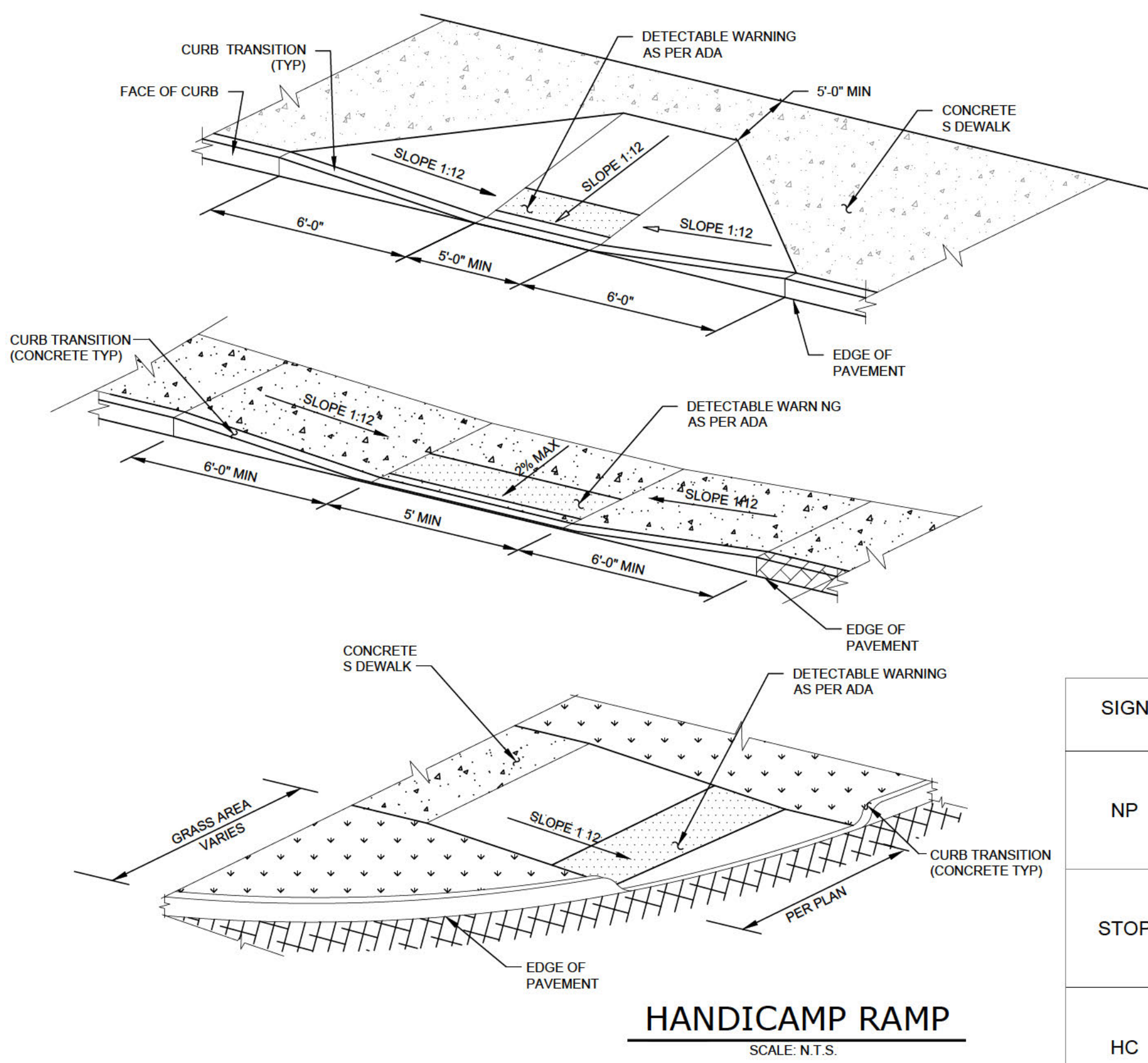
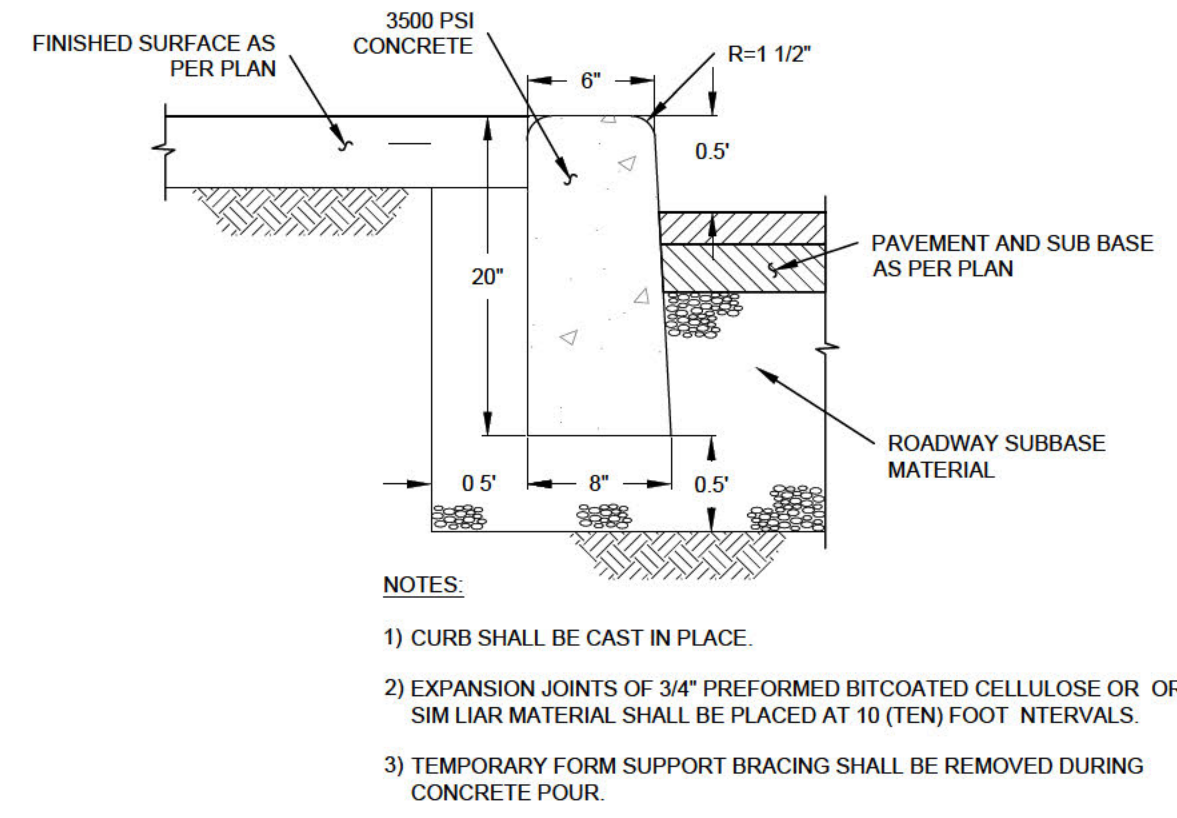
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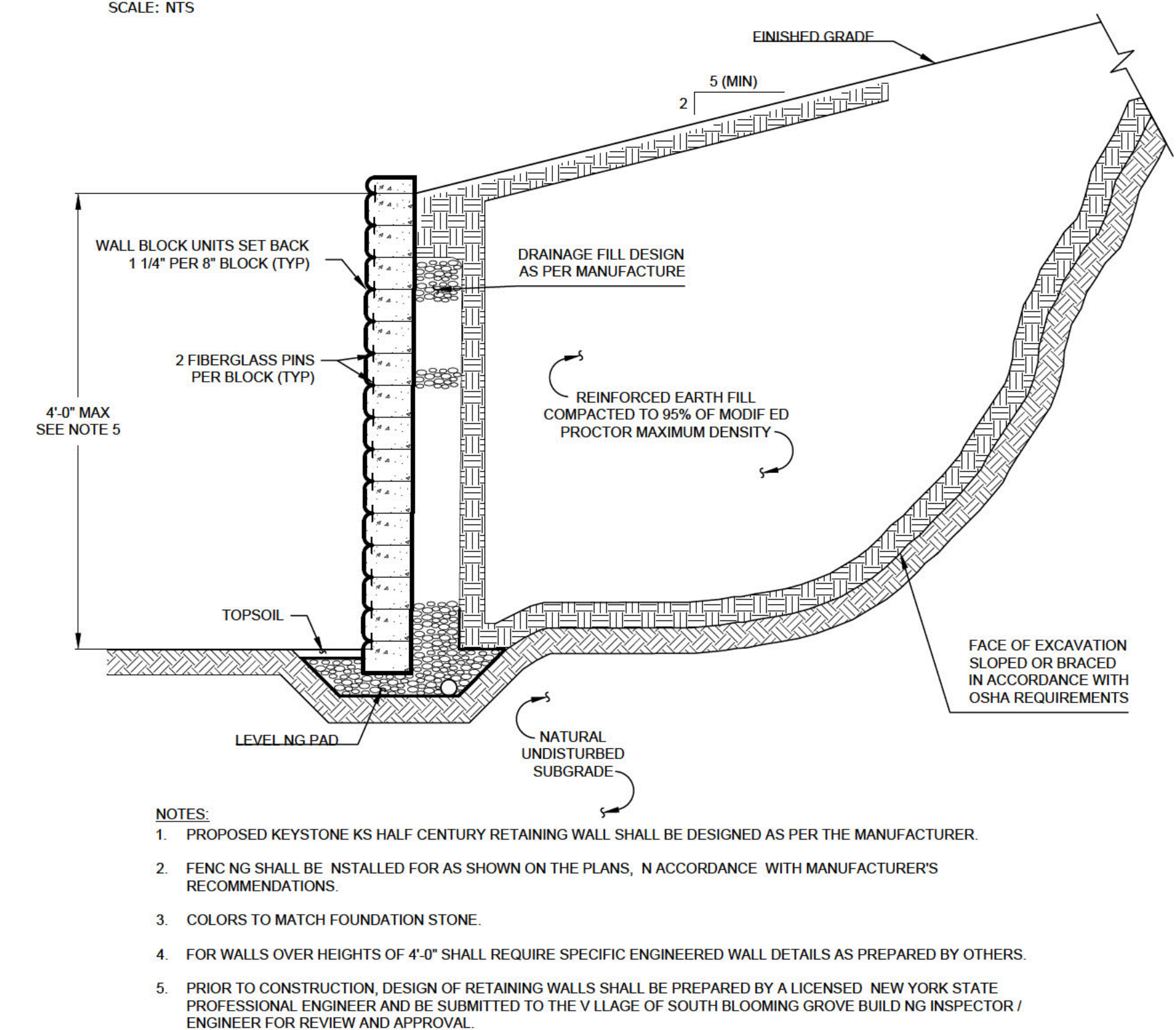
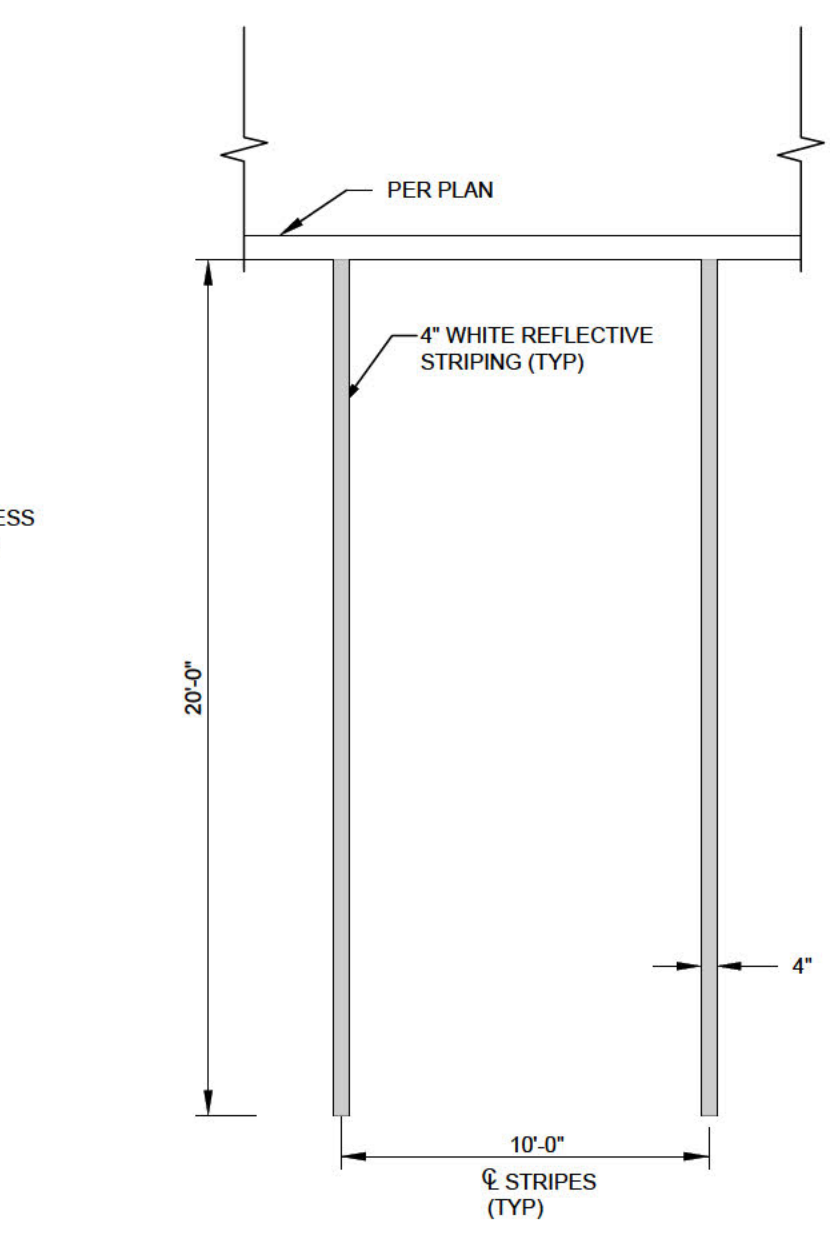
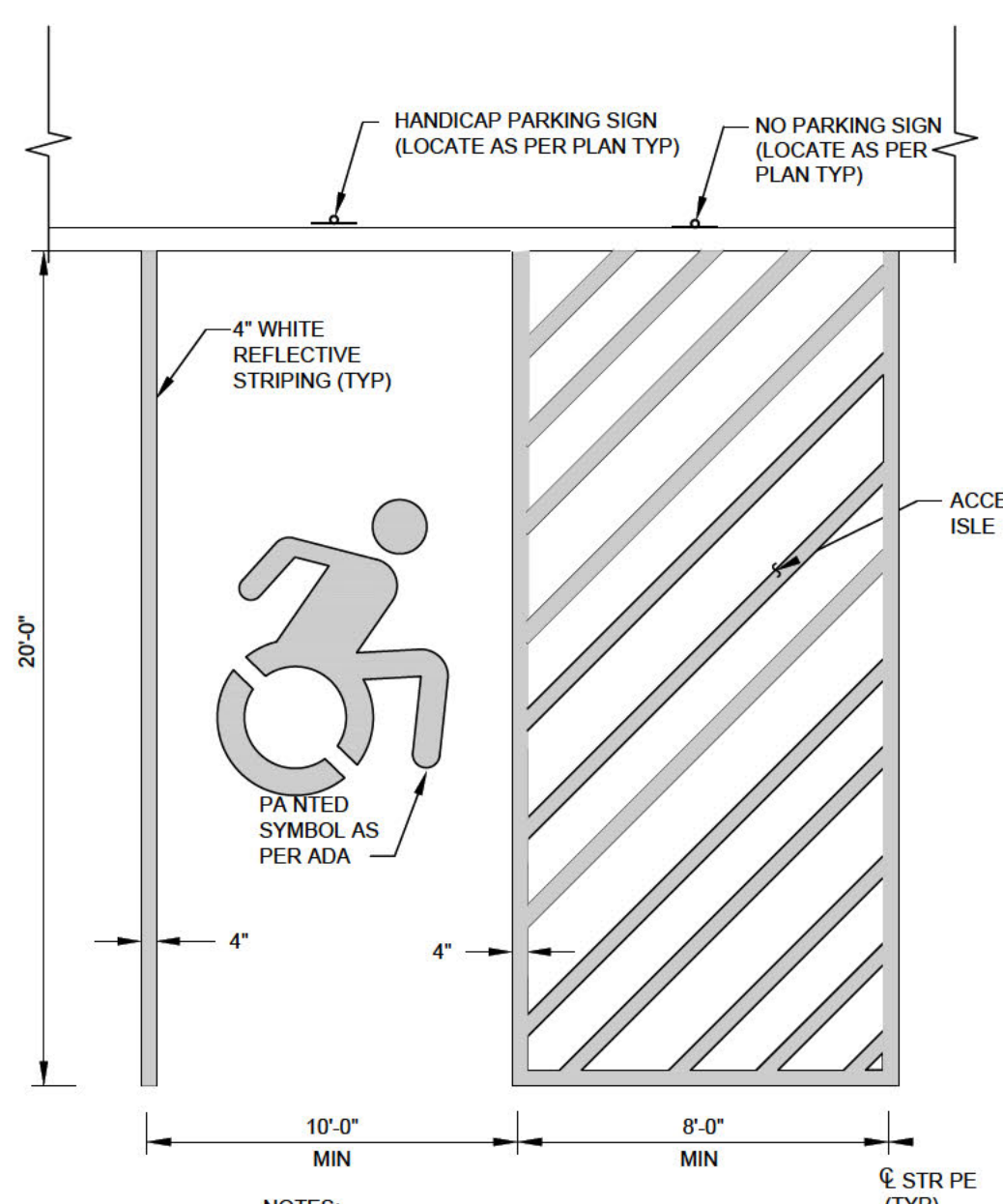
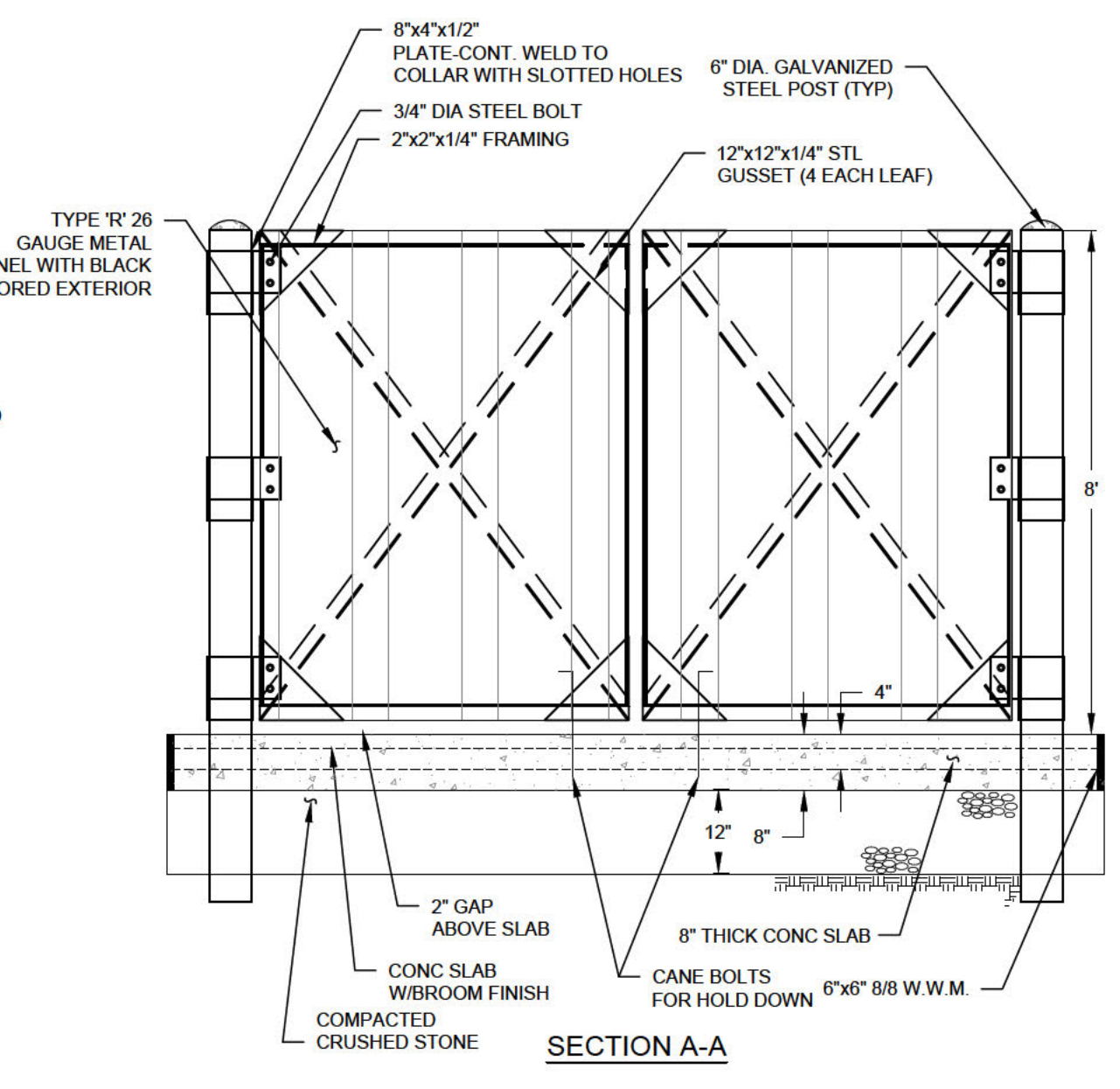
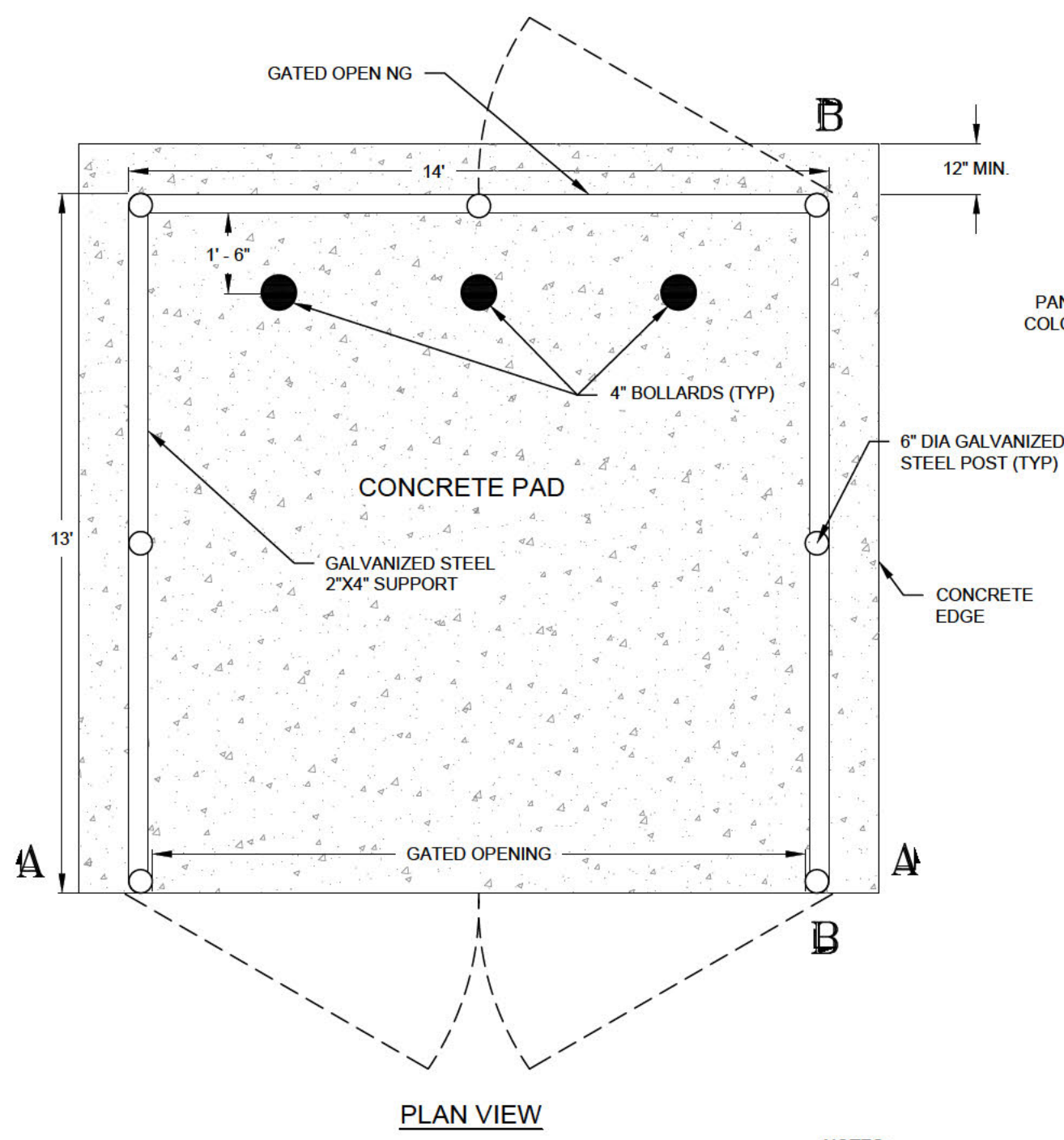
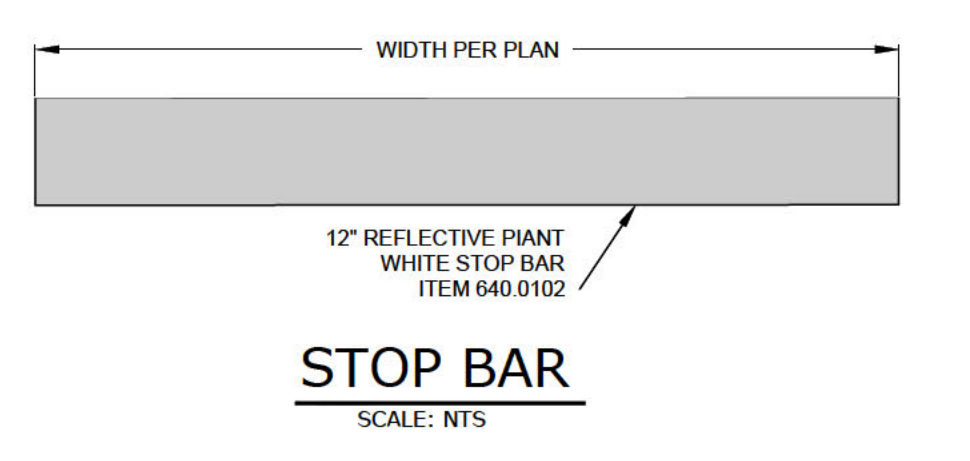
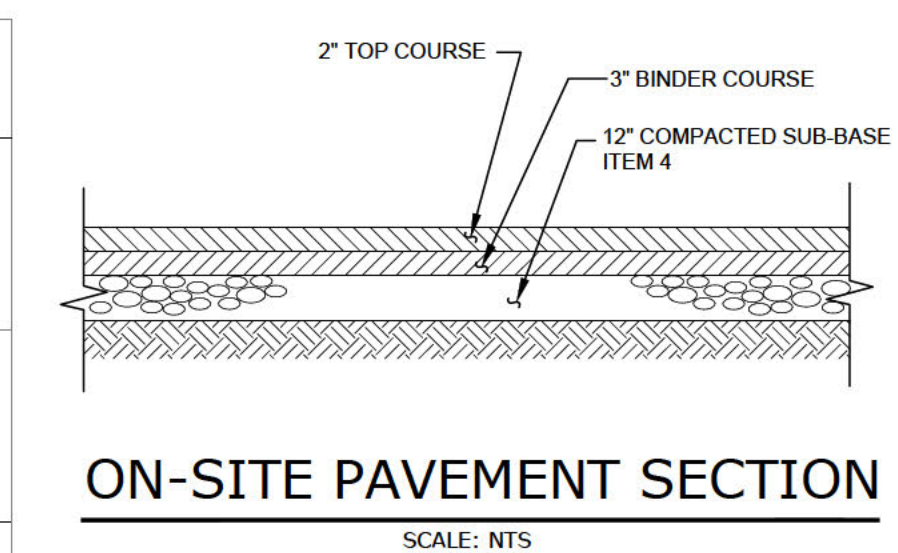
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SIGN	TEXT	M.U.T.C.D. No.	SIZE OF SIGN	TYPE OF MOUNT	DESCRIPTION
NP	NO PARKING ANY TIME	P1-1C	12" x 18"	GR MTD	WHITE BACKGROUND RED LETTERING
STOP	STOP	R1-1C	36" x 36"	GR MTD	RED BACKGROUND WHITE LEGEND
HC	RESERVED PARKING	M12-1	18" x 24"	GR MTD	BLUE BACKGROUND BLACK SYMBOL WHITE LETTERING

SIGN SCHEDULE
SCALE: N.T.S.



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		SHEET NUMBER	
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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	8	OF	9
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A

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J. Samuelson

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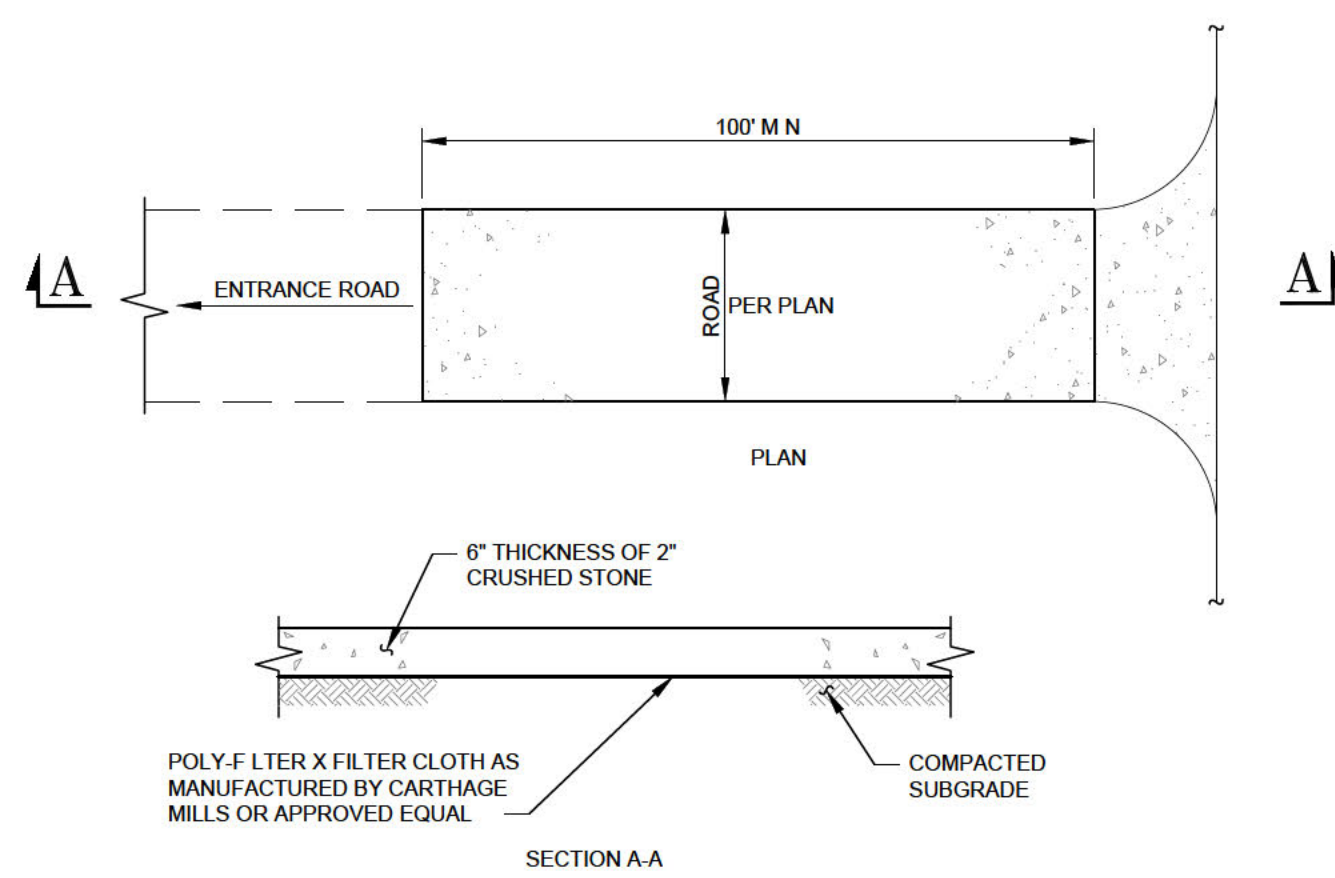
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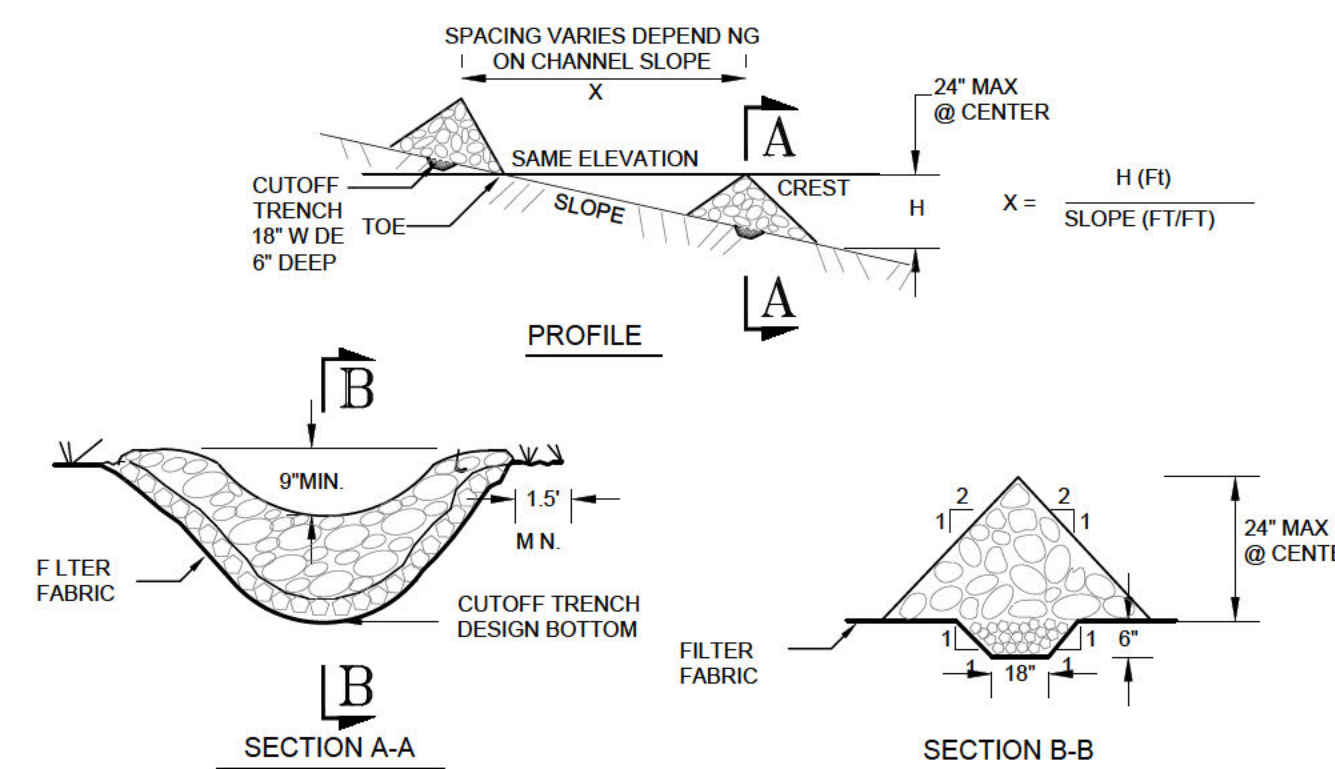
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- NOTES:**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - WIDTH - 35 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

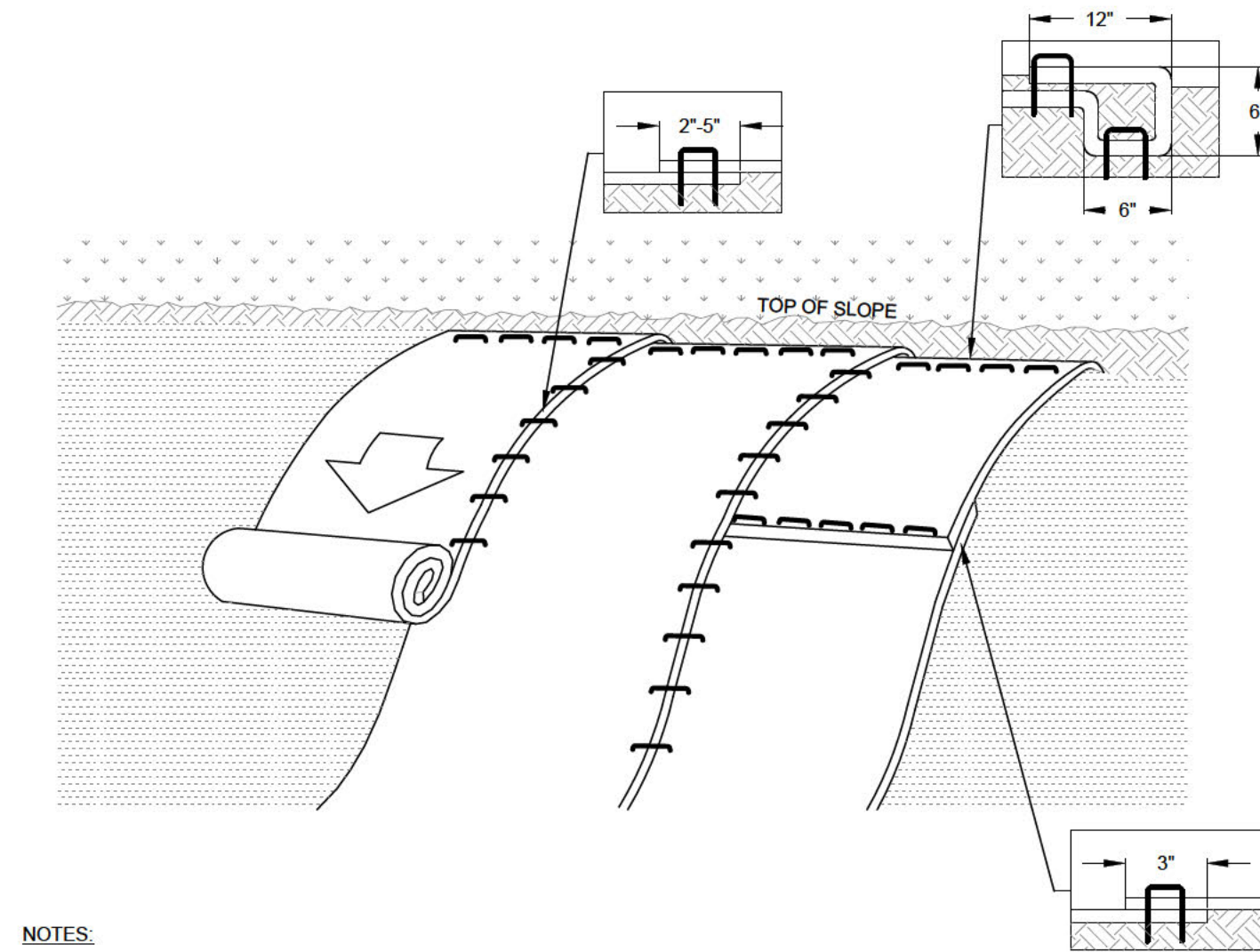
STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS



CONSTRUCTION SPECIFICATIONS:

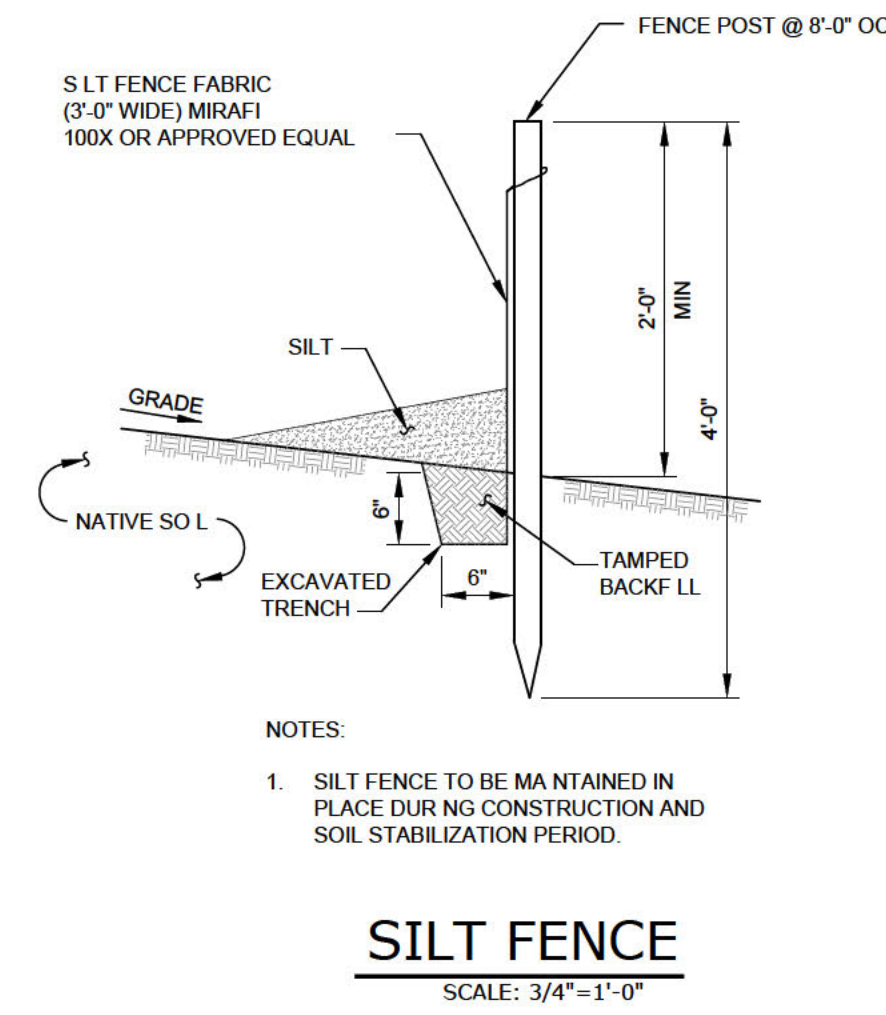
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES. GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 15 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
- STONE SHALL BE MAXIMUM SIZE OF 12" WITH 50 TO 100 PERCENT BY WEIGHT LARGER THAN 6" AND 0 TO 10 PERCENT SMALLER THAN 12".
- FILTER FABRIC SHALL BE POLY-FILTER X CLOTH AS MANUFACTURED BY CARHAGE MILLS OR APPROVED EQUAL.

CHECK DAM
SCALE: NTS



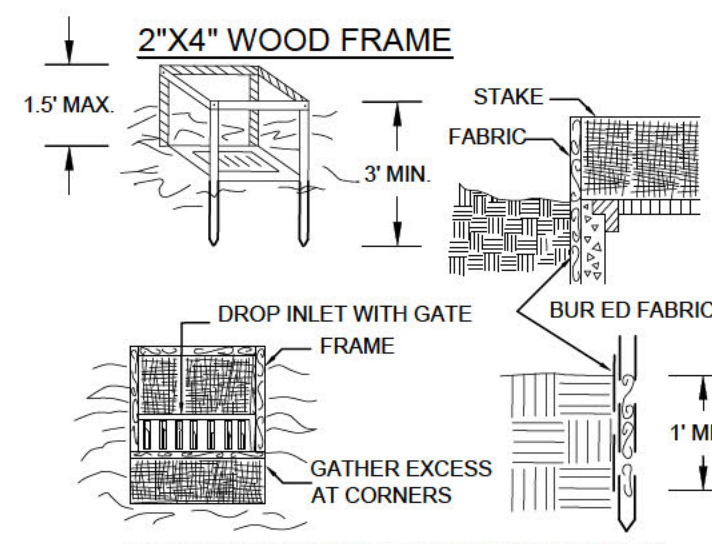
- NOTES:**
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCT (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 - INSTALL RECP - NORTH AMERICAN GREEN BIONET S150BN OR APPROVED EQUAL. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACE APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
 - ROLL THE RECP'S DOWN THE SLOPE OR HORIZONTALLY ACROSS THE SLOPE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE PRODUCT'S STAPLE PATTERN GUIDE.
 - THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE.
 - CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE RECP'S WIDTH.

SLOPE STABILIZATION (ROLLED EROSION CONTROL PRODUCT)
SCALE: NTS



- NOTES:**
- SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.

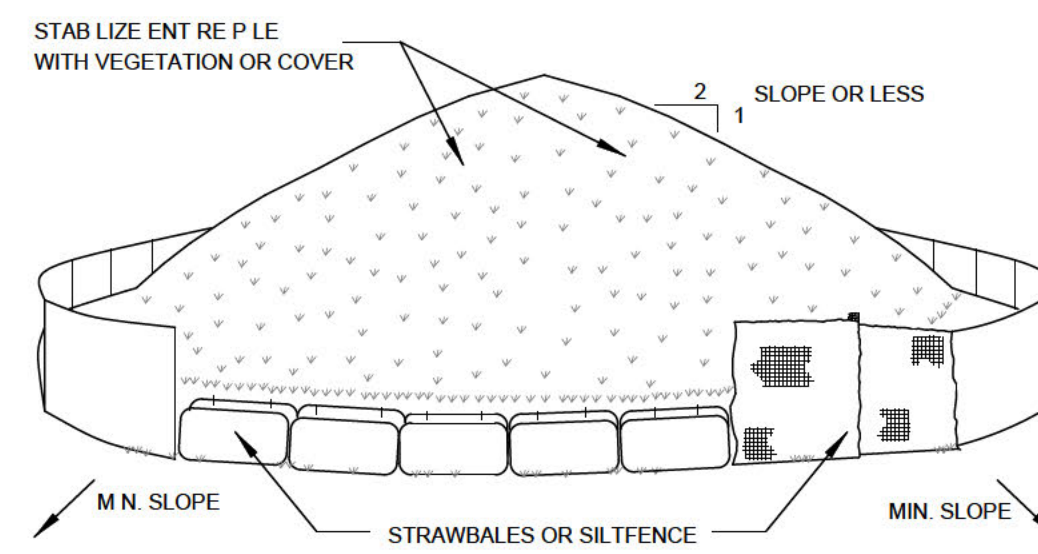
SILT FENCE
SCALE: 3/4"=1'-0"



CONSTRUCTION SPECIFICATIONS

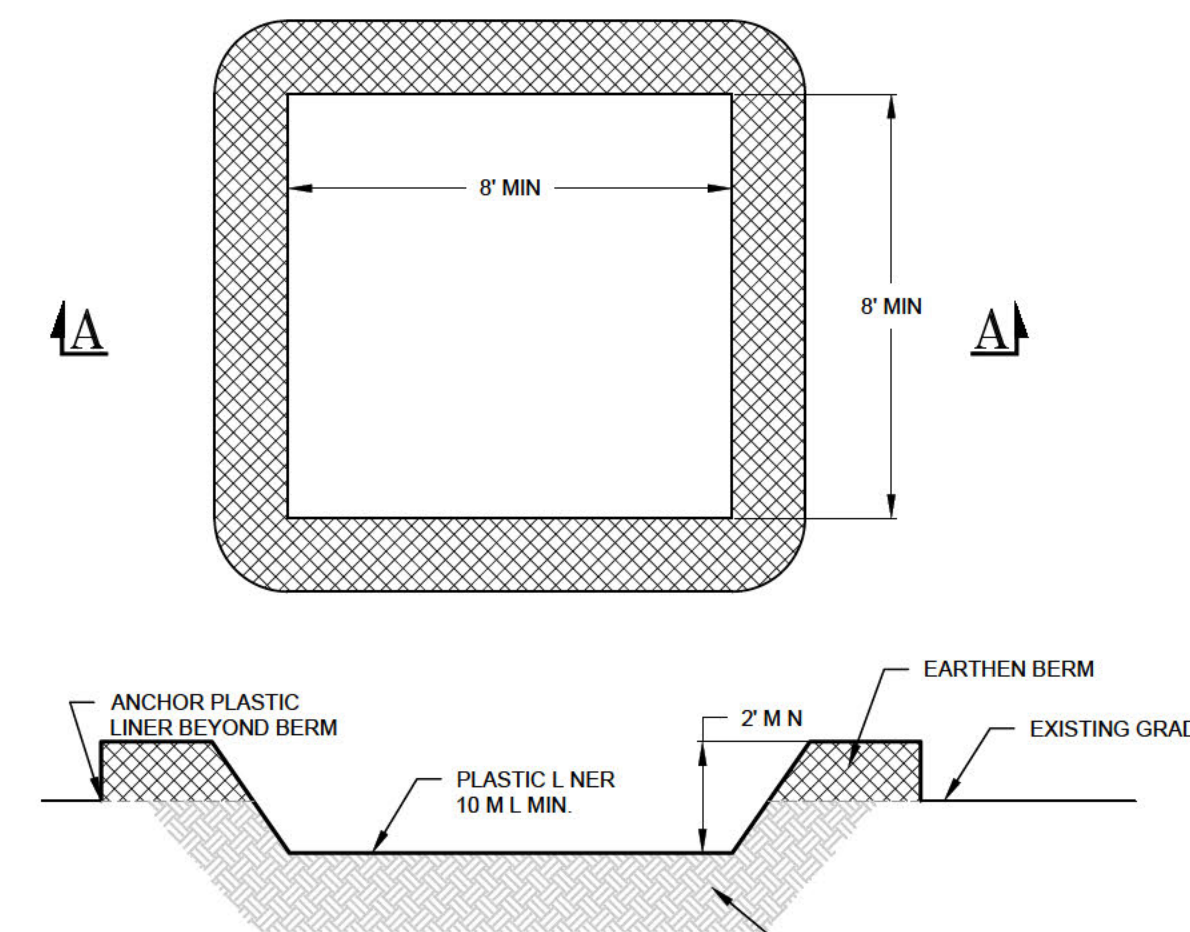
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE.

FILTER FABRIC DROP INLET PROTECTION
NOT TO SCALE



- NOTES:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

SOIL STOCKPILING
SCALE: NTS



- NOTE:**
- PLASTIC LINER SHALL BE INSPECTED DAILY TO ENSURE THAT THERE ARE NO HOLES OR TEARS. IF ANY HOLES OR TEARS ARE FOUND THE LINER SHALL BE REPLACED AND CLEANED IMMEDIATELY. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
 - WASHOUT FACILITY SHALL BE LOCATED A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS OR OTHER SURFACE WATERS.
 - ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF.
 - DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL.

CONCRETE WASHOUT
SCALE: N.T.S.

SEQUENCE OF CONSTRUCTION ACTIVITY

- PRE-CONSTRUCTION: NOTIFY APPROPRIATE MUNICIPAL AND UTILITY OFFICIALS 3 DAYS PRIOR TO START OF CONSTRUCTION.
- CONSTRUCTION STAGING: STAKE OUT LIMIT OF DISTURBANCE. INSTALL SILT FENCE DOWN HILL OF PROPOSED CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND STABILIZE CONSTRUCTION ROADS. INSTALL TEMPORARY SEDIMENT TRAP(S). INSTALL PERMANENT/TEMPORARY GRASSED SWALES.
- CLEARING AND GRUBBING: REMOVE VEGETATION FROM AREA OF CONSTRUCTION. STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. INSTALL SEDIMENT BARRIERS AROUND AND ESTABLISH TEMPORARY VEGETATION ON TOPSOIL STOCKPILES.
- ROUGH GRADING: CUT AND FILL SITE TO APPROXIMATE ELEVATIONS SHOWN ON THE PLAN. IMPLEMENT DUST CONTROL MEASURES AS NECESSARY. ESTABLISH PERMANENT STABILIZATION IN AREAS THAT ARE COMPLETE. ESTABLISH TEMPORARY STABILIZATION ON AREAS THAT WILL BE GRADED AGAIN MORE THAN 14 DAYS FROM LAST DISTURBANCE.
- ROADBUILDING CONSTRUCTION AND UTILITY INSTALLATION: FINAL GRADING AND CONSTRUCTION OF ROADWAYS, BUILDING EXCAVATION AND CONSTRUCTION. INSTALL UTILITY LINES. INSTALL DRAINAGE INLET AND OUTLET PROTECTION AS EACH INLET/OUTLET IS CONSTRUCTED. ENSURE ALL EROSION CONTROL MEASURES ARE IN WORKING ORDER.
- FINAL GRADING AND LANDSCAPING: REMOVE TEMPORARY SEDIMENT TRAPS AND INSTALL PERMANENT WATER QUALITY QUANTITY FACILITIES. COMPLETE FINE GRADING OF SITE. SPREAD TOPSOIL AND PREPARE FOR PERMANENT SEEDING AND PLANTING. ESTABLISH PERMANENT VEGETATION IN ALL REMAINING UNSTABILIZED AREAS. INSTALL ALL SITE LANDSCAPING AND PLANTINGS.
- POST CONSTRUCTION: UPON STABILIZATION OF THE SITE AND ESTABLISHMENT OF ALL VEGETATION COVER, REMOVE ALL REMAINING TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE. REMOVE ALL SILT AND DEBRIS FROM THE SITE INCLUDING ROADWAYS, CATCH BASINS AND STORM DRAINS.

MATERIAL	lbs./ACRE
PERENNIAL RYE GRASS	30
CROWN VETCH	12
SPREADING FESCUE	25

OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15.

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ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality Town of Haverstraw Date Sent 11/2/2023

Board Planning ZBA Town/Village Meeting Date _____

File Name Proposed Subdivision and Site Plan Approval for Marian Shrine
 Contact Person Jennifer Knarich, Esq., Price, Meese, Shulman & D'Arminio, P.C.
 Address 50 Tice Boulevard, Suite 380
Woodcliff Lake, NJ 07677

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- RC Highway Department
- RC Division of Environmental Resources
- RC Drainage Agency
- RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
- RC Sewer District #1
- NYS Department of Environmental Conservation
- NYS Department of Transportation
- NYS Thruway Authority
- NY-NJ Trail Conference (Long Path)
- Palisades Interstate Park Commission
- US Army Corps of Engineers
- Cornell Cooperative Extension of Rockland County
- Adjacent Municipality Stony Point, NY
- Other _____

Pursuant to the General Municipal Law Article 12-B, Section

239 (n) Subdivision * Special Permit Application submitted separately
 239 (l) & (m): Site Plan Variance Special Permit Zone Change/Amendment
 Other - Please list _____

Location of Parcel(s) Town of Haverstraw 20.13-1-1; Town of Stony Point 20.09-1-33

Acreage of Parcel (s) 160.49 Ac

Existing Sq. Footage +/- 7,000,000 sf Proposed Sq. Footage Lot #1 122.58 Ac; Lot #2 39.91 Ac

The Property in Question Lies Within 500 Feet of:

- County Road State Road, Thruway, or Parkway
- County Stream State Park
- County Park Village, Town, or County Boundary (Stony Point, NY)
- County or State Facility The Long Path

Map 20.13 Block 1 Lot(s) 1 Map Date _____
 Map _____ Block _____ Lot(s) _____ Current Zoning R-25

Brief Project Description See narrative attached.

Variances Needed (if applicable)	Required	Provided
Lot #2 Lot Frontage	125'	46.1'

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Haverstraw Date 11/2/2023

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input checked="" type="checkbox"/> Zoning Board of Appeals* <i>(*Fill out Parts I & II of this form)</i>	<input type="checkbox"/> Historical Board
	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Subdivision <u>2</u> # of Lots	<input type="checkbox"/> Pre-preliminary/Sketch
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input checked="" type="checkbox"/> Special Permit*	<input type="checkbox"/> Final
<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Zoning Code Amendment	
<input type="checkbox"/> Zone Change	
<input checked="" type="checkbox"/> Variance	

*Special Permit Application submitted separately

Project Name: Proposed Subdivision and Site Plan Approval for Marian Shrine

Tax Map Designation:

Section 20.13 Block 1 Lot(s) 1
Section _____ Block _____ Lot(s) _____

Location: On the _____ side of _____,
_____ feet _____ of _____ in the
town/village of _____.

Street Address: 174 Filors Lane, Stony Point, NY 10980

Acreage of Parcel 160.49 Ac Zoning District R-25

School District _____ Postal District _____

Fire District _____ Ambulance District _____

Water District _____ Sewer District _____

Project Description: *(If additional space required, please attach a narrative summary.)*

See narrative attached.

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? Yes
- 2) Is any open space being offered? No If so, what amount? N/A
- 3) Is this a standard or average density subdivision? No

If site plan:

- 1) Existing square footage +/- 7,000,000 sf
- 2) Total square footage Approx. 13 Ac tree clearing; 11 Ac solar system
- 3) Number of dwelling units N/A

If special permit, list special permit use and what the property will be used for.

See separate Special Permit Application - Sect. 167-19 Public utility substations (use of ground mounted solar array)

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. No

Are there streams on the site? If yes, please provide the names. Hydrographic Category = Perennial

Are there wetlands on the site? If yes, please provide the names and type. Freshwater Pond; Riverine
Prior submission for subdivision made

Project History: Has this project ever been reviewed before? in May 2023; plans rev. and resubmitted

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

N/A

APPLICATION REVIEW FORM

Contact Information:

Applicant: Kai Nybro, Solar Project Developer, Core Development Group Phone # 551-315-3670

Address 860 Wyckoff Avenue, Ste. 200, Mahwah, NJ 07430

Street Name & Number (Post Office) State Zip code

Property Owner: Marian Shrine (Salesians of Don Bosco) Phone # 845-947-2200

Address 174 Filors Lane, Stony Point, NY 10980

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Anthony R. Celentano, P.L.S. Phone # 914-429-5290

Address 31 Rosman Road, Thiells, NY 10984

Street Name & Number (Post Office) State Zip code
Jennifer M. Knarich, Esq.

Attorney: Price, Meese, Shulman & D'Arminio, P.C. Phone # 201-391-3737

Address 50 Tice Boulevard, Ste. 380, Woodcliff Lake, NJ 07677

Street Name & Number (Post Office) State Zip code
Jennifer M. Knarich, Esq.

Contact Person: Price, Meese, Shulman & D'Arminio, P.C. Phone # 201-391-3737

Address 50 Tice Boulevard, Ste. 380, Woodcliff Lake, NJ 07677

Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

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

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|--|---|
| <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 checked="" type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above. Filors Lane and Haverstraw/Stony Point

Referral Agencies: (Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)

- | | |
|--|--|
| <input checked="" type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Comm. |
| <input checked="" type="checkbox"/> Adjacent Municipality <u>Stony Point, NY</u> | |
| <input type="checkbox"/> Other _____ | |

**All applicants must send copies of their applications and plans to:
Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

New Jersey
State of New York)
County of Bergen) ss.:
Town/Village of Township of Mahwah)

Kai Nybro, Solar Project Developer
Core Development Group, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/Village of
its boards, commissions, officers, employees, and consultants, to
entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings,
writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I 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.

3. Affidavit Pursuant to General Municipal Law Section 809. 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.

A. I certify that I am the owner, officer, member or agent of owner, 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:

B. There is no state officer, Rockland County officer or employee or town/village 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 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 town/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.

APPLICATION REVIEW FORM

C. 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 of the Town/Village of Haverstraw 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 None
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, 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 Town/Village of _____.

D. 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.

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

APPLICATION REVIEW FORM

5. Application Fee(s)

I, Kai Nybro, Core Development Group, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

***The following paragraph is optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of Haverstraw from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature

[Handwritten Signature]

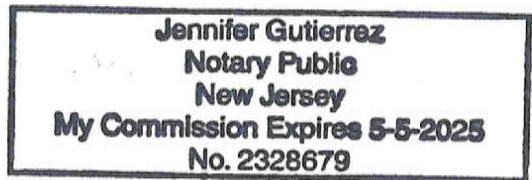
Print Applicant's Name

KAI NYBRO

SWORN to before me this

1st day of November, 20 23

[Handwritten Signature]
Notary Public



I have received from _____ the sum of _____ on this date

Reviewed by the _____ on _____ Municipal Clerk/Treasurer

Action Taken: _____

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Haverstraw, NY

I, Dennis D. Donovan being duly sworn, hereby
depose and say that I reside at: 174 Filors Lane, Stony Point, NY

in the county of Rockland in the state of New York

I am the (* Director) owner in fee simple of premises located at:
SALESIAN SOCIETY INC. dba MARIAN SHRINE
174 FILORS LANE, STONY POINT, NY 10980

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber of conveyances, page or as Instrument ID #

Said premises have been in my possession since 1945. Said premises are also
known and designated on the Town of Haverstraw Tax Map as:
section 20.13 block 1 lot(s) 1

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner Dennis Donovan, DIR.
Mailing Address SALESIAN SOCIETY INC. dba MARIAN SHRINE
174 FILORS LANE
STONY POINT, NY 10980

SWORN to before this

1 day of May, 2023

[Signature]
Notary Public

ANNMARIE BLASET CRUZ
Notary Public, State of New York
Qualified in Rockland County
Reg. No. 01CR6004760

My Commission Expires: June 30, 2024

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

20.17-1-6
Julissa Amaro
30 Woodlake Dr
Thiells, NY 10984

20.17-2-3
Joseph Brancato
3 Margaret Ln
Thiells, NY 10984

20.17-3-74
Silvio Chimbo Yupa
72 So Lilburn Dr
Garnerville, NY 10923

20.17-2-2
William D' Amelio
1 Margaret Ln
Thiells, NY 10984

20.13-1-2
Eric Dipaolo
69 Highlake Dr
Thiells, NY 10984

20.13-2-86
Alex Ereifej
24 So Lilburn Dr
Garnerville, NY 10923

20.17-3-70
Michael Finnerty
62 Madison Ave
Garnerville, NY 10923

20.17-3-73
Addison Golding
74 So Lilburn Dr
Garnerville, NY 10923

20.17-3-78
Raisa Gonzalea Pena
64 So Lilburn Dr
Garnerville, NY 10923

20.17-1-20
Naim Idrizi
9 Hemlock Ln
Thiells, NY 10984

20.17-1-5
Gregory Azzari
34 Woodlake Dr
Thiells, NY 10984

20.17-1-9
Edward Brignoni
18 Woodlake Dr
Thiells, NY 10984

20.17-2-5
Tarik Clyburn
7 Margaret Ln
Thiells, NY 10984

20.17-3-75
Robert De Giso
70 So Lilburn Dr
Garnerville, NY 10923

20.13-2-96
Ronald Diz
7 Phyllis Cir
Garnerville, NY 10923

20.17-1-3
Mary Ferlauto
42 Woodlake Dr
Thiells, NY 10984

20.17-1-24
Stacy Fitzgerald
6 Beverly Dr
Warwick, NY 10990

20.17-3-77
Angella Golding
66 So Lilburn Dr
Garnerville, NY 10923

20.17-3-71
Jose Gonzalez, Jr
69 So Lilburn Dr
Garnerville, NY 10923

20.13-2-83
Sijimon Jacob
30 So Lilburn Dr
Garnerville, NY 10923

20.17-3-76
Tamara Benoit Jean
68 So Lilburn Dr
Garnerville, NY 10923

20.13-2-89
Carmine & Linda Conforti Fam T
18 So Lilburn Dr
Garnerville, NY 10923

20.17-2-37
Christine Croyle
29 Bubenko Dr
Garnerville, NY 10923

20.13-2-95
Edward Delapp
5 Phyllis Cir
Garnerville, NY 10923

20.13-2-81
Robert Engel
34 So Lilburn Dr
Garnerville, NY 10923

20.17-2-39
Edwin Fernandez
121 North High St
Mount Vernon, NY 10550

20.17-2-7
Robert Fitzsimmons
11 Margaret Ln
Thiells, NY 10984

20.17-2-36
Fred Goncher
27 Bubenko Dr
Garnerville, NY 10923

20.13-2-85
Gilbert Hernandez
26 So Lilburn Dr
Garnerville, NY 10923

20.17-2-42
Sabu Jose
39 Bubenko Dr
Garnerville, NY 10923

20.13-2-92 Brian King 12 So Lilburn Dr Garnerville, NY 10923	20.13-2-90 James Lavery 16 So Lilburn Dr Garnerville, NY 10923	20.13-2-80 Christopher Linhart 36 So Lilburn Dr Garnerville, NY 10923
20.17-1-1 Yvette Lopez-Diaz 37 Highlake Dr Thiells, NY 10984	20.17-1-19 Jose Martinez 12 Pine Dr Thiells, NY 10984	20.17-2-6 Robert Mc Carthy 9 Margaret Ln Thiells, NY 10984
25.19-3-50 James Mc Kay 3 Phyllis Cir Garnerville, NY 10923	20.13-2-91 Carlos Medina 14 So Lilburn Dr Garnerville, NY 10923	25.19-3-51 Ewolff Michel 1 Phyllis Cir Garnerville, NY 10923
20.17-1-23 George Mulligan 3 Hemlock Ln Thiells, NY 10984	20.13-2-88 Talat Mureb 20 So Lilburn Dr Garnerville, NY 10923	20.13-2-84 Luke Nica 28 So Lilburn Dr Garnerville, NY 10923
20.18-3-1 North Rockland School Dist 65 Chapel St Garnerville, NY 10923	20.17-2-1 Francis O'Rourke 82 Suffern Ln Garnerville, NY 10923	20.17-1-4 Christine Olivier 38 Woodlake Dr Thiells, NY 10984
20.17-3-79 Kenneth Patterson 62 So Lilburn Dr Garnerville, NY 10923	20.17-3-2 Jeffrey Pierce 40 So Lilburn Dr Garnerville, NY 10923	25.19-3-43 Valentina Qama 9 Phyllis Cir Garnerville, NY 10923
20.17-1-10 Paul Ravo 14 Woodlake Dr Thiells, NY 10984	20.17-1-7 Ravo Family Trust 26 Woodlake Dr Thiells, NY 10984	20.17-2-4 Benjamin Riba 5 Margaret Ln Thiells, NY 10984
20.17-1-18 Miguel Rivera 8 Pine Dr Thiells, NY 10984	20.17-3-1 Paul Roman 38 So Lilburn Dr Garnerville, NY 10923	20.17-2-41 Steven Ruffino 37 Bubenko Dr Garnerville, NY 10923
20.13-2-87 Richard Ryan 22 So Lilburn Dr Garnerville, NY 10923	20.13-2-1 Manoj Samuel 10 Phyllis Cir Garnerville, NY 10923	20.17-2-40 Yves Taylor 35 Bubenko Dr Garnerville, NY 10923
20.13-2-82 Ahiana Tribio 32 So Lilburn Dr Garnerville, NY 10923	20.17-1-8 Hung Truong 22 Woodlake Dr Thiells, NY 10984	20.17-1-2 Timothy Tuckey 46 Woodlake Dr Thiells, NY 10984

26.43-1-86
Robert John Vandunk Jr
42 Coolidge St
Haverstraw, NY 10927

20.17-1-22
Catherine Welsh Trust -LR
5 Hemlock Ln
Thiells, NY 10984

20.17-1-21
Theresa Grace Wunderlich
7 Hemlock Ln
Thiells, NY 10984

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- Area Variance from the requirement of Section 167-9;
- Use Variance from the requirement of Section _____;
- Special permit per the requirements of Section 167-19 (separate application submitted);
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*) _____;

To permit construction, maintenance and use of Ground mounted solar array to generate electricity delivered directly to Orange and Rockland Utility grid.

Previous Appeal:

- a. A previous appeal ___ has, or has not, been made with respect to this property.
- b. Such appeal was in the form of:
 - ___ An AREA Variance; or
 - ___ A USE Variance; or
 - ___ Appeal from decision of Town Official or Officer; or
 - ___ Interpretation of the Zoning Ordinance or Map; or
 - ___ Other
- c. The previous appeal described above was appeal number _____, dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article III,
 Section(s) 167-9. Specifically, the applicant seeks a variance
 from the requirements from:

Dimension*	Column	Required	Provided
Lot frontage		125'	46.1'

*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? Yes

Describe: With the proposed subdivision access is limited (Suffern Place). The proposed use will not create any pedestrian or traffic impacts.

2. Is the variance substantial in relation to the zoning code? No

Explain: Considering the limited access per the proposed subdivision, the variance relief for lot frontage is not substantial because of the existing limited access (Suffern Place).

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? No

Explain: The proposed subdivision with required variance relief for lot frontage will not substantially change the character of the neighborhood or cause substantial detriment to adjoining property owners. The existing buffering along the property line will remain and the main access to the proposed subdivision will remain (Suffern Place).

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? No

Explain: The proposed subdivision with required variance relief for lot frontage as a result of the existing limited access (Suffern Place) cannot be overcome by some method other than a variance.

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? No

Explain: The proposed subdivision with the granting of variance relief will not affect the health, safety, or welfare of the neighborhood or community.

6. Will there be any affect on governmental facilities or services if this variance is granted? No

Describe: There will be no affect on governmental facilities or services if this proposed variance relief for frontage is granted.

7. Other factors I/we wish the Board to consider in this case are
See attached narrative.

B. USE VARIANCE *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because:

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are: _____

8. The annual taxes on the property are: _____

APPLICATION REVIEW FORM

9. The current income from the property is: _____

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of mortgage: _____
- b. Scheduled maturity (payoff) date: _____
- c. Present monthly payment amount: _____
- d. Current principal balance: _____
- e. Current interest rate: _____

11. Other factors I/we wish the Board to consider in this case are:

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

2. Nature of decision:

3. The decision described above is hereby appealed because:

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:

**TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR
SKETCH SITE PLAN APPLICATIONS**

ITEM #	SKETCH PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	Key Map: A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.	✓		
(B)	Structures, Wooded Areas & Topography: The location & dimension of existing & proposed buildings and structures including dimensions from all existing & proposed lot lines; wooded areas; all trees more than 6 inches in diameter measured 4ft. above ground & the topography within the portion to be developed & within 100ft. thereof at 2ft. contours.	✓		
(C)	Owners: The name of the owner of the subject property & all owners of property contiguous to & across existing or proposed streets from the subject property as disclosed by the most recent municipal tax records.	✓		
(D)	Identity: The Tax Map sheet, block & lot numbers & zone district.	✓		
(E)	Easements, Watercourses & Rights-Of-Way: The location of existing or proposed streets, roads, easements, public rights-of-way, streams, bridges, culverts, drainage ditches, natural watercourses, flood control			✓

	basins, floodways & floodplains in & within 200ft. of the development.			
(F)	Public Areas: Any existing or proposed parks, municipal lands, school sites, historic sites or other public areas shown on the duly adopted Master Plan and/or Official Map.			✓
(G)	Lots: The existing & proposed lot layout, lot dimensions, all required set back lines & lot areas of each lot (in square feet). Lots shall be by consecutive numbers for Minor & Major Subdivisions until given official lot number designations by the town.	✓		
(H)	Date of Original Plan & any revisions, current plan name & old plan name if submitted previously under a different title.	✓		

**TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR
PRELIMINARY SITE PLAN APPLICATIONS**

ITEM #	PRELIMINARY PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	Key Map: A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.	✓		
(B)	Lots: Lot layout, lot dimensions, all required setback lines & individual lot areas in square feet & acreage. Lots shall be designated by consecutive numbers until given an official lot number designation by the Town Tax Assessor.	✓		
(C)	Other Contents: The plan name, Tax Map sheet & date (if revision), block & lot numbers, date of plan preparation, scale, graphic scale & the following names & addresses: (1) Record owner(s) of property to be developed. If other than an individual, the corporate officers or partners or statutory agent. (2) The applicant (3) New York State licensed design professional who prepared the map, including seal, license number & signature.	✓		
(D)	Acreage: Acreage of tract to be developed to nearest hundredth of an acre	✓		
(E)	Elevations & Contours: Sufficient elevations & contours at 2ft. vertical intervals to determine the general slope & the natural drainage of the land & the high & low points for the entire tract & for a distance of 100ft. from the tract boundary. All elevations shall be based on United States Geological Survey datum.	✓		

(F)	<p>Existing & Proposed Features: The Site Plan shall show the location of all existing & proposed features, including but not limited to property lines, streets, buildings, structures, parking areas, driveways, curb cuts, watercourses, railroads, easements, bridges, culverts, drainpipes, sanitary sewers, water mains, power lines & any natural features such as wooded areas, trees over 6 inches in diameter (measured 4 ft. above ground) & rock formations. This data shall be determined by field and/or photogrammetric survey.</p>	✓		
(G)	<p>Streets: Preliminary plans & profiles at a scale of not less than 1 inch equals 50ft. horizontally & 1 inch equals 5ft. vertically, including cross sections every 50ft. or as specified by the town engineer of all proposed streets, curbs, gutters and/or sidewalks within the development & proposed connection with existing or future continuing streets. The radii distances of all street lines shall be shown.</p>	✓		
(H)	<p>Sewers, Drains & Ditches: Preliminary Plans & profiles at a scale of 1 inch equals 50ft. horizontally & 1 inch equals 5 ft. vertically of all proposed and existing sanitary sewers, storm drains, drainage ditches & streams within the development, together with the locations, sizes, elevations, grades & capacities of any existing sanitary sewer, storm drain, drainage ditch, stream or watercourse to which the proposed facility shall be connected. When brook or stream channel improvements are proposed or required, the plans shall be approved by the New York State Department of Environmental Conservation and the Planning Board where applicable.</p>	✓		
(I)	<p>Set Back Lines: All front, rear & Side Yard Lines shall be shown for all lots.</p>	✓		
(J)	<p>Deed Restrictions: A copy of any existing & proposed covenants or deed restrictions applying to the land being developed shall be submitted with the preliminary plans to the Planning Board.</p>			✓

(K)	Open Space: Any open space proposed to be dedicated for public use, playgrounds or other public purposes shall be shown on the plan.			✓
(L)	Support Capability: When deemed necessary to determine the suitability of the soil to support new construction, the Planning Board shall require test holes or borings to be made by a New York State Engineer or an approved testing laboratory at the expense of the applicant and under direction of the town.			✓
(M)	Parking: Indicate parking, loading docks, loading & unloading areas with dimensions, traffic patterns, access aisles, curb radii & bumpers.			✓
(N)	Solid Waste: Indicate location & design of existing & proposed methods of solid waste storage & disposal.			✓
(O)	Landscaping & Buffering: Indicate what will remain & what will be planted. Indicate common names of plant species, dimensions & spacing, approximate time of planting & maintenance plans.	✓		
(P)	Lighting: Indicate types of standards & fixtures, locations, radii of light & intensities in footcandles.			✓
(Q)	Signs: Indicate location, dimensions & details.			✓
(R)	Off Site Improvements: When the development is contingent upon improvements outside the boundaries of the lot or tract to be developed, certification shall be supplied by the applicant, prior to Planning Board's consideration, that the improvements have been agreed to by the owner of the land on which improvements are to be made.			✓

**TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR
FINAL SITE PLAN APPLICATIONS**

ITEM #	FINAL PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	Identification: Date, name & key map of the development, name of owner, scale & graphic scale. The final plan shall be drawn at a scale of not less than 1 inch equals 50ft.	✓		
(B)	Survey Data: Tract boundary lines, rights-of-way, lines of streets, easements, land to be reserved or dedicated to public use & all lot lines with accurate dimensions. Where appropriate, the bearings, distances, arc lengths, central angles, tangents & radii of all curves, lot lines & areas of each lot in square feet shall be shown	✓		
(C)	Public Use: The purpose of any easement or land reserved or dedicated for public use shall be indicated.			✓
(D)	Block & Lots: All section, block & lot numbers shall be fixed by the Town Assessor.	✓		
(E)	Monuments: Location & description of all required monuments shall be shown	✓		
(F)	Consent of Owner: Certification that the applicant is agent or owner of the land or that the owner has given consent to file said plan	✓		
(G)	Approval: When approval of a plan is required by any agency, whether municipal, county or state, approval shall be certified on the plat	✓		
(H)	Agreements: Agreements providing for ownership of common areas, including the perpetual maintenance and continuance of ownership.			✓

1
2
3

Project Narrative

11/2/2023

Town of Haverstraw Planning Board
Town of Haverstraw Zoning Board of Appeals
1 Rosman Road
Garnerville, NY 10923

RE : Marian Shrine – Subdivision Application and Site Plan Approval

Project Background and Structure

Beginning in 2021, Core Development Group has been working with the leadership at the Marian Shrine to develop a ground mounted solar array on its property at 174 Filors Lane. The solar project would generate electricity delivered directly to the Orange and Rockland utility grid. Monetary credits created by this power generation would be applied to the utility bills of remote (off-site) participants at a discounted rate. This transaction is made possible through participation in New York's Remote Crediting program.

Design and Site Considerations

Projects participating in the Remote Crediting Program are limited to 5 MW AC in size. For a ground mount system such as the one proposed, this translates to approximately 15 acres of land. Core Development Group and the Salesians of Don Bosco have agreed upon a land lease option to accommodate this solar land use. The lease would cover approximately 15 acres of the proposed subdivided lot totaling 37.91 acres. The total property area is 160 acres (spanning both the Town of Stony Point and the Town of Haverstraw) and the subdivision proposed will be located in the far southern portion of the property (entirely within the Town of Haverstraw's boundaries). In addition to an agreed-upon annual lease rate (per acre), Core has committed to providing an additional benefit for the Salesians to use to further their mission to help their local community. Details of this benefit have not yet been finalized.

Utility Requirements and Cost Considerations

Initially, Core Development Group approached O&R utilities with a proposal to connect to their local lines at Filors Lane, at the Northern edge of the Marian Shrine property. This design included nearly one mile of upgraded utility lines and was not feasible to the project due to extremely high cost. As an alternative, Core proposed a new point of interconnection to the south-west on Suffern Lane. This reduced distance and cost significantly, thereby making the project feasible once again. However, utility regulations require that in order to allow this new utility service entrance, the served parcel must be a legally-defined separate parcel. Due to this requirement, and with the support of the leadership at the Marian Shrine, we are seeking a subdivision of the property.

Subdivision Details and Variance

Core proposes a subdivision of the Marian Shrine property along an east-west line just North of the leased area (with sufficient set-back, as required by code). An examination of sub-division requirements has revealed that our proposal will comply with all zoning regulations but for the required road frontage, which 125' of road frontage is required and proposed road frontage is 46.1'. This will require variance relief from the Town of Haverstraw Zoning Board of Appeals. Further details are available in the included survey and subdivision plat drawings.

Site Plan Approval

In parallel with approval for subdivision, Core will be pursuing site plan approval for the project. Core proposes to build a 5 MW AC fixed-tilt ground-mounted solar array at the site. The project will be split into two arrays - East and West - and shall be constructed in locations on the property that are currently wooded. In order to accommodate the solar array, approximately 13 acres of trees will be cleared. The land is gently sloping and will require minimal grading. An underground electrical pathway will connect the two arrays and proceed to the southwest to a point of interconnection with the existing local utility infrastructure on Suffern Lane.

A Special Use Permit application is being simultaneously submitted to the Town Board for consideration and approval.

Thank you for your consideration in this matter. Please direct any questions or communications to:

Kai Nybro, Project Developer
Core Development Group
860 Wyckoff Ave.
Mahwah, NJ 07430
(551) 315-3670
knybro@coredevusa.com

TOWN OF HAVERSTRAW PLANNING BOARD
One Rosman Road
Garnerville, NY 10923
(845) 942-3710

Annette Hendrie, Chief Clerk to the Boards
November 17, 2023

**Please be advised the Town of Haverstraw Planning Board
Declared Intent to Be Lead Agency at its November 08, 2023 Meeting.**

Enclosed Please find the following documents for your review:

- 1. Planning Board Application dated November 02, 2023**
- 2. Project Narrative dated November 02, 2023**
- 3. Short EAF Part I dated November 01, 2023**
- 4. Subdivision Plan dated January 17, 2023**
- 5. Site Plan dated November 02, 2023**
- 6. List dated November 17, 2023**

Intent to Be Lead Agency Review

Mailing: Certified, Return Receipt

Dated: November 17, 2023

**Re: Marian Shrine
174 Filors Lane
Section: 20.13 Block: 1 Lot: 1**

Rockland County Dept. of Planning

**50 Sanatorium Rd., Bldg. T
Pomona, NY 10970
Attention: Michael Kezner
(845) 364-3448**

Rockland County Highway Dept.

**23 New Hempstead Road
New City, NY 10956
Attention: Joe Arena
(845) 638-5060**

Rockland County Drainage Agency

**23 New Hempstead Road
New City , NY 10956
Attention: Shajan Thottakra
(845) 638-5081**

Rockland County Environmental Resources

**50 Sanatorium Road, Bldg. K
Pomona, NY 10970
Attention: Allan Beers
(845) 364-2670**

Rockland County Environmental Resources (Parks)

**50 Sanatorium Road, Bldg. A – 6th Floor
Pomona, NY 10970
Attention: Michael DiMola
(845) 364-2673**

Rockland County Dept. of Health

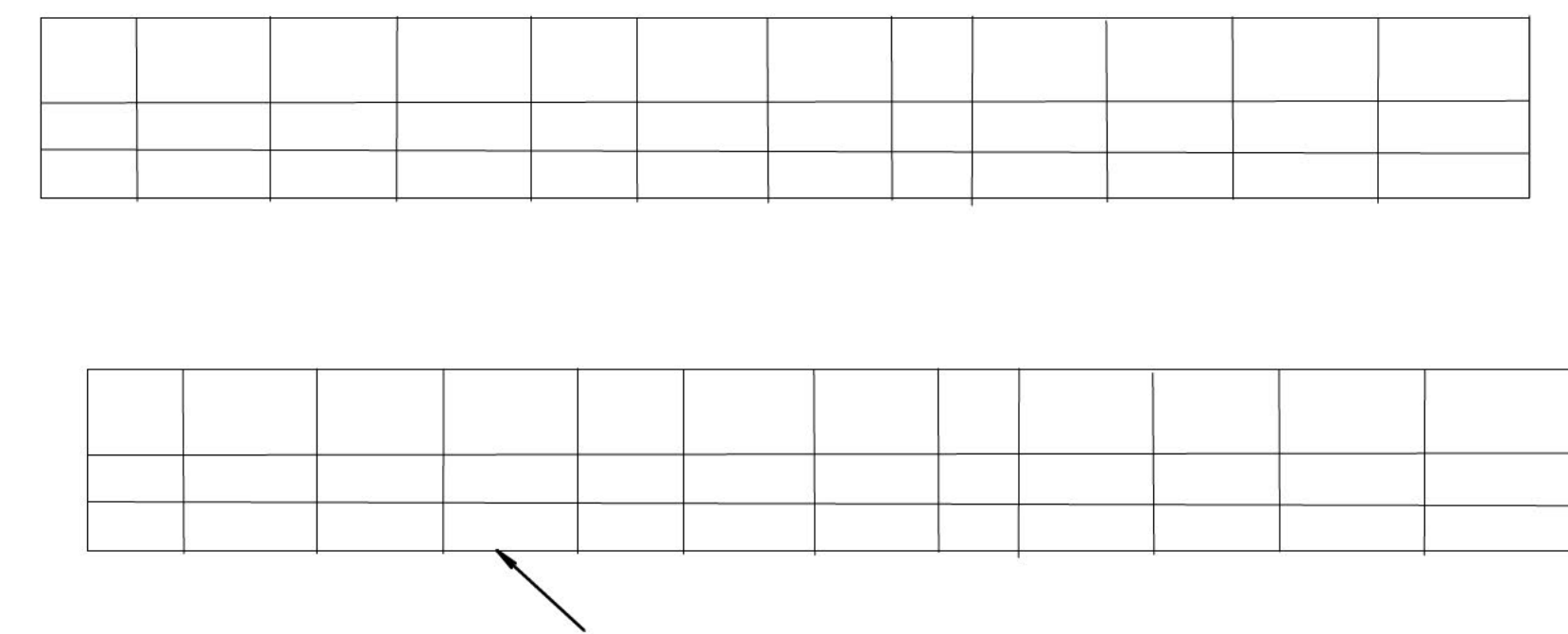
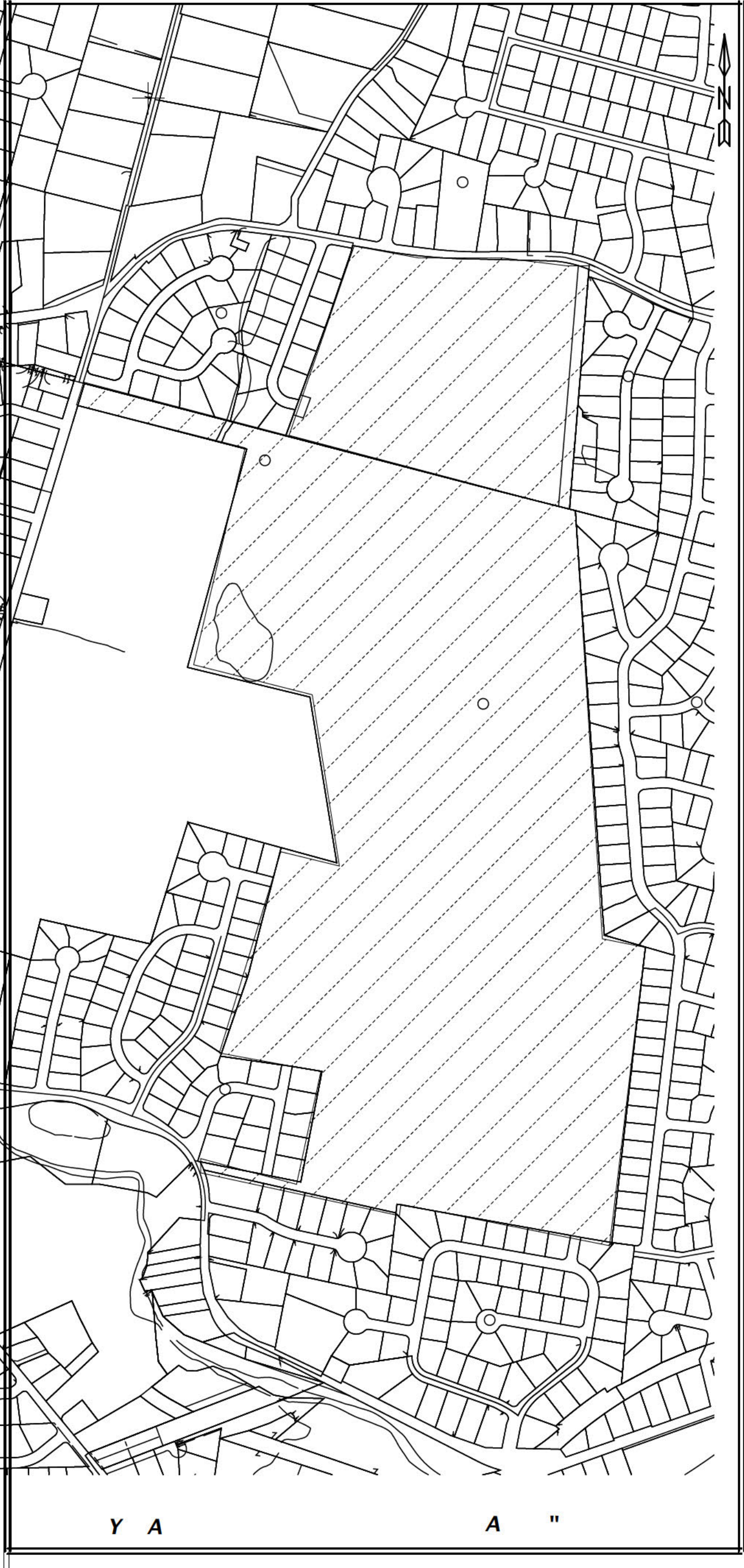
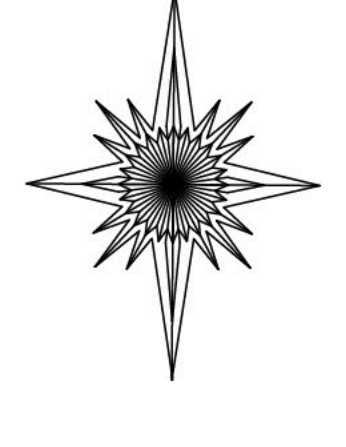
**PO Box 350 –
50 Sanatorium Road, Bldg. D
Pomona, NY 10970
Attention: Liz Mello
(845) 364-2512**

Rockland County Office of Fire & Emergency Services

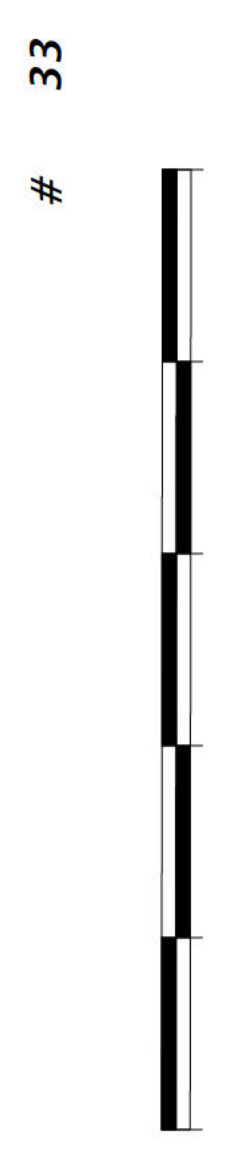
**35 Firemens Memorial Drive
Pomona, NY 10970
Attention: Chris Jensen
(845) 364-8800**

MUNICIPALITIES

1. **Town of Stony Point**
74 East Main St.
Stony Point, NY 10980

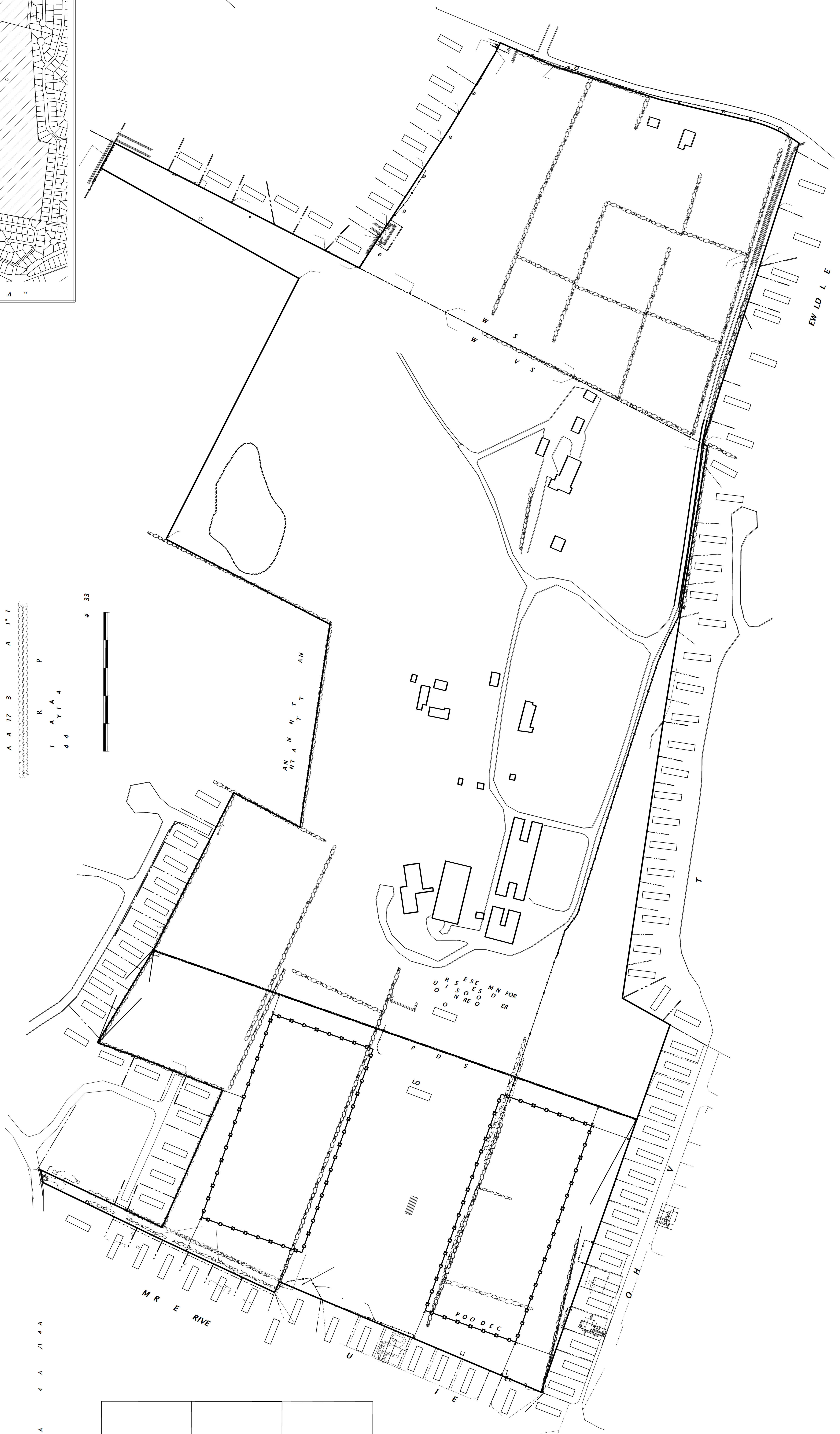


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PLANNING BOARD RESOLUTION

Application of Cross Life Church (“Applicant”)
2 Ridge Road, Thiells, New York (“Property”)
Section 19.16, Block 1, Lot 15
R-120 Zoning District

WHEREAS, the Applicant has submitted a site plan application to the Town of Haverstraw Planning Board for the proposed construction of a 30 feet by 40 feet 5 inches one-story addition and a basement for storage under the addition to an existing church, and

WHEREAS, a duly noticed public hearing was opened on this application at the ZBA’s regular meeting on July 12, 2023 and continued to the ZBA’s September 13 and December 13, 2023 meetings, and members of the public having the opportunity to appear and be heard, the public hearing was closed on December 13, 2023, and

WHEREAS, in support of the application, the Applicant submitted (i) a signed and sealed plan by Anthony R. Celentano, P.E. entitled “Proposed Planimetric Plan for Cross Life Church” dated October 23, 2018 and last revised November 11, 2019 and (ii) a signed and sealed plan set by John Perkins, R.A. dated October 27, 2023 and last revised November 2, 2023 consisting of: (a) Cellar Floor Plan (Sheet 1 of 4), (b) Main Floor Plan (Sheet 2 of 4), (c) Front & Right Side Elevations (Sheet 3 of 4) and (d) Rear & Left Side Elevations (Sheet 4 of 4) (hereinafter collectively referred to as the “Approved Plans”), and

WHEREAS, in accordance with General Municipal Law §§ 239-l and -m, this application was referred to the Rockland County Department of Planning, which responded by letter dated July 24, 2023 recommending certain modifications that are addressed as follows:

1. The Applicant has complied with comment 1 of the Rockland County Highway Department’s July 10, 2023 letter by demonstrating to the satisfaction of the Town Engineer that the existing/proposed drainage system on the lot is adequately designed to produce no net increase in the peak rate of discharge from the site at all design points. As a condition of this resolution, the Applicant shall secure a road work permit from the Rockland County Highway Department.
2. As a condition of this resolution, the Applicant shall submit its proposed plan and any other required information to the Rockland County Drainage Agency and obtain any required permits.
3. As a condition of this resolution, the Applicant shall submit its proposed plan and any other required information to the Rockland County Department of Health to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
4. As a condition of this resolution, prior to the start of construction or grading, the Applicant shall ensure all soil and erosion control measures are in place for the site meeting the latest edition (November 2016) of the New York State Standards for Erosion and Sediment Control to the satisfaction of the Town Engineer.
5. There will be no net increase in the peak rate of discharge from the site at all design points.

6. The Town Fire Inspector has reviewed the plans and is satisfied that the site – which is an existing, operating church – is designed in a safe manner and that there is easy access to the structure in the event of an emergency.
7. The parking spaces are an existing condition and the Town is not aware of any hazards to vehicles traveling along this area. Notwithstanding such, the Town has required the Applicant to move the parking spaces further back into the Property than they currently exist and as a condition of this resolution the Applicant will be required to enter into an easement agreement with the Town to formalize the use of the Applicant’s property and Town property for access purposes.
8. The parking spaces have been moved further back into the Property to alleviate this concern.
9. The Zoning Board – the appropriate agency to consider this comment as having appellate jurisdiction over the zoning determinations of the Building Inspector – determined in its resolution that: “[t]his use has been existing on the Property since before the Town Board enacted Zoning Code § 167-58(D)(2) governing parking for houses of worship and associated screening. The Applicant is not proposing any new parking or new parking locations as part of this project, only to clearly delineate the parking spaces in the area where parking has historically existed. Accordingly, the parking spaces without landscaping is a legal nonconforming condition and landscaping is not required to be implemented as part of this proposed project to construct an addition to the existing structure. Further, as noted by County Planning, the abutting property is owned by the Town and therefore no neighboring property owners will be impacted by the lack of landscaping, which is an existing condition.”
10. To the extent the Applicant has not already done so, as a condition of this resolution, the Applicant shall clearly delineate, to the satisfaction of the Building Inspector, the areas designated for snow removal and compilation of snow piles.
11. The Applicant is not proposing any new signage, just possibly the relocation of existing signage related to the existing church use.
12. As a condition of this approval, the Applicant shall only utilize plants that are native to New York for the required landscaping.
13. This is an existing structure and use on the property, and therefore the Planning Board does not anticipate any impacts from this small addition to any significant biodiversity areas. Further, this is a Type II action pursuant to the State Environmental Quality Review Act, which is a conclusive determination the action will not have any significant adverse environmental impacts.
14. Due to the low intensity nature of the use and the relatively small number of congregants, the Applicant does not generate enough waste to require a dumpster. There is a garbage can at the side of the building that will remain.
15. The Applicant has subsequently submitted full-sized plans to the satisfaction of the Planning Board.
16. The Planning Board and the Town will comply with the requirements of General Municipal Law § 239-m.
17. The Planning Board, the Town and the Applicant shall comply with the requirements of the County Executive’s Executive Order 01-2017 dated May 22, 2017.
18. To the extent not already addressed, as a condition of this resolution the Applicant shall revise the plans to address County Planning’s observational comments.

WHEREAS, having made personal inspection of the premises and being familiar therewith and after duly considering all the proofs and evidence before it, this Board determines as follows:

IT IS HEREBY RESOLVED, this is a Type II action under the State Environmental Quality Review Act and therefore no further action is required;

AND BE IT FURTHER RESOLVED, based upon the foregoing, the application for preliminary and final site plan approval to construct an addition to the existing structure and a basement below the addition for storage are granted with the following limitations and conditions:

1. Prior to the signing of the Approved Plans by the Planning Board Chairman, the following conditions must be met:
 - a. Applicant shall comply with all rules, regulations and requirements of any and all agencies, entities, departments, boards and municipalities with jurisdiction over the Proposed Project, and this approval is conditioned upon the Applicant receiving any and all approvals/permits required by such agencies without material deviation from the Approved Plans.
 - b. The Applicant shall pay all outstanding monies owed to the Town in connection with the Planning Board and its consultants and staff processing, reviewing and preparing documentation on this application, if any.
 - c. No portion of any approval by the Planning Board shall take effect until (1) all of the above-stated conditions are met, (2) the Approved Plans are signed by the Chairman of the Planning Board and (3) the Approved Plans signed by the Chairman of the Planning Board are filed with the Building Department.

2. Prior to issuance of a building permit, the Applicant shall complete the following:
 - a. In accordance with Town Code § 137-96(A) and § A173-10(D), the Applicant shall provide a performance bond in a form satisfactory to the Planning Board attorney and in an amount satisfactory to the Town Consulting Engineer based upon the cost estimate of the site improvements as shown on the Approved Plans to ensure adequate completion of these improvements.
 - b. In accordance with Town Code § A173-16(B), the Applicant shall provide escrow established based upon a percentage of the Town Consulting Engineer's cost estimate to ensure the site improvements can be inspected for compliance with the Approved Plans.
 - c. The Applicant shall enter into an Easement Agreement with the Town, in a form satisfactory to the Planning Board Attorney and Town Engineer, to formalize the longstanding use of the Town right-of-way and the Applicant's property that currently serves as access.
 - d. The Applicant shall comply with all of the conditions of this resolution enumerated in the discussion of the responses to County Planning's comments set forth above.

3. The basement shall not be used as habitable space but only for storage.

4. The Applicant shall direct its congregants to only use the vehicular access designated on the site plan and not to have vehicles enter or exit the Property from other portions of the right-of-way abutting the designated parking spaces.
5. The granting of this application shall not be deemed to relieve the Applicant of the need to obtain approvals or permits of any other board, agency or officer as prescribed by law or ordinance with regard to the Approved Plan or construction or any other phase of the project. Further, the granting of this application shall not be deemed to relieve the Applicant of the need to comply with any and all other local, state and federal requirements, including but not limited to compliance with the New York State Uniform Code and any applicable regulations related to the proposed use, location or construction.
6. All work shall be in strict compliance with the Approved Plans and all rules, regulations, laws and ordinances governing the Site Plan and construction on the site. In the event the Town Consulting Engineer, Superintendent of Highways and Building Inspector agree that, as a result of conditions in the field, field changes are necessary to complete the work of the Site Plan and if in the opinion of the Town Consulting Engineer and Building Inspector such field changes are minor and do not have any material negative impact on the overall design of the Site Plan, traffic circulation and/or drainage of the site, including but not limited to roads, sewers and drainage, then the Town Consulting Engineer and Building Inspector may, upon the filing of amended plans which reflect such field changes, allow such changes. In all other circumstances any deviation from or change in the approved plans shall require application to this Board for amendment of this approval.
7. No work may be commenced on any portion of the site without first contacting the Building Inspector and Town Consulting Engineer to ensure that all permits and approvals have been obtained and all permit fees paid and to establish an inspection schedule. Failure to comply with this provision shall result in the immediate revocation of all permits issued by the Town along with the requirement to reapply (including the payment of application fees) for all such permits, the removal of all work performed and restoration to its original condition of any portion of the site disturbed and such other and additional civil and criminal penalties as the courts may impose.
8. The Property shall be inspected by the Building Inspector, the Town's Consultant Engineer, and any other consultants or professionals deemed necessary or appropriate by the Building Inspector to ensure that all construction, improvements and modifications were done in accordance with all applicable Federal, State and Local laws and regulations and all professional standards and guidelines prior to the field being operational.
9. This application is granted subject to the accuracy of the representations made by the Applicant and its representatives to the Planning Board in its written submissions and during the public hearing and if any material representation, whether or not it is included in this Resolution, is found to be inaccurate, at the discretion of the Planning

Board the Applicant shall be required to make an application for an amended approval.

10. This Resolution shall be of no force or effect unless and until there is full compliance with all of its requirements and conditions.

Dated as of December 13, 2023

Chairman Corallo

In Favor:

Opposed:

Absent: