

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.
ATTORNEYS AT LAW

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TICE CORPORATE CENTER
50 TICE BOULEVARD
SUITE 380
WOODCLIFF LAKE, NEW JERSEY 07677
PHONE: 201-391-3737
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115 EAST STEVENS AVE
SUITE 109
VALHALLA, NEW YORK 10595

89 HEADQUARTERS PLAZA NORTH
SUITE 1446
MORRISTOWN, NJ 07960

PLEASE RESPOND TO WOODCLIFF LAKE OFFICE

November 2, 2023

Via Federal Express

Ms. Annette Hendry
Planning Board Secretary
Town of Haverstraw
One Rosman Road
Garnerville, NY 10923

**Re: Core Development Group / Marian Shrine
174 Filors Lane, Town of Haverstraw, NY**

Dear Ms. Hendry:

As you are aware, this office represents Core Development Group ("Applicant") in connection with its Application for a proposed Minor Subdivision for property located at 174 Filors Lane. The Applicant is seeking to subdivide the Property in order to install a proposed ground mounted photovoltaic system of which said proposed installation would be located entirely on a portion of Marion Shrine property which is located in the Town of Haverstraw. In addition, the Applicant is also seeking to Site Plan Approval from the Planning Board along with Variance relief from the Zoning Board of Appeals, and Special Permit approval from the Town Board. In connection therewith, enclosed please find the following documents:

1. Eighteen (18) copies of the Completed Subdivision, Site Plan, and Variance Application with attached checklists and project narrative;
2. Eighteen (18) copies of the Special Permit Application;
3. Eighteen (18) copies of the Short Form EAF;
4. Eighteen (18) copies of Boundary Survey prepared by Anthony R. Celentano P.L.S. dated 1.17.23;
5. Eighteen (18) copies of Proposed Subdivision Plan prepared by Anthony R. Celentano, P.L.S. dated 9.26.23;
6. Eighteen (18) copies of Proposed Site Plan consisting of 10 pages prepared by Plum Engineering Inc. dated 11.2.23;

7. Informational Case Study Packet entitled, "Bringing Solar to a Challenging Site" prepared by DCE Solar undated;
8. Informational Case Study Packet entitled, "Community Solar Farms" prepared by DCE Solar undated;
9. Photo Inventory with photo location map of existing site
10. Check made payable to the Town of Haverstraw in the amount of \$350.00 for the preliminary submission fee;
11. Check made payable to the Town of Haverstraw in the amount of \$300.00 for the final application submission fee;
12. Check made payable to the Town of Haverstraw in the amount of \$400.00 for the variance fee; and
13. Check made payable to the Town of Haverstraw in the amount of \$75.00 for the special permit fee.

Kindly advise when a review of the enclosed materials has been completed and please confirm appearance is required on at the 10/9 Planning Board meeting as discussed at the 10/26 Work Session meeting. If you require anything further or have any questions or comments, please do not hesitate to contact me. Thank you for your attention to this matter.

Very truly yours,
Jennifer Knarich
Jennifer M. Knarich

jag/enc.

cc: Client (via email)
Rockland County Highway Department (w/enc. via Federal Express)
Rockland County Commissioner of Planning (w/enc. via Federal Express)
Town of Stony Point (w/enc. via Federal Express)
Orange & Rockland (w/enc. via Federal Express)

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

Existing Sq. Footage +/- 7,000,000 sf Acreage of Parcel (s) 160.49 Ac
 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

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

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

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 ~~Rockland~~ 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

15th day of November, 20 23

[Handwritten Signature: Jennifer Gutierrez]
Notary Public

Jennifer Gutierrez
Notary Public
New Jersey
My Commission Expires 5-5-2025
No. 2328679

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

Municipal Clerk/Treasurer

Reviewed by the _____ on _____

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

Annamarie Blaset Cruz
Notary Public

ANNMARIE BLASSET CRUZ
Notary Public, State of New York
Qualified in Rockland County
Reg. No. 01CR6004760
My Commission Expires: June 30, 2026

* 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 Aniana 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.			✓

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

HOWARD T. PHILLIPS, JR.

Supervisor

ISIDRO CANCEL
JOHN J. GOULD
Councilmen

MICHAEL J. GAMBOLI
Director of Finance

VINCENT J. GAMBOLI
JOHNNY ORTIZ
Councilmen

WILLIAM M. STEIN
Town Attorney

APPLICATION TO HAVERSTRAW TOWN BOARD FOR :

SPECIAL PERMIT
 CONDITIONAL USE

STATEMENT OF OWNERSHIP AND INTEREST

The applicant (s) Core Development Group (is) (are) the Lessee

~~owner~~(s) of the property situated at the following address :

174 Filors Lane
Stony Point, NY 10980

REQUEST

The applicant requests a special permit/conditional use for the above described property under the provisions of section 167-19 of the Zoning Ordinance (Local Law) for the following purpose(s) :

Public utility substations - use of a ground mounted solar array to generate electricity delivered directly to Orange and Rockland Utility grid.

shown on the attached plan drawn to scale.

APPLICANT/REPRESENTATIVE SIGNATURE

Kai Nybro
Solar Project Developer
Core Development Group

DATE 11/1/13

REASON FOR REQUEST :

The applicant alleges that the approval of said special permit/conditional use would be in harmony with the intent and purpose of said Zoning Ordinance (Local Law) and that the proposed use conforms to the standards prescribed therefore in said ordinance and would not be detrimental to property or persons in the neighborhood for the following reasons :

- The proposed use is of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and shall not be detrimental to the site or adjacent properties in accordance with the zoning classification of such properties based on the following facts :
The system would encompass approximately 11 acres of land within a total property area of 160 acres (approximately 38 acres of proposed subdivided lot). The existing buffering along the property will remain and the system's location on the site will not be detrimental to the site or adjacent properties and uses. The system will directly serve the Orange and Rockland grid.
- The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access such streets is such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous based on the following facts :

See above; main access to the property will remain. The proposed use will not create any pedestrian or traffic impacts. Access to the site will be limited to maintenance and repair of the ground system.

- The location and height on buildings; the location , nature and height of walls and fences; the nature and extent of landscaping on the site is such that the use will not hinder or discourage the development and use of adjacent land based on the following facts :
See above; bulk requirements with regard to the structures (open steel rack with no foundations) will be met, and fencing requirements will be in accordance with applicable state and/or federal law. The existing buffering will remain and the proposed use will not hinder the development or use of the remaining portion of the property or adjacent properties. To the contrary, the placement of the system will allow for further use and development of the existing site.

SPECIAL FEATURES

In addition to meeting the standards prescribed by the Zoning Ordinance (Local Law), the applicant will provide compliance with the provisions of Section 167-19 in order that the public health, safety and welfare will be further served.

11/1/23
Date

[Signature]
Signature

800 WYCKOFF AVE, SUITE 200
MANHATTAN, NJ 07930
Mailing Address

Jersey
State of New ~~York~~)
Bergen)ss :
County of ~~Rockland~~)

Sworn to me this 1st day of November 20 23

Notary Public, State of New York Jersey

[Signature]

The undersigned agrees to an extension of the statutory limit for placement on the agenda and for scheduling a Public Hearing :

Applicant/Representative _____ Date _____



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Core Development Group - Marian Shrine Solar			
Name of Action or Project: Marian Shrine - 5 MW Ground Mount Solar Array			
Project Location (describe, and attach a location map): 174 Filors Lane, Stony Point, NY 10980. Array to be constructed over approximately 13 acres at the far southern end of a 160 acre property.			
Brief Description of Proposed Action: Core Development Group proposes to build a 5 MW AC fixed-tilt ground-mounted solar array at the location listed above. The project will be split into two arrays - East and West - and shall be constructed in locations 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. This project will require a property subdivision to achieve utility compliance as well.			
Name of Applicant or Sponsor: Kai Nybro - Project Developer, Core Development Group		Telephone: (551) 315-3670 E-Mail: knybro@coredevusa.com	
Address: 860 Wyckoff Ave, Suite 200			
City/PO: Mahwah	State: NJ	Zip Code: 07430	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: DEC, NYSERDA, Rockland County Planning, Town of Stony Point		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		160 acres	
b. Total acreage to be physically disturbed?		13 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		15 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): School, Religious			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
<u>The proposed solar facility will generate electricity, not consume it.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			
The proposed project does not require any potable water to operate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
The proposed project will not produce any wastewater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
There is an existing 1.88 acre pond and 2.76 acres of wetlands on the property. These features are approximately 1500' away from the proposed project area at the closest point.			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

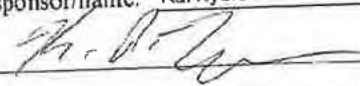
Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

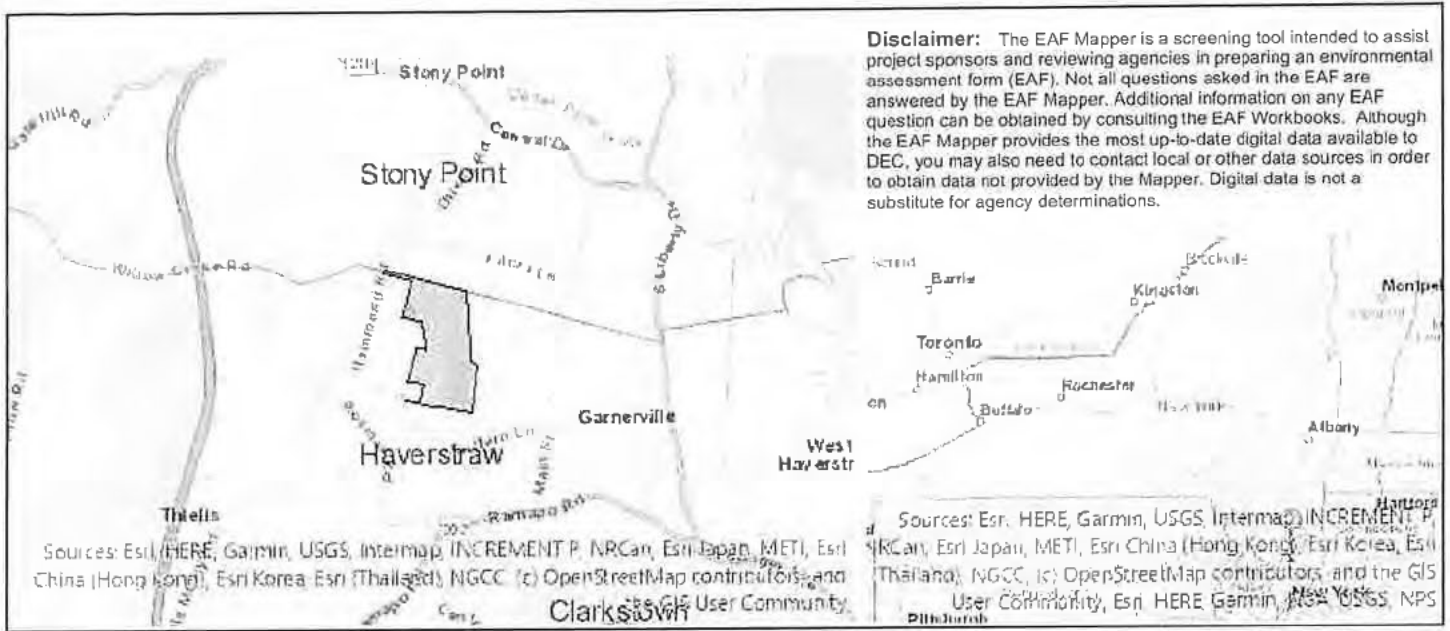
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: The proposed project will not redirect any stormwater flows. The ground cover shall remain pervious and shall be stabilized both during and post construction. A SWPPP will be provided to demonstrate the overall behavior of any runoff.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Kai Nybro Date: 11/1/23

Signature:  Title: Project Developer

PRINT FORM



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



Bringing Solar to a Challenging Site

Madison Solar Array — Canastota, NY
Project Size: 2.4 MW on a site with varying terrain changes

Elevating the Future for Solar



Elevating the Future for Solar |  Made in America

Overview

One of the greatest obstacles facing the energy industry when it comes to implementing solar energy is the availability of appropriate sites. Steep terrain can negatively impact optimum energy collection - and ultimately total yield - from an array.



If a solar energy field doesn't collect enough energy to offset the costs of installation and maintenance, other forms of fuel such as coal and petroleum make stronger financial sense. This was precisely what EPC Pfister Energy was facing at a project site in upstate New York.

The Challenge

THE SELECTED SITE WAS filled with a variety of grade and terrain changes, which would have been expensive to eliminate with heavy-duty construction equipment.

REAL ESTATE COSTS in the area eliminated the purchase of a new site as a feasible option for the new solar array - the installation would have to make the best of a difficult situation.

The Solution

THANKS TO DCE SOLAR'S CONTOUR SYSTEM — a significant portion of the site would not need to be graded. Contour's adaptable base was able to accommodate up to a 20-degree slope, at variable rates, without sacrificing position for optimum collection and yield.

THE COST SAVINGS DELIVERED by the portion of the project that could do without grading made it possible for Pfister Energy to grade only the most challenging portions of their client's site and expand the overall size and capacity of the total project.



The Results – Ahead of the Curve Energy Production

THE ENERGY PRODUCED BY the new solar array at the utility company's site can power approximately 1,800 average households.

To learn more about our products and services designed for solar energy, please visit us online at **DCESolar.com** or call us at **704-659-7474**.

Elevating the Future for Solar



Elevating the Future for Solar |  Made in America



Community Solar Farms by DCE Solar

Elevating the Future for Solar



Elevating the Future for Solar |  Made in America

Overview

Ease of installation is paramount to ensuring a higher ROI for solar racking projects. When Renovus Solar discovered the innovative design of the Contour system from DCE Solar, they quickly made the decision to only utilize DCE Solar's racking solutions for their solar installations.



"We've installed nearly two thousand PV systems since 2003 and have tried every racking product on the market," stated Robb Jetty, Chief Commercial Officer of Renovus Solar. "Our installers say that DCE Solar is the best combination of quality and ease of installation available."

The four Renovus Solar projects featured in this case study utilized **DCE Solar's Contour DB**.

Contour is the most topographically adaptable ground mount PV racking system and can handle up to a 20% grade, saving time and money with less site grading required.

SOLAR FARM 1

Newfield, NY



SOLAR FARM 2

Ithaca, NY



SOLAR FARM 3

Trumansburg, NY



VECTOR

Ithaca, NY



All photos courtesy of Renovus Solar.

To learn more about our products and services designed for solar energy, please visit us online at **DCESolar.com** or call us at **704-659-7474**.

Elevating the Future for Solar

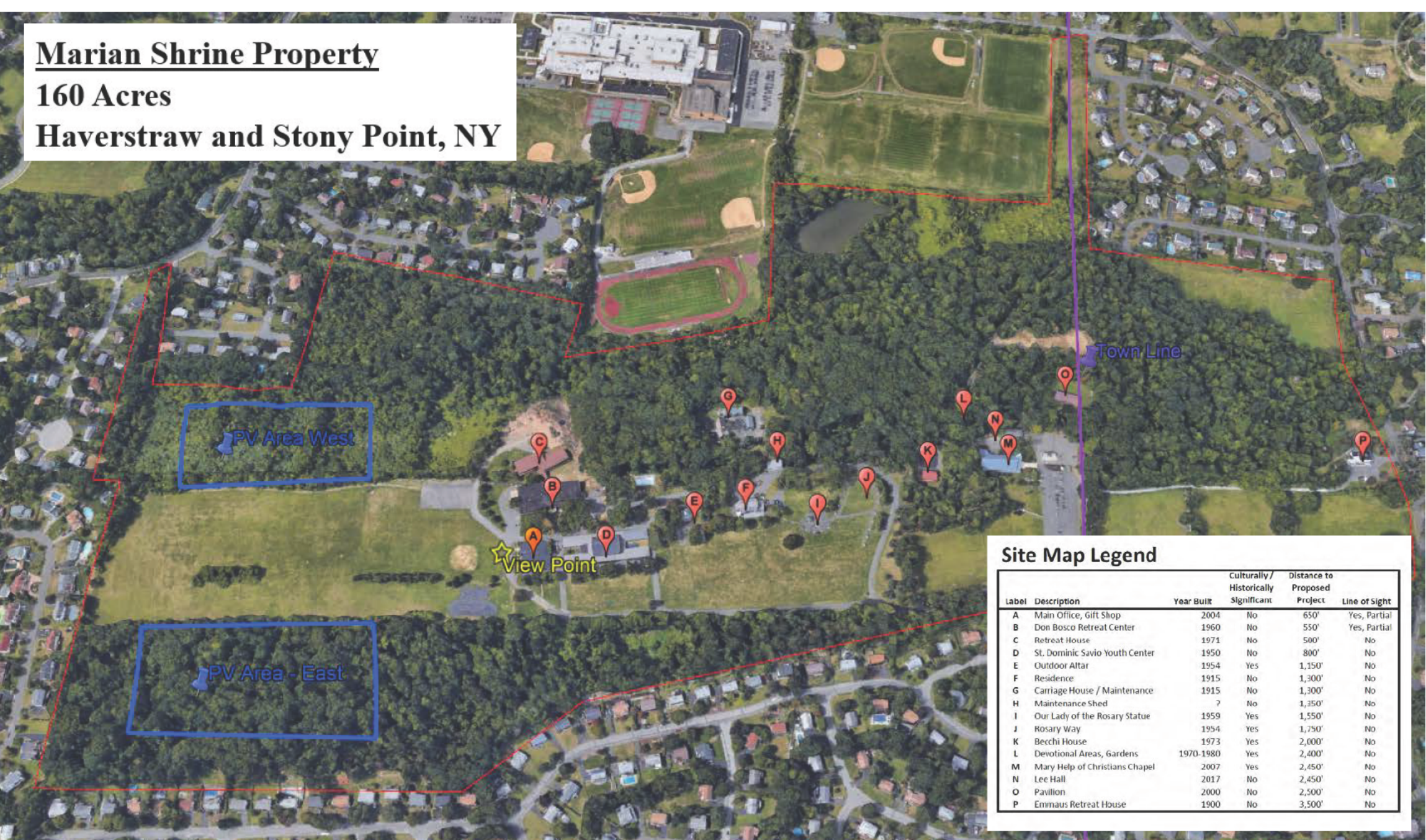


Elevating the Future for Solar |  Made in America

Marian Shrine Property

160 Acres

Haverstraw and Stony Point, NY



Site Map Legend

Label	Description	Year Built	Culturally/ Historically Significant	Distance to Proposed Project	Line of Sight
A	Main Office, Gift Shop	2004	No	650'	Yes, Partial
B	Don Bosco Retreat Center	1960	No	550'	Yes, Partial
C	Retreat House	1971	No	500'	No
D	St. Dominic Savio Youth Center	1950	No	800'	No
E	Outdoor Altar	1954	Yes	1,150'	No
F	Residence	1915	No	1,300'	No
G	Carriage House / Maintenance	1915	No	1,300'	No
H	Maintenance Shed	?	No	1,350'	No
I	Our Lady of the Rosary Statue	1959	Yes	1,550'	No
J	Rosary Way	1954	Yes	1,750'	No
K	Becchi House	1973	Yes	2,000'	No
L	Devotional Areas, Gardens	1970-1980	Yes	2,400'	No
M	Mary Help of Christians Chapel	2007	Yes	2,450'	No
N	Lee Hall	2017	No	2,450'	No
O	Pavilion	2000	No	2,500'	No
P	Emmaus Retreat House	1900	No	3,500'	No

Marian Shrine Property

Support for CRIS Report – Cultural Heritage

Photo Documentation



Photo was taken from location indicated on the accompanying site map. The shaded areas indicate the approximate positioning of the East and West arrays, in areas which are currently wooded.



Reverse view from previous. Photo taken from upper field, looking North at the Main Office and the Don Bosco Retreat Center. These are the only structures on site which would have any line of sight to the proposed project. Neither structure is culturally significant.



Don Bosco Retreat Center building, showing the southern and eastern facades.



Main Office building, showing Southern façade. As one exits the doors, one would have a limited line of sight to the proposed arrays.



The Retreat House sits at a lower elevation, down a sloped driveway. There is no line of sight from this location to the proposed project, nor is this building culturally significant.



The St. Dominic Savio Youth Center, as seen from the Southeast. There is no line of sight to the project.



The Outdoor Altar. This space holds services for large numbers of guests and was built in 1954. It sits over 1000' from the nearest point of the proposed solar project and there is no line of sight.



Construction began on the Way of the Rosary in 1954. It features many statues for visitors to view. This area is approximately 1750' from the closest point of the solar array and there is no line of sight.

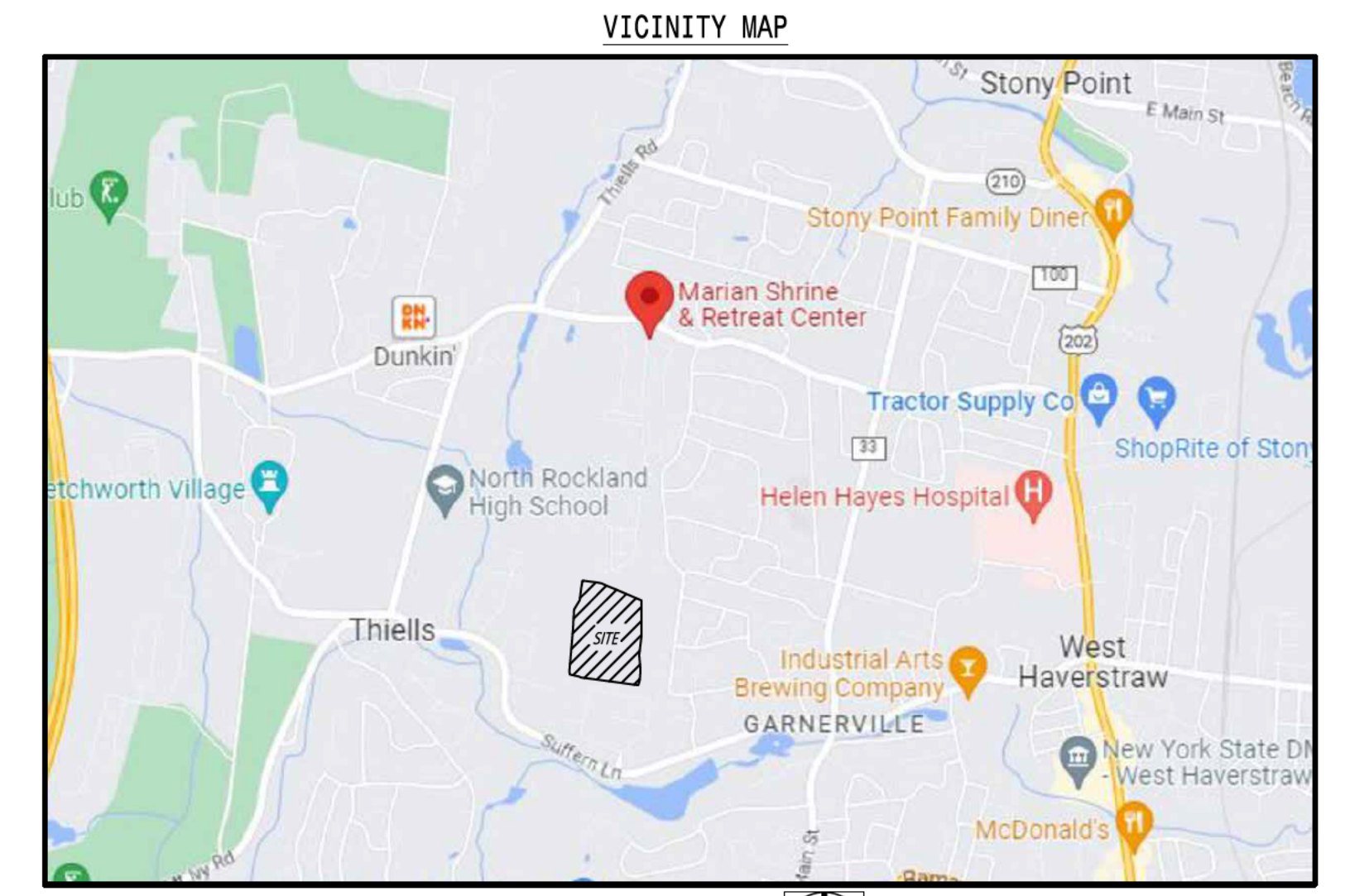


Residence building, photo taken showing the Eastern façade. It sits approximately 1300' North of the proposed project area and there is no line of sight.



The Our Lady of the Rosary statue was cast in Italy in 1959 and stands 48 feet tall. It is likely the most culturally significant structure on the Marian Shrine grounds. This location sits over 1500' North of the proposed project area, with no line of sight.

SITE PLAN REVIEW DOCUMENTS FOR MARIAN SHRINE SOLAR ARRAY CORE DEVELOPMENT GROUP 174 FILORS LANE STONY POINT , NEW YORK 10980



SITE DATA	
MUNICIPALITY:	TOWN OF STONY POINT
SITE ADDRESS:	174 FILORS LANE
PROPOSED USE:	SOLAR FARM
DISTURBED AREA: (1)	82,628 S.F. - 1.90 AC
IMPERVIOUS AREA: (2)	450 S.F.
SOLAR AREA:	480,725 S.F. - 11.04 AC

NOTES:
 (1) THE DISTURBED AREA IS THE TOTAL DISTURBED AREA FOR PROJECT.
 (2) IMPERVIOUS COVERAGE IS FOR THE TRANSFORMER SWITCHBOARD PAD



BULK REQUIREMENTS ZONE R-25 ALL OTHER PERMITTED USES											LOT#1	
E	LOT AREA	LOT WIDTH	LOT FRONTAGE	FRONT YARD	SIDE SETBACK	TOTAL SIDE SETBACK	REAR YARD	MAXIMUM HEIGHT	NUMBER OF STORIES	BUILDING COVERAGE	LOT COVERAGE	
REQD	35,000 S.F.	125'	125'	70'	70'	160'	70'	35'	2.5	15%	25%	
PROV.	122.58 AC	1170'	1170'	80'	300'	900'	400'	<35'	2'	<15%	<25%	

BULK REQUIREMENTS ZONE R-25 ALL OTHER PERMITTED USES											LOT#2	
E	LOT AREA	LOT WIDTH	LOT FRONTAGE	FRONT YARD	SIDE SETBACK	TOTAL SIDE SETBACK	REAR YARD	MAXIMUM HEIGHT	NUMBER OF STORIES	BUILDING COVERAGE	LOT COVERAGE	
REQD	35,000 S.F.	125'	125'	70'	70'	160'	70'	35'	2.5	15%	25%	
PROV.	37.91 AC	1800'	46.1*	87'	240'	700'	82'	<35'	N/A	N/A	N/A	

* VARIANCE REQUIRED
 ALONG SUFFERN LANE

Zoning Code Section 167-19 : Public Utility Substations

Section	Description	Compliance
A	Facility shall serve the area of the Town of Haverstraw	Yes
B	Maximum building area is 25% of lot size	Yes
C	Setbacks - select the largest of the below	
1		
a	Height of Structure - under 10'	Yes
b	Yard requirements of the zoning district - This is the largest.	
c	30'	
2		
D	Adequate off-street parking	Yes
E	Utility substations to be dedicated to the Town	N/A

DRAWING LIST	
DRAWING NO.	DRAWING TITLE
CIVIL	
C01	TITLE SHEET
C02	EXISTING CONDITION & DEMOLITION PLAN
C03	TREE REMOVAL PLAN
C04	SITE PLAN - HORIZONTAL CONTROL PLAN
C05	GRADING PLAN
C06	GRADING PLAN SECTIONS
C07	EROSION & SEDIMENT CONTROL PLAN
C08	EROSION & SEDIMENT CONTROL NOTES
C09	BEST MANAGEMENT PRACTICE PLAN
C10	DETAIL SHEET

CIVIL ENGINEER

PLUMP ENGINEERING, INC
 914 E. KATELLA AVE., ANAHEIM, CALIFORNIA 92805

CONTACT: TROY TRYFONOPOULOS, P.E.
 TEL: (714)385-1835
 EMAIL: TROY@PEICA.COM

APPLICANT

CORE DEVELOPMENT GROUP
 860 WYCKOFF AVE, SUITE 200, MAHWAH, NJ 07430

CONTACT: KAI NYBRO
 TEL: (551)315-3670
 EMAIL: KNYBRO@COREDEVUSA.COM

PROJECT SCOPE

INSTALLATION OF SOLAR MODULES SUPPORTED BY A GROUND MOUNTED RACKING SYSTEM.
 INSTALLATION OF INVERTERS AND ELECTRICAL DISTRIBUTION EQUIPMENT TO INTERCONNECT AT NEW ELECTRICAL SERVICE AT 13.2KV AND WILL BE OPERATED IN PARALLEL WITH THE ORANGE AND ROCKLAND ELECTRIC GRID PER THE REQUIREMENTS OF THE NEC..

PROJECT INFORMATION

PROJECT NAME:
 MARIAN SHRINE

PROJECT ADDRESS:
 174 FILORS LANE,
 STONY POINT, NY 10980

PROJECT DEVELOPER:
 CORE DEVELOPMENT GROUP
 860 WYCKOFF AVE,
 SUITE 200, MANHATTAN, NJ 07430

UTILITY SERVICE PROVIDER:
 ORANGE & ROCKLAND (O&R)
 PROJECTED ID: CDG:-00463

DEVELOPMENT GROUP

CORE

860 WYCKOFF AVE, SUITE 200
MAHWAH, NJ 07430
WWW.COREDEVUSA.COM
201.825.2995

REV	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 12513
 TROY TRYFONOPOULOS

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 12513
 RICHARD ADAM PLUMP

PROJECT

MARIAN SHRINE
 174 FILORSE LANE,
 STONY POINT, NY 10980

PAGE SIZE

24" X 36"

SCALE

AS SHOWN

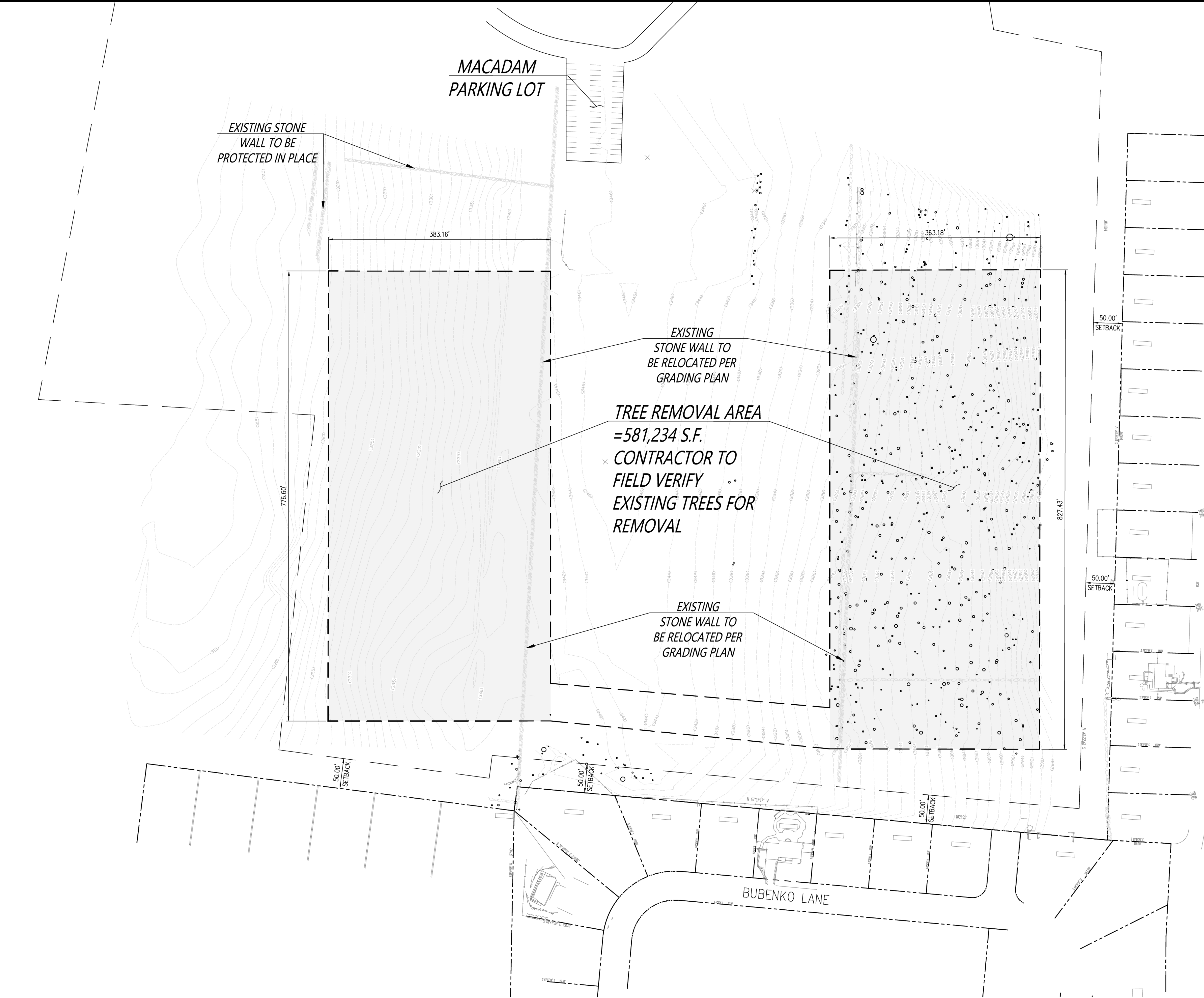
DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

C01

SHEET: 1 OF 10



LEGEND	
EXISTING CONDITIONS	PROPOSED CONDITIONS
PROPERTY LINES	--- ---
EXISTING CONTOUR	--- ---
	TREE AND VEGETATION (TO BE REMOVED)
	LIMIT OF WORK --- ---
	SETBACK - - - - -

GENERAL NOTES

- EXISTING BACKGROUND INFORMATION BASED ON " MARIAN SHRINE PROJECT AREA TOPOGRAPHY" PREPARED BY ANTHONY R. CELENTANO DATED DECEMBER 7, 2022

TREE REMOVAL

- ALL TREES AND VEGETATION TO BE REMOVED WITHIN LIMITS OF WORK.
- ALL TREES TO BE REMOVED WITHIN LIMITS OF WORK. TREES SHALL BE CLEARED A MINIMUM OF 45 FEET IN THE EAST, WEST, AND SOUTH DIRECTION OF ALL PANELS. ANY TREES TO BE REMOVED THAT ARE LOCATED OUTSIDE THE LIMIT OF DISTURBANCE SHALL NOT BE STUMPED.

TREE REMOVAL TOTAL AREA: 581,234 S.F.

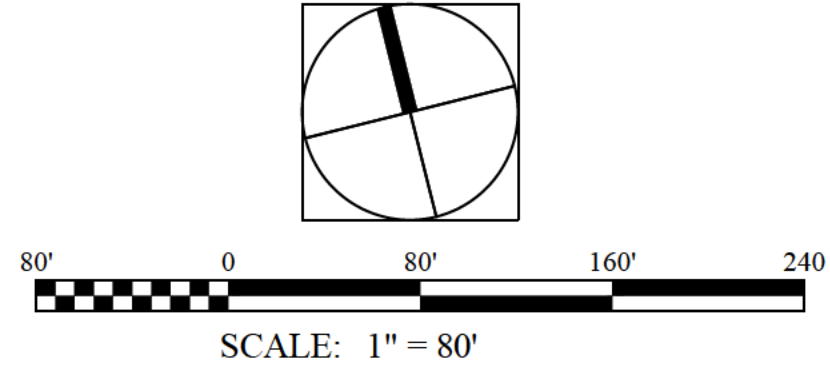
TREE REMOVAL AREA
=581,234 S.F.
CONTRACTOR TO
FIELD VERIFY
EXISTING TREES FOR
REMOVAL

REV	DATE	DESCRIPTION



PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN STRUCTURAL,
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AND CIVIL ENGINEERING
174E KATELLA AVENUE
ARABING, CALIFORNIA 92808
(714) 786-0841 FAX (714) 786-0844
DATE: 11-02-2023

PROJECT: **MARIAN SHRINE**
174 FILROSE LANE,
STONY POINT, NY 10980

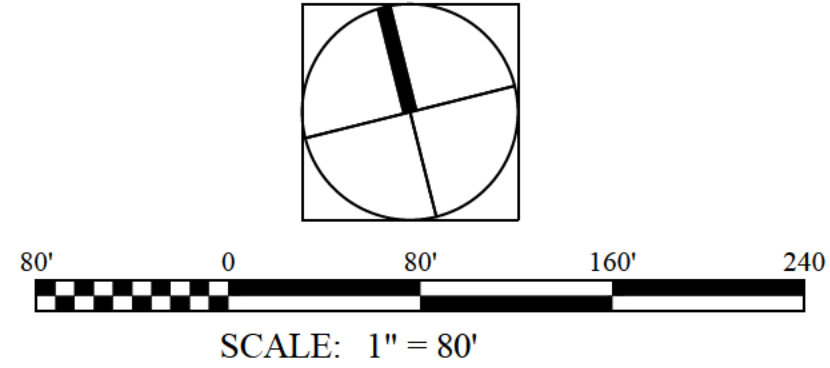


DRAWING TITLE
TREE REMOVAL PLAN

PAGE SIZE
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DRAWING NUMBER
C03
SHEET: 3 OF 10

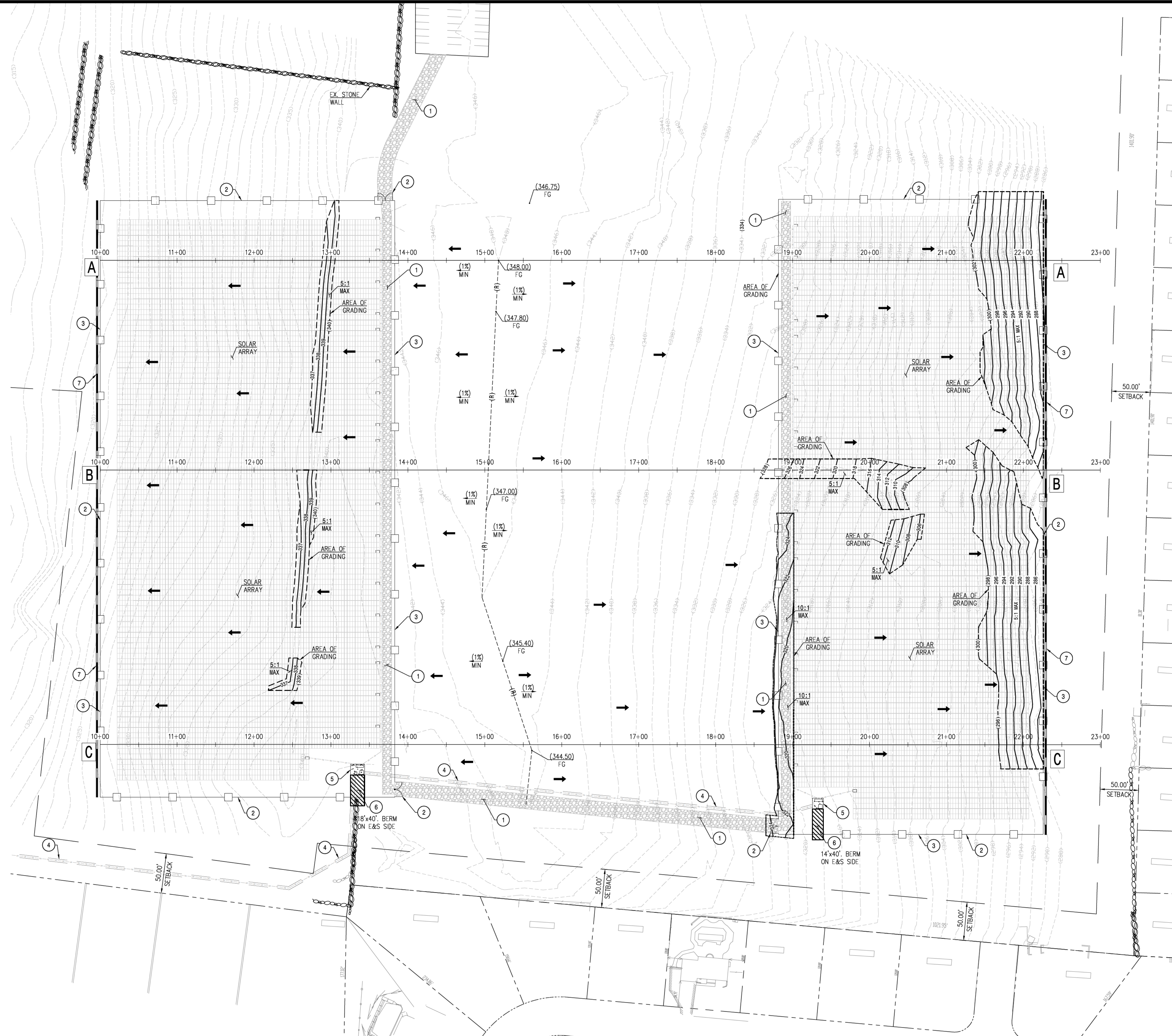


LEGEND:
 --- SETBACK LINE
 --- SITE FENCE
 --- PROPERTY LINE



 CORE DEVELOPMENT GROUP <small>860 WYCKOFF AVE, SUITE 200 MAHWAH, NJ 07420 WWW.COREDEVUSA.COM 201.825.2195</small>	
	PLUMP ENGINEERING INC. <small>CONSULTING ENGINEERS IN STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND CIVIL ENGINEERING 974E KATHELLA AVENUE ANAHEIM, CALIFORNIA 92808 (714) 766-0801 FAX (714) 766-0804</small>
	<small>PROJECT</small> MARIAN SHRINE 174 FILROSE LANE, STONY POINT, NY 10980 <small>PAGE SIZE</small> 24" X 36" <small>SCALE</small> SCALE: 1" = 80' <small>DRAWING NUMBER</small> C04 <small>SHEET: 4 OF 10</small>

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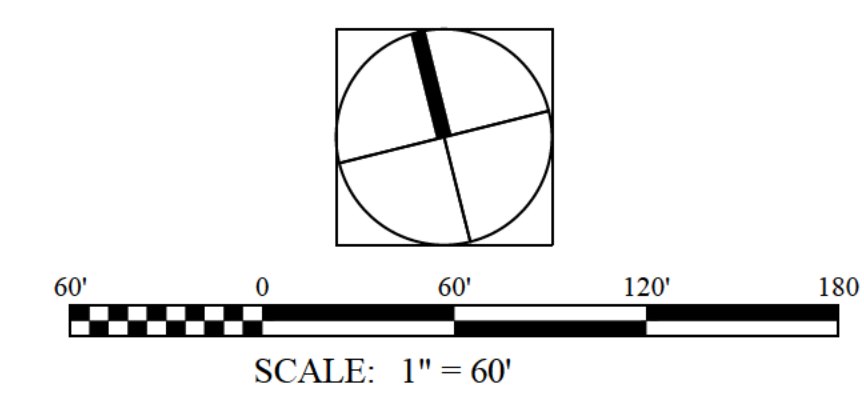
- UTILITY NOTE:**
- CONTRACTOR TO FILED VERIFY ALL EXISTING UTILITY (WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, TELEPHONE, CABLE) LOCATIONS AND INVERTS. PRIOR TO ANY CONSTRUCTION. NOTIFY OWNER/ARCHITECT/ENGINEER IF ANY DISCREPANCIES.
 - MIN. DEPTH OF COVER OVER ELECTRIC SERVICES SHALL BE 2FT
 - TRENCHER OR ROAD SAW LIKE EQUIPMENT ARE NOTE ALLOWED FOR TRENCH EXCAVATION IN AGRICULTURAL AREAS, AS THE EQUIPMENT DOES NOT SEGREGATE TOPSOIL FROM SUBSOIL
 - ANY HORIZONTAL DIRECTIONAL DRILLING FLUID INADVERTENTLY DISCHARGED MUST BE REMOVED FROM AGRICULTURAL AREAS
 - NARROW OPEN TRENCHES LESS THAN 25 FEET LONG INVOLVING A SINGLE DIRECTLY BURIED CONDUCTOR OR CONDUIT (AS REQUIRED) TO CONNECT SHORT ROWS WITHIN THE ARRAY, ARE EXEMPT FROM TOPSOIL SEGREGATION
 - ALL BURIED UTILITIES LOCATED WITHIN THE GENERATION FACILITY'S SECURITY FENCE MUST HAVE A MINIMUM DEPTH OF 18 INCHES OF COVER IF BURIED IN A CONDUIT AND A MINIMUM DEPTH OF 24 INCHES OF COVER IF DIRECTLY BURIED (E.G. NOT ROUTED IN CONDUIT)
 - IN CROPLAND, HAYLAND, AND IMPROVED PASTURE AND LOCATED OUTSIDE OF SECURITY FENCE, BURIED ELECTRIC CONDUCTORS MUST HAVE A MINIMUM DEPTH OF 48 INCHES OF COVER. IN AREAS WHERE THE DEPTH OF SOIL OVER BEDROCK IS LESS THAN 48 INCHES, THE ELECTRIC CONDUCTORS MUST BE BURIED BELOW THE SURFACE OF THE BEDROCK IF FRAGILE/RIPPABLE, OR AS NEAR AS POSSIBLE TO THE SURFACE OF THE BEDROCK
 - WHERE ELECTRIC CONDUCTORS ARE BURIED DIRECTLY BELOW THE GENERATION FACILITY'S ACCESS ROAD OUTSIDE OF SECURITY FENCE, OR IMMEDIATE ADJACENT (AT ROAD EDGE) TO THE ACCESS ROAD, THE MINIMUM DEPTH OF COVER MUST BE 24 INCHES. CONDUCTORS MUST BE CLOSED ENOUGH TO THE ROAD EDGE AS TO NOT BE SUBJECT TO AGRICULTURAL CULTIVATION/SUB-SOILING

- GRADING CONSTRUCTION NOTES**
- CONSTRUCT GRAVEL ACCESS ROAD PER DETAIL "GR-1" ON SHEET C10
 - CONSTRUCT PERIMETER FENCE/ACCESS GATE PER DETAIL "GR-2" ON SHEET C10
 - CONSTRUCT SILT FENCE PER DETAIL "ER-1" ON SHEET C10
 - CONSTRUCT 4FT WIDE AC CONDUIT TRENCH PER DETAIL "GR-3" ON SHEET C10
 - TRANSFORMER/SWITCHBOARD PAD PER STRUCTURAL PLAN SET
 - CONSTRUCT GRASS FILTER STRIP PER DETAIL "GR-4" ON SHEET C10
 - CONTRACTOR TO RELOCATE THE EXISTING STONE WALL BEHIND THE SITE FENCE

EARTHWORK:
 CUT: 208 CY
 FILL: 89 CY
 IMPORT: 119 CY

EARTH WORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- LEGEND:**
- SHEET FLOW DIRECTION
 - SITE FENCE
 - PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - LIMIT OF WORK/DISTURBANCE
 - EXISTING GRADE
 - PROPOSED GRADE
 - GRAVEL ACCESS ROAD
 - GRASS FILTER STRIP



DRAWING TITLE
GRADING PLAN

DEVELOPMENT GROUP

CORE

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 MAHWAH, NJ 07420

WWW.COREDEVELOPMENT.COM

2018.25.2195

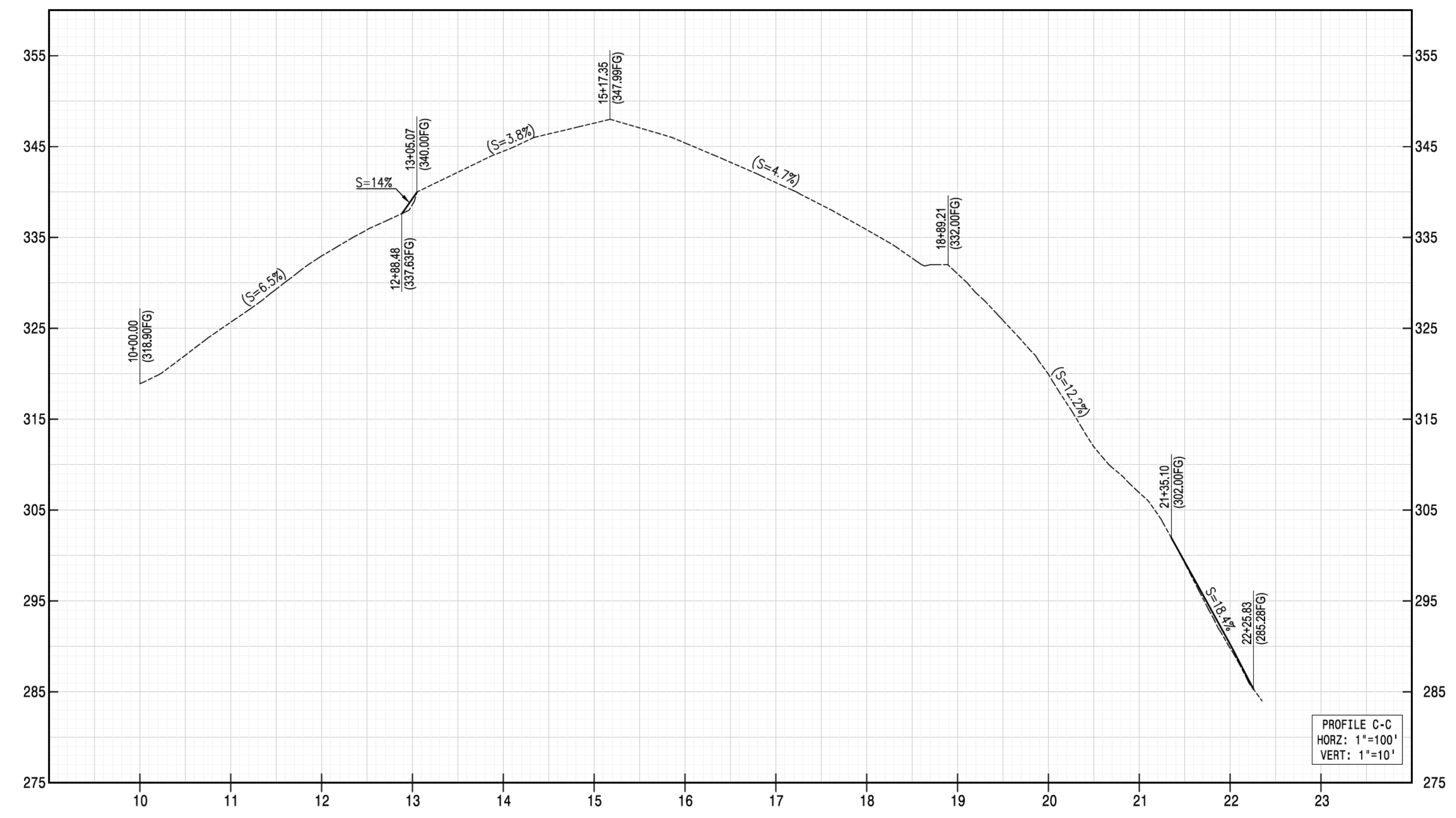
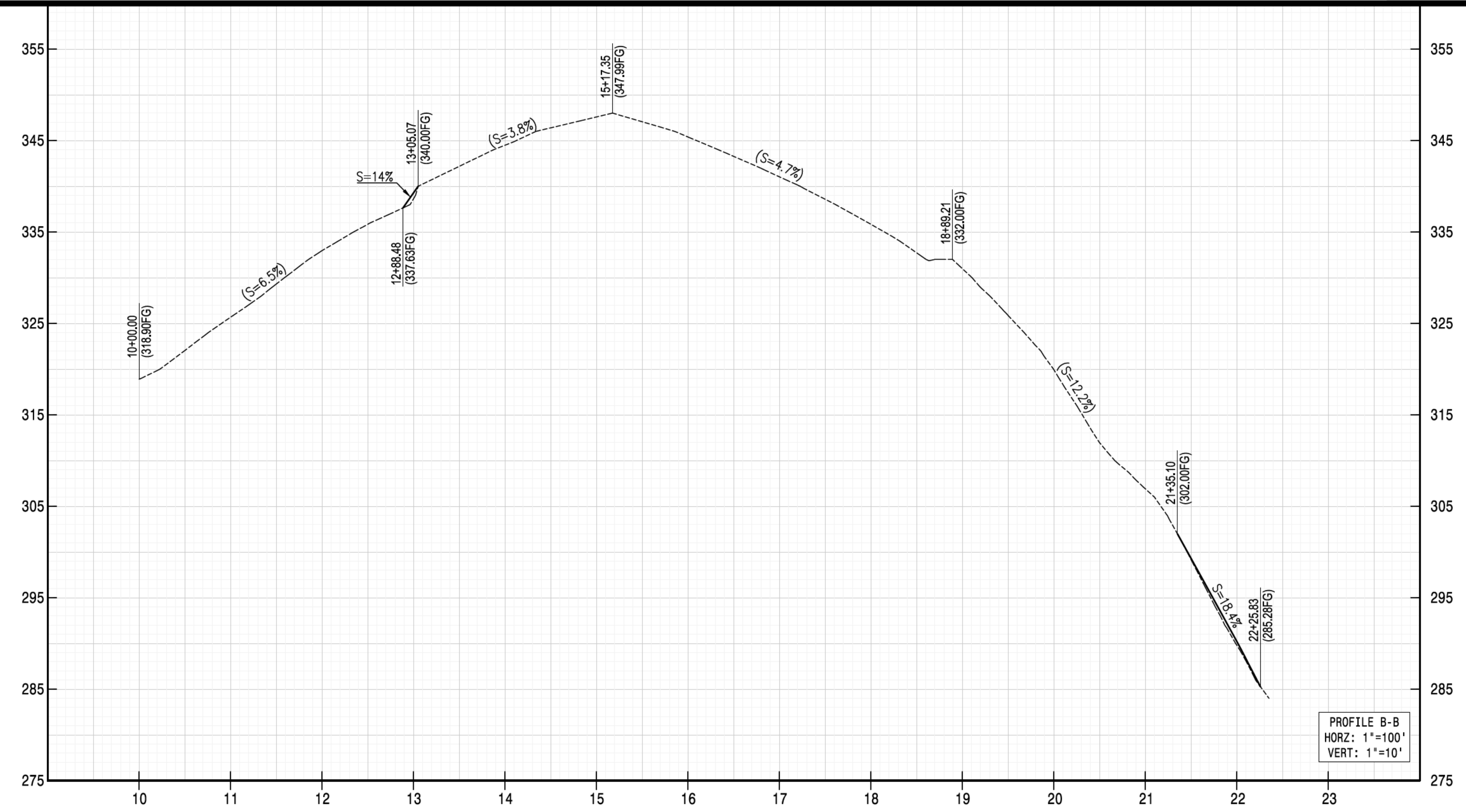
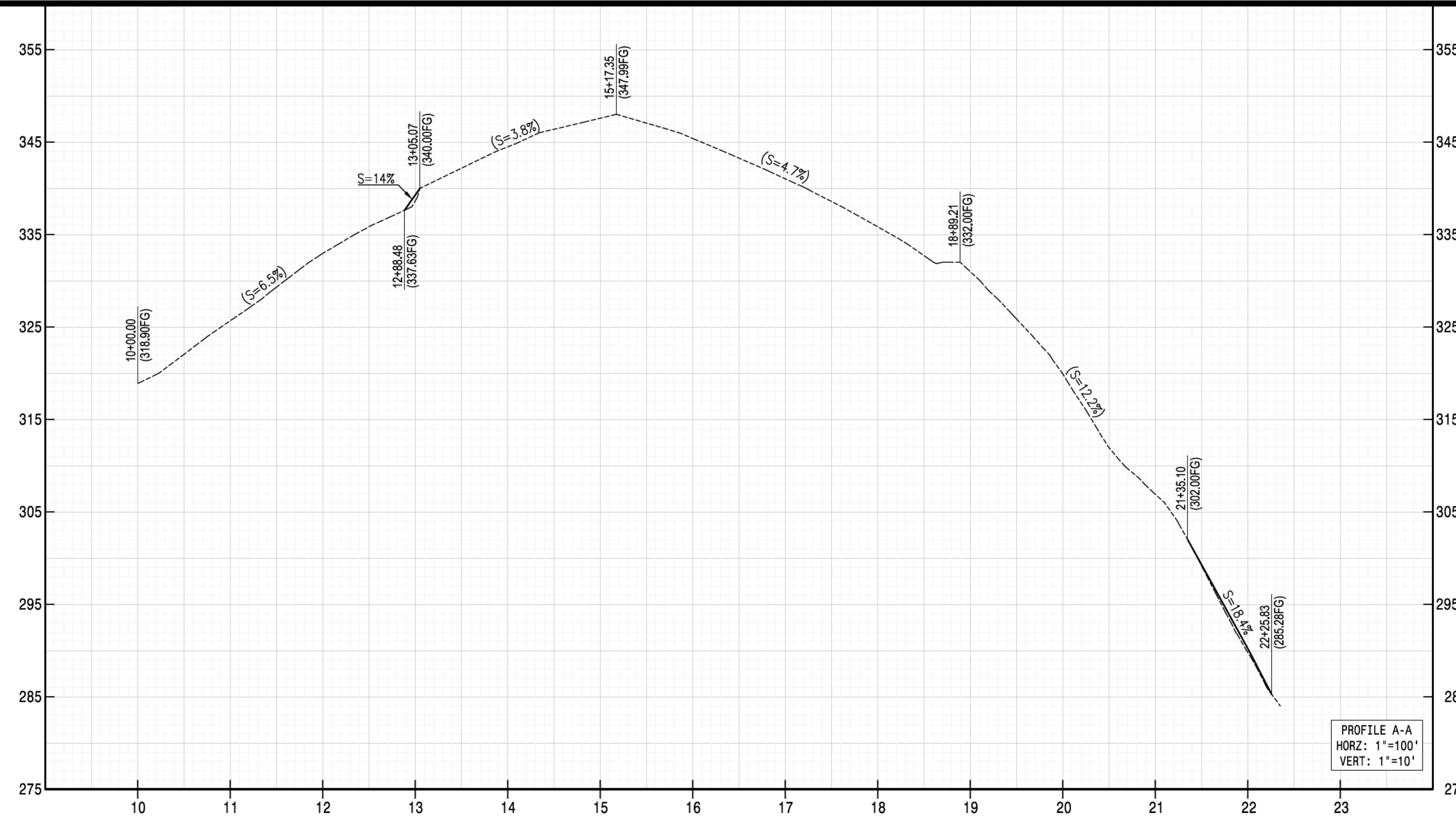
REV	DATE	DESCRIPTION

PROJECT: **MARIAN SHRINE**
 174 FILROSE LANE,
 STONY POINT, NY 10980

PAGE SIZE: 24" X 36"
 SCALE: 1" = 60"
 DRAWING NUMBER: **C05**
 SHEET: 5 OF 10

PLUMP ENGINEERING INC.
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11-02-2023 DATE
 RICHARD ADAM PLUMP



CORE DEVELOPMENT GROUP

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MAHWAH, NJ 07420

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REV	DATE	DESCRIPTION	ENG	CHK

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RICHARD ADAM PLUMP
11-02-2023 DATE

MARIAN SHRINE
174 FILROSE LANE,
STONY POINT, NY 10980

DRAWING TITLE

DRAWING NUMBER

GRADING PLAN SECTIONS

C06

PAGE SIZE

SCALE

24" X 36"

SHEET: 6 OF 10



EROSION & SEDIMENT CONTROL NOTES

- 1 FURNISH AND INSTALL SILT FENCE PER DETAIL "ER-1" ON SHEET C10
- 2 CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE/EXIT PER NYS DOT STD. DWG. ON SHEET C10
- 3 CONSTRUCT STOCK PILE PER DETAIL "ER-2" ON SHEET C10
- 4 CONSTRUCT CONCRETE WASHOUT AREA PER DETAIL "ER-3" ON SHEET C10

LEGEND:

- SHEET FLOW DIRECTION
- SILT FENCE
- LIMIT OF WORK
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR

SOIL RESTORATION NOTES

SOIL RESTORATION MUST BE PERFORMED IN THE DISTURBED AREA. THE SOILS MUST BE RESTORED IN ACCORDANCE WITH THE FOLLOWING:

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT
MINIMAL SOIL DISTURBANCE (E.G., CLEARING AND GRUBBING ACTIVITIES)	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY (E.G., NO CHANGE IN GRADE)	AERATE AND APPLY 6" OF TOPSOIL*
AREAS OF CUT OR FILL	APPLY FULL SOIL RESTORATION*
HEAVY TRAFFIC AREAS ON-SITE (ESPECIALLY IN 5 FEET TO 25 FEET AROUND BUILDINGS, BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION AS INDICATED BELOW
AREAS WHERE RUNOFF REDUCTION OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION CAN BE APPLIED TO ENHANCE RUNOFF REDUCTION BUT NOT REQUIRED
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.

FULL SOIL RESTORATION

BEFORE APPLYING FULL SOIL RESTORATION, ALL CONSTRUCTION ACTIVITY, INCLUDING CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE, SITE CLEANUP AND TRAFFICKING, SHOULD BE FINISHED AND THE SITE CLOSED TO FURTHER DISTURBANCE. FULL SOIL RESTORATION IS IMPLEMENTED IN A TWO-PHASE PROCESS:

1. DEEP RIP THE AFFECTED THICKNESS OF EXPOSED SUBSOIL MATERIAL, AGGRESSIVELY FRACTURING IT BEFORE THE PROTECTED TOPSOIL IS REAPPLIED ON THE SITE.
2. DECOMPACT, SIMULTANEOUSLY THROUGH THE RESTORED TOPSOIL LAYER AND UPPER HALF OF THE AFFECTED SUBSOIL.

LOW SUBSOIL MOISTURE

THE DISTURBED SOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING IS APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER THE SUBSOIL.
2. TILL COMPOST A MINIMUM OF 12 INCHES INTO THE SUBSOIL USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER MIXING AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF 4 INCHES OR LARGER SIZE ARE CLEANED OFF THE SITE. ALL CONSTRUCTION/FOREIGN DEBRIS AND EXISTING ROOT MASSES SHALL BE REMOVED FROM PROPOSED PLANTING AREAS.
4. APPLY 6 INCHES OF TOPSOIL. NEWLY INSTALLED PLANTING SOILS SHALL BE MIXED WITH EXISTING SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.
5. INSTALL PLANTS AND VEGETATION IN ACCORDANCE WITH THE LANDSCAPING PLAN.

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REV	DATE	DESCRIPTION	ENG	CHK



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MARIAN SHRINE
 174 FILROSE LANE,
 STONY POINT, NY 10980

PAGE SIZE: 24" X 36"
 SCALE: 1" = 60'
 DRAWING TITLE: EROSION & SEDIMENT CONTROL PLAN
 DRAWING NUMBER: C07
 SHEET: 7 OF 10

EROSION AND SEDIMENT CONTROL NOTES

1. REFER TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) SPDES GENERAL PERMIT IN APPENDIX A OF THE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" LATEST EDITION.
3. BEFORE BEGINNING CONSTRUCTION, THE OWNER MUST SET UP A PRE-CONSTRUCTION MEETING WITH THE QUALIFIED PROFESSIONAL, QUALIFIED INSPECTOR, CONTRACTORS, AND SUBCONTRACTORS TO DISCUSS THE RESPONSIBILITIES RELATED TO THE STORMWATER POLLUTION PREVENTION PLAN IMPLEMENTATION.
4. THE CONTRACTOR AND SUBCONTRACTOR MUST IDENTIFY THE TRAINED INDIVIDUAL THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
5. BEFORE BEGINNING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED IN ACCORDANCE WITH THE PLANS. SITE PREPARATION ACTIVITIES MUST BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISTURBANCE. EXISTING VEGETATION TO REMAIN MUST BE PROTECTED TO ENSURE OVER CLEARING DOES NOT OCCUR.
6. PERMANENT TRAFFIC CORRIDORS MUST BE ESTABLISHED AND "ROUTES OF CONVENIENCE" MUST BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES MUST BE INSTALLED AT THE LOCATIONS SHOWN ON THE PROJECT PLANS.
7. STOCKPILED TOPSOIL MUST BE ENCLOSED WITH SILT FENCE OR HAY BALES AND COVERED OR TEMPORARILY SEEDED. ALL GRASS SEED MUST CONTAIN AT LEAST 25% RAPID GERMINATING PERENNIAL RYE GRASS.
8. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION MUST BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
9. DUST MUST BE CONTROLLED BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED.
10. ERODIBLE MATERIAL TEMPORARILY STOCKPILED ON SITE DURING CONSTRUCTION MUST BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND MUST BE PROPERLY PROTECTED BY A SILT FENCE BARRIER.
11. EARTHWORK ACTIVITIES MUST BE CONSISTENT WITH THE PHASING PLANS. THE EARTHWORK OPERATION AREAS MUST BE STABILIZED ON AN ONGOING BASIS WITH NO AREAS THAT ARE NOT CURRENTLY UNDER CONSTRUCTION LEFT WITHOUT AT LEAST TEMPORARY COVER FOR MORE THAN 14 DAYS.
12. EROSION AND SEDIMENT CONTROL INSPECTIONS:
 - A. THE TRAINED INDIVIDUAL MUST INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS TO ENSURE PROPER PERFORMANCE. ANY SEDIMENT BUILD-UP MUST BE CLEANED AND REMOVED. ALL DAMAGES TO EROSION AND SEDIMENT CONTROLS MUST BE REPAIRED AT THE END OF THE WORK DAY.
 - B. THE QUALIFIED INSPECTOR MUST CONDUCT SITE INSPECTIONS EVERY 7 DAYS. ANY DEFICIENCIES NOTED IN THE REPORTS MUST BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
 - C. IF SOIL DISTURBANCE ACTIVITIES ARE SUSPENDED FOR WINTER SHUTDOWN, TEMPORARY STABILIZATION MEASURES WILL BE APPLIED TO ALL DISTURBED AREAS. IF APPROVED BY THE NYSDEC OR MS4 MUNICIPALITY, THE FREQUENCY OF INSPECTIONS BY THE QUALIFIED INSPECTOR MAY BE REDUCED TO ONE INSPECTION EVERY 30 DAYS.
 - D. IF AUTHORIZED BY THE NYSDEC OR MS4 MUNICIPALITY TO DISTURB MORE THAN 5 ACRES AT ONE TIME, THE QUALIFIED INSPECTOR MUST CONDUCT AT LEAST 2 SITE INSPECTIONS, SEPARATED BY 2 DAYS, EVERY 7 DAYS UNTIL SUCH TIME THAT LESS THAN 5 ACRES OF SOIL REMAIN EXPOSED.
13. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WHEN ALL DISTURBED AREAS HAVE UNDERGONE FINAL STABILIZATION, WHEN UPGRADE SURFACES ARE PROPERLY STABILIZED AND ALL STORMWATER MANAGEMENT SYSTEMS ARE IN PLACE AND OPERATIONAL. ALL AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE FILLED IN, TOPSOILED, SEEDED, AND MULCHED. FINAL STABILIZATION IS ACHIEVED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% IS ESTABLISHED, OR EQUIVALENT STABILIZATION MEASURES, SUCH AS PLACEMENT OF MULCH OR GEOTEXTILE, IS COMPLETED ON ALL AREAS NOT PAVED OR COVERED BY PERMANENT STRUCTURES.

POLLUTION PREVENTION CONTROL NOTES

GOOD HOUSEKEEPING PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. GOOD HOUSEKEEPING MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS BY THOSE PARTIES INVOLVED WITH THE DIRECT CARE AND DEVELOPMENT OF THE SITE. THE FOLLOWING MEASURES SHOULD BE IMPLEMENTED TO CONTROL THE POSSIBLE EXPOSURE OF HARMFUL SUBSTANCES AND MATERIALS TO STORMWATER RUNOFF:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION SHALL BE STOCKPILED AWAY FROM STORM DRAINAGE, WATER BOIES AND/OR WATERCOURSES AND SURROUNDED WITH ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. SOIL STOCKPILE LOCATIONS SHALL BE EXPOSED NO LONGER THAN 7 DAYS BEFORE SEEDING.
2. EQUIPMENT MAINTENANCE AREAS SHALL BE PROTECTED FROM STORMWATER FLOWS AND SHALL BE SUPPLIED WITH APPROPRIATE WASTE RECEPTACLES FOR SPENT CHEMICALS, SOLVENTS, OILS, GREASES, GASOLINE, AND ANY POLLUTANTS THAT MIGHT CONTAMINATE THE SURROUNDING HABITAT AND/OR WATER SUPPLY. EQUIPMENT WASH-DOWN ZONES SHALL BE LOCATED WITHIN AREAS DRAINING TO SEDIMENT CONTROL DEVICES.
3. THE USE OF DETERGENTS FOR LARGE-SCALE (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.) WASHING IS PROHIBITED.
4. MATERIAL STORAGE LOCATIONS AND FACILITIES (I.E., COVERED STORAGE AREAS, STORAGE SHEDS, ETC.) SHALL BE LOCATED ON-SITE AND SHALL BE STORED ACCORDING TO THE MANUFACTURER'S STANDARDS IN A DEDICATED STAGING AREA. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. RUNOFF CONTAINING SUCH MATERIALS MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
5. HAZARDOUS SPILLS SHALL BE IMMEDIATELY CONTAINED TO PREVENT SUCH POLLUTANTS FROM ENTERING THE SURROUNDING HABITAT AND/OR WATER SUPPLY. SPILL KITS SHALL BE PROVIDED ON-SITE AND SHALL BE DISPLAYED IN A PROMINENT LOCATION FOR EASE OF ACCESS AND USE. SPILLS GREATER THAN FIVE (5) GALLONS SHALL BE REPORTED TO THE NYSDEC RESPONSE UNIT AT 1-800-457-7362. IN ADDITION, A RECORD OF THE INCIDENT(S) AND/OR NOTIFICATIONS SHALL BE DOCUMENTED AND ATTACHED TO THE SWPPP.
6. PORTABLE SANITARY WASTE FACILITIES SHALL BE PROVIDED ON-SITE FOR WORKERS AND SHALL BE PROPERLY MAINTAINED.
7. PORTABLE SANITARY WASTE FACILITIES SHALL BE PROVIDED ON-SITE FOR WORKERS AND SHALL BE PROPERLY MAINTAINED.
8. DUMPSTERS AND/OR DEBRIS CONTAINERS SHALL BE LOCATED ON-SITE AND SHALL BE OF ADEQUATE SIZE TO MANAGE RESPECTIVE MATERIALS. REGULAR COLLECTION AND DISPOSAL OF WASTES SHALL OCCUR AS REQUIRED.
9. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED, SEEDED, AND MULCHED FOR FINAL STABILIZATION.
10. NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE TEMPORARY SEDIMENT BASINS UNTIL IT EVAPORATES.
11. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES.

WASTEWATER DISCHARGES FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS IS PROHIBITED.

SOIL RESTORATION NOTES

SOIL RESTORATION MUST BE PERFORMED IN THE DISTURBED AREA. THE SOILS MUST BE RESTORED IN ACCORDANCE WITH THE FOLLOWING:

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT
MINIMAL SOIL DISTURBANCE (E.G., CLEARING AND GRUBBING ACTIVITIES)	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY (E.G., NO CHANGE IN GRADE)	AERATE AND APPLY 6" OF TOPSOIL*
AREAS OF CUT OR FILL	APPLY FULL SOIL RESTORATION*
HEAVY TRAFFIC AREAS ON-SITE (ESPECIALLY IN 5 FEET TO 25 FEET AROUND BUILDINGS, BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION AS INDICATED BELOW
AREAS WHERE RUNOFF REDUCTION OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION CAN BE APPLIED TO ENHANCE RUNOFF REDUCTION BUT NOT REQUIRED
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.

FULL SOIL RESTORATION

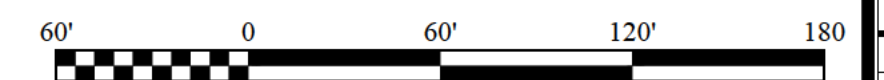
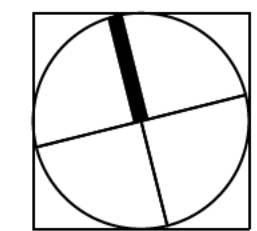
BEFORE APPLYING FULL SOIL RESTORATION, ALL CONSTRUCTION ACTIVITY, INCLUDING CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE, SITE CLEANUP AND TRAFFICKING, SHOULD BE FINISHED AND THE SITE CLOSED TO FURTHER DISTURBANCE. FULL SOIL RESTORATION IS IMPLEMENTED IN A TWO-PHASE PROCESS:

1. DEEP RIP THE AFFECTED THICKNESS OF EXPOSED SUBSOIL MATERIAL, AGGRESSIVELY FRACTURING IT BEFORE THE PROTECTED TOPSOIL IS REAPPLIED ON THE SITE.
2. DECOMPACT, SIMULTANEOUSLY THROUGH THE RESTORED TOPSOIL LAYER AND UPPER HALF OF THE AFFECTED SUBSOIL.

LOW SUBSOIL MOISTURE

THE DISTURBED SOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING IS APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER THE SUBSOIL.
2. TILL COMPOST A MINIMUM OF 12 INCHES INTO THE SUBSOIL USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER MIXING AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF 4 INCHES OR LARGER SIZE ARE CLEANED OFF THE SITE. ALL CONSTRUCTION/FOREIGN DEBRIS AND EXISTING ROOT MASSES SHALL BE REMOVED FROM PROPOSED PLANTING AREAS.
4. APPLY 6 INCHES OF TOPSOIL. NEWLY INSTALLED PLANTING SOILS SHALL BE MIXED WITH EXISTING SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.
5. INSTALL PLANTS AND VEGETATION IN ACCORDANCE WITH THE LANDSCAPING PLAN.



SCALE: 1" = 60'

DRAWING TITLE
EROSION & SEDIMENT CONTROL PLAN

CORE DEVELOPMENT GROUP
 860 WYCKOFF AVE. SUITE 200
 MAHWAH, NJ 07420
 WWW.COREDEVUSA.COM
 201.826.2195

REV	DATE	DESCRIPTION	ENG	CHK



PLUMP ENGINEERING INC.
 CONSULTING ENGINEERS IN STRUCTURAL,
 MECHANICAL, PLUMBING, ELECTRICAL,
 AND CIVIL ENGINEERING
 174 FILROSE AVENUE
 ANAHEIM, CALIFORNIA 92808
 (714) 966-0800 FAX (714) 966-0804
 11-02-2023 DATE
 RICHARD ADAM PLUMP

MARIAN SHRINE
 174 FILROSE LANE,
 STONY POINT, NY 10980

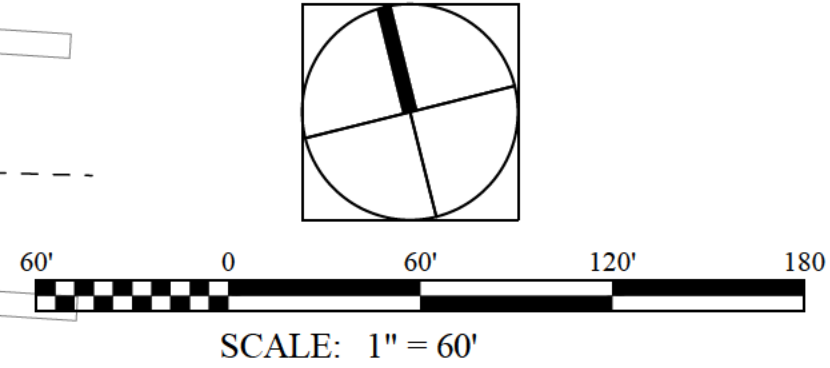
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EROSION & SEDIMENT CONTROL NOTES

- 30 FURNISH AND INSTALL SILT FENCE PER DETAIL "ER-1" ON SHEET C10
- 31 CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE/EXIT PER NYS DOT STD. DWG. ON SHEET C10
- 32 CONSTRUCT STOCK PILE PER DETAIL "ER-2" ON SHEET C10
- 33 CONSTRUCT CONCRETE WASHOUT AREA PER DETAIL "ER-3" ON SHEET C10
- 34 TRANSFORMER/SWITCHBOARD PAD PER STRUCTURAL PLAN SET
- 35 CONSTRUCT GRASS FILTER STRIP PER DETAIL "GR-4" ON SHEET C10
- 36 CONSTRUCT 4FT WIDE AC CONDUIT TRENCH PER DETAIL "GR-3" ON SHEET C10

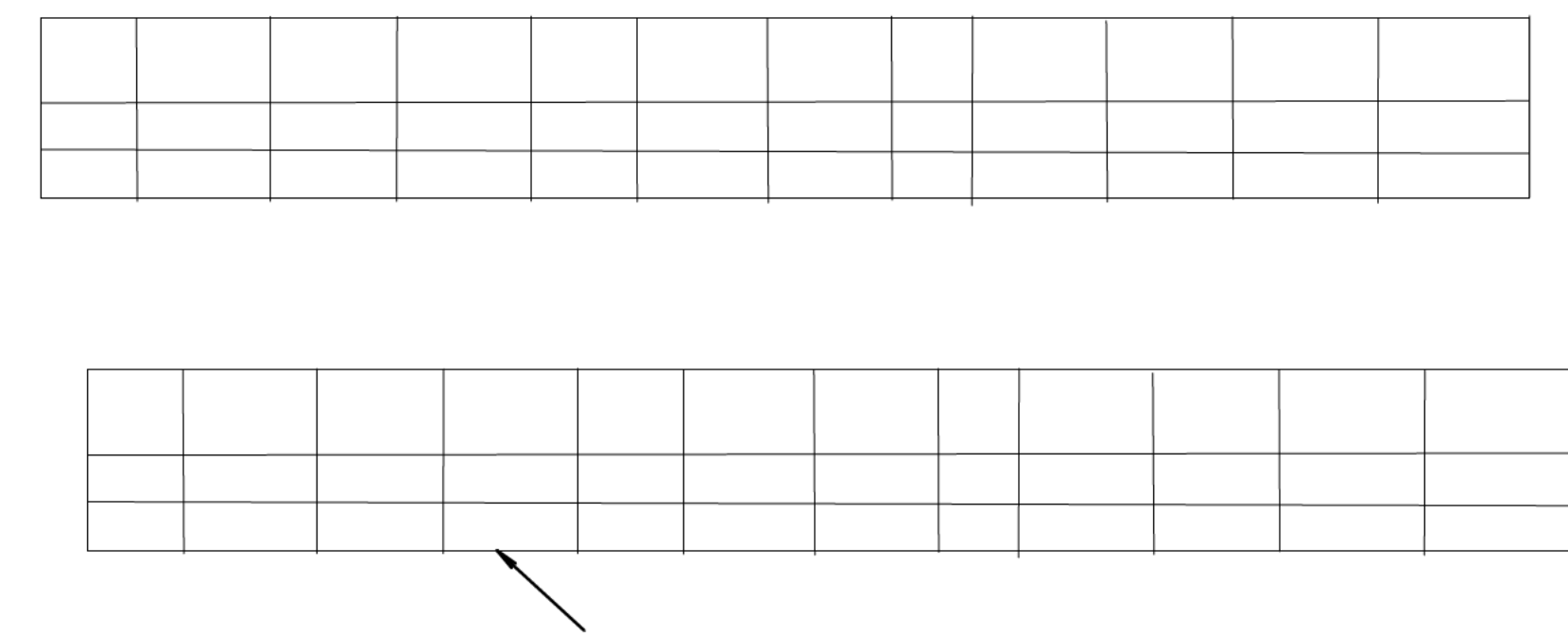
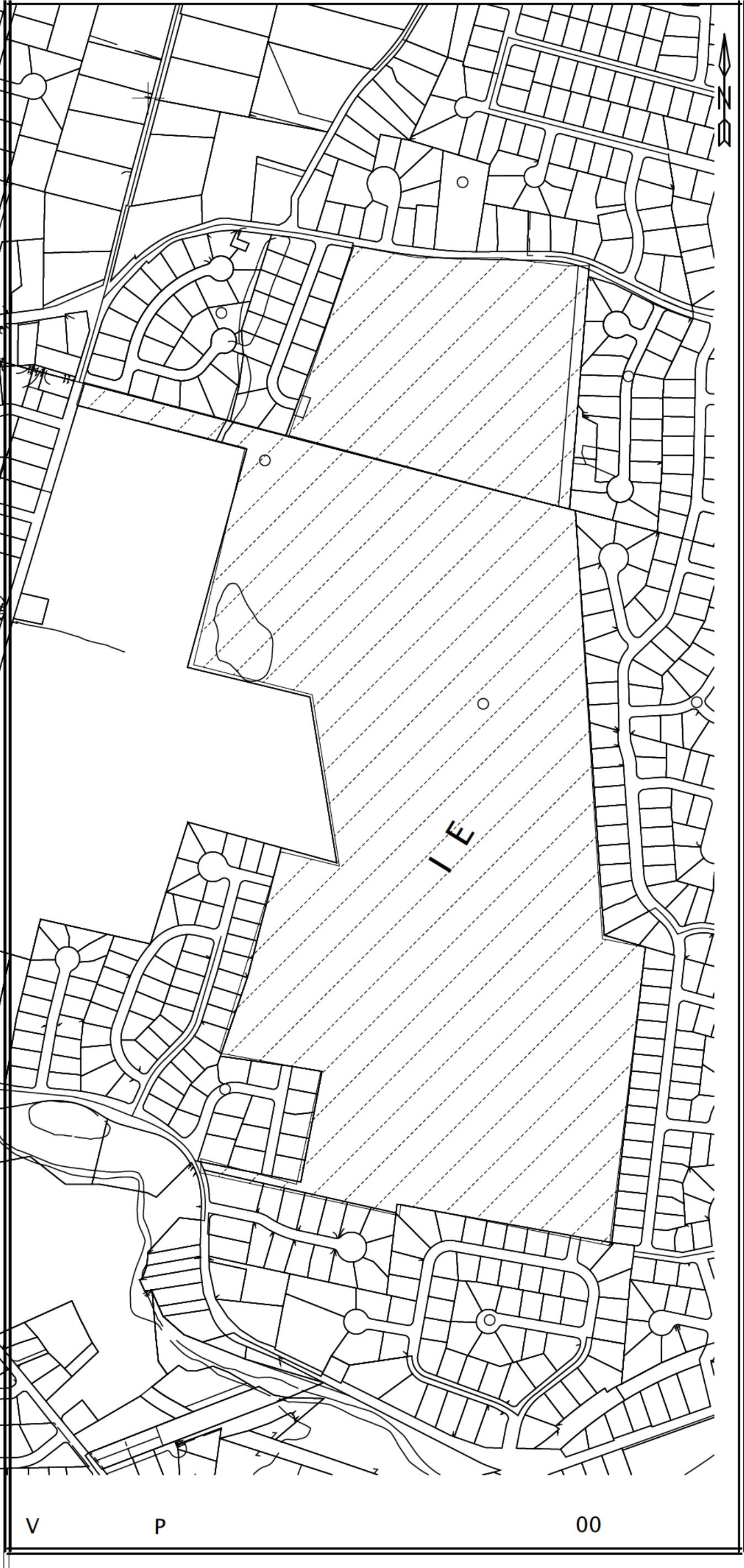
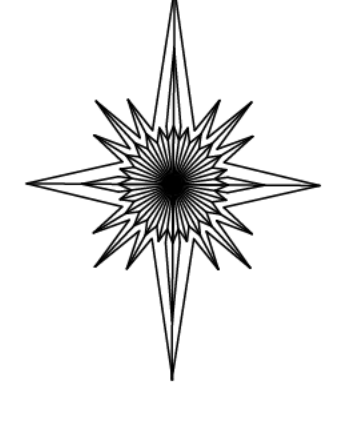
LEGEND:

- SHEET FLOW DIRECTION
- SILT FENCE
- LIMIT OF WORK
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR



DRAWING TITLE
BEST MANAGEMENT PRACTICE PLAN

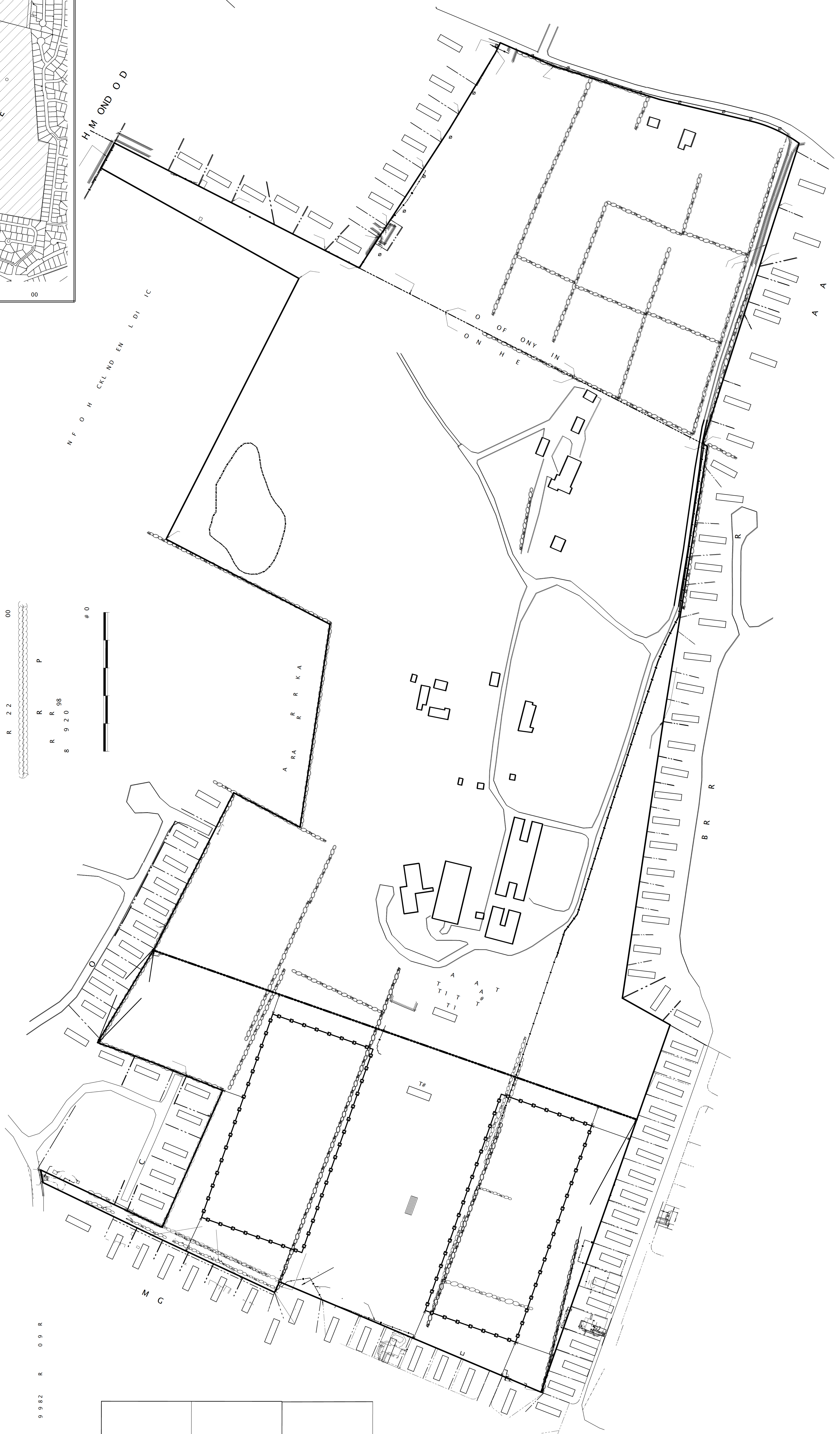
CORE DEVELOPMENT GROUP	860 WYCKOFF AVE, SUITE 200 MAHWAH, NJ 07420	201.825.2195 WWW.COREDEVUSA.COM	
	RICHARD ADAM PLUMP REGISTERED PROFESSIONAL ENGINEER STATE OF NEW YORK LICENSE NO. 130000001	PLUMP ENGINEERING INC. CONSULTING ENGINEERS IN STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND CIVIL ENGINEERING 974E KATELLA AVENUE ARABING, CALIFORNIA 92688 (714) 266-0881 FAX (714) 266-0884	DATE 11-02-2023
MARIAN SHRINE 174 FILROSE LANE, STONY POINT, NY 10980		PAGE SIZE 24" X 36"	DRAWING NUMBER C09
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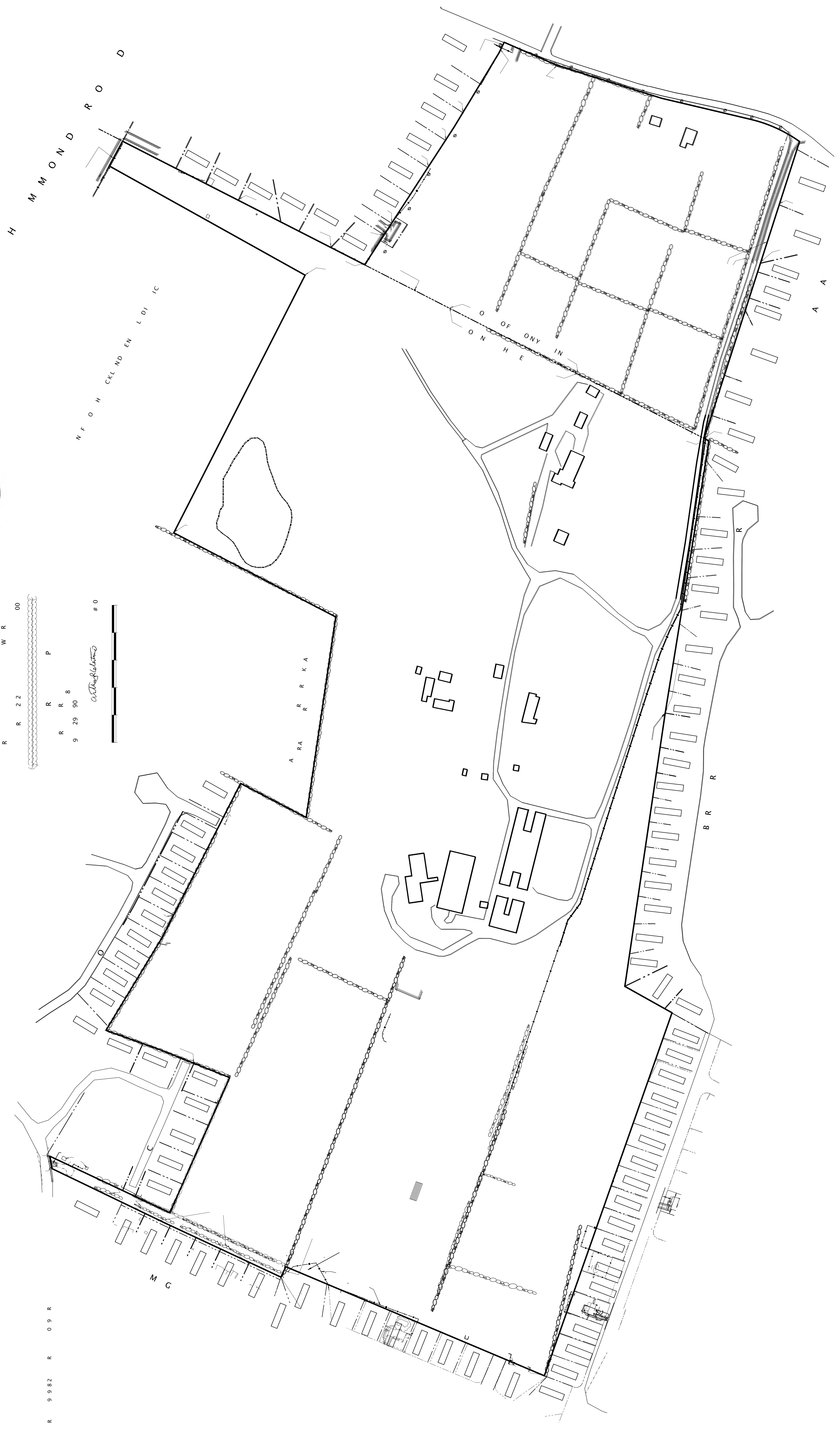
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Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

December 15, 2023

Haverstraw Planning Board
One Rosman Road
Garnerville, NY 10923

Tax Data: 20.09-1-33

20.13-1-1



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

Map Date: 01/17/2023

Date Review Received: 11/17/2023

Item: MARIAN SHRINE (H-190D)

Two-lot subdivision of a 131-acre parcel located in the R-25 zoning district. Site plan for a 5 MW, ground mounted community solar array, which is proposed for Lot 2 (37.91 acres). The existing structures on the site will remain on Lot 1 (93.09 acres). The site also includes a 29.72-acre parcel located in the Town of Stony Point. A special permit application has been concurrently submitted to the Town Board, as well as a variance application for street frontage from the Zoning Board of Appeals.

South side of Filors Lane; opposite Carolann Court; east side of Hammond Road and Suffern Lane

Reason for Referral:

Hammond Road & Thiells Road (CR 47), Suffern Lane (CR 94), Filors Lane & Willow Grove Road (CR 98), Minisceongo Creek, Town of Stony Point

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

****Recommend the following modifications***

The Rockland County Department of Planning is generally supportive of the development of renewable energy facilities in the County to help meet the goals of The New York State Climate Leadership and Community Protection Act to reduce greenhouse gas emissions by 85 percent from 1990 levels by 2050. However, we urge the Town to strongly consider the environmental sensitivity of the site, particularly the impacts associated with a large loss of trees and forested area. Solar development must not result in the overall degradation of the environmental quality of the Town, the County, and the region.

1 Mature trees and mature forested areas remove, absorb and store carbon in wood, leaves, and the soil. When trees and forests are cleared, that carbon is lost. New York's recently adopted Scoping Plan, required as part of The Climate Leadership and Community Protection Act, calls for protecting the ability of forests to serve as carbon sinks and calls for promoting the most effective methods of increasing New York's carbon sequestration, storage, and climate resilience. The Town should consider a carbon analysis to determine the carbon and carbon sink lost from forest and tree removal vs. the carbon emissions avoided through the installation and use of a 5MW solar system.

MARIAN SHRINE (H-190D)

2 The Town should be assured that the requirements of Article XIII, Shade Tree Commission, of the Zoning Code are satisfied. In particular, Section 167-91 – Tree removal plan required for building permits, Section 167-92 – Conditions for tree removal, and Sections 167-93 & 94 – Required tree planting and Approval of trees and planting required shall be addressed.

3 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.

4 The applicant must comply with the comments made by the Rockland County Highway Department in their November 30, 2023 letter.

5 A review must be completed by the County of Rockland Department of Health, any comments or concerns addressed, and any required permits obtained.

6 A review must be completed by the County of Rockland Drainage Agency, and any required permits obtained.

7 A review must be completed by the Rockland County Office of Fire and Emergency Services, Town of Haverstraw fire inspector, or the Thiells/Roseville Fire Department to ensure that the site is designed in a safe manner and there is sufficient access to both parcels and all associated structures.

8 The Town of Stony Point is one of the reasons this proposal was referred to this department for review. The municipal boundary bisects the subject site at the property line between lots 20.13-1-1 and 20.09-1-33, approximately 965 feet south of Filors Lane. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations with respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards to predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Town of Stony Point must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Stony Point must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

9 In the absence of a local ordinance regulating the siting and use of community solar systems, it is recommended that the Planning Board review the 'New York Solar Guidebook for Local Governments', May 2023, issued by the New York State Energy Research and Development Authority (NYSERDA). This Guidebook contains a Model Solar Energy Law, as well as other useful information to consider in the development of solar energy projects. It is recommended that the Board consider information in this Guidebook regarding the siting, installation, operation, maintenance, decommissioning, and overall regulation of solar energy systems so that local concerns are addressed, and the Town can responsibly and safely accommodate them. As is pointed out in the Guidebook, NYSERDA can offer technical assistance to local governments to address solar permitting, zoning, property taxes, SEQR, or any other issues regarding solar projects.

10 As is outlined in the NYSERDA Solar Guidebook, we encourage the Town to consider requiring the development of an abandonment and decommissioning plan. It is important to consider putting a plan in place to remove solar panel systems at the end of their useful life. In addition to outlining required steps to remove the system, a decommissioning plan can also provide for the disposal of or recycling of its components as well as land restoration to its forested state. It is also recommended that such a plan provide an estimated cost schedule for decommissioning and require a financial mechanism for decommissioning such as a performance bond or other security.

MARIAN SHRINE (H-190D)

11 As discussed above, the subject site is heavily wooded with the application indicating that approximately 13 acres of trees will be cleared to build the community solar system. The Tree Removal Plan, Drawing C03, plots what appears to be the trees to be removed on only the eastern portion of the project, and neither the Subdivision Sketch nor the Tree Removal Plan, show the number and location of existing trees, as is required by Sections A176-17 and A176-18. This department recommends that the number, type, and size of trees be identified on the subdivision sketch and the site plan. We also bring to the Boards attention that the NYSERDA 'New York Solar Guidebook for Local Governments' recommends that the removal of existing trees larger than [6] inches in diameter should be minimized to the extent possible. Additionally, the applicant should provide a detailed analysis of how the solar array would be visually buffered from surrounding roads and properties.

12 The Rockland County Planning Board reviewed this proposal at their December 14, 2023 meeting and recommended modifications to this application. The Board recommended that the Town reconsider the size, layout, and location of the solar array to minimize the loss of trees. They are concerned that such a significant loss of tree cover will result in runoff and drainage problems for nearby residents. The Town must be assured that any drainage and runoff issues that will result from the tree removal and the installation of the solar array are satisfactorily addressed. Additionally, the Board suggested the Town require a vegetative buffer to be provided between the proposed solar array and nearby residents to the east. The Planning Board also recommended that the application be properly reviewed by fire and emergency officials for firefighting access in the case an emergency arises.

13 The Minisceongo Creek is one of the reasons this application was referred to this Department. The 'New York Solar Guidebook for Local Governments' recommends that solar arrays are installed in ways that protect public water supplies, wetlands, and other water resources based on federal, state, and local rules. The Guidebook recommends that ground-mounted systems be designed to manage runoff using deep-rooted vegetation such as "pollinator-friendly" grasses and wildflowers, pervious pavement, or topographical features such as berms, swales, or retention ponds, which can provide a net water quality benefit.

14 This department recommends that the applicant use plants that are native to New York for the proposed landscaping to help preserve and promote biodiversity. Native plants are better adapted to the local climate and soils, making them easier to care for, and result in the need for less fertilizer, pesticides, and use of water. They also have deeper root systems that help prevent erosion and increased runoff into local waterbodies. A pdf titled "Native Plants for Gardening and Landscaping Fact Sheets" that lists native species and the environments in which they can grow can be found on the New York State Department of Environmental Conservation's website: <https://www.dec.ny.gov/get-involved/living-green/sustainable-landscaping>.

15 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (August 2010) and local ordinances.

16 Based on a review of the Hudson River Natural Resources Mapper and maps maintained by the Rockland GIS, the subject site contains federally regulated wetlands. While these wetlands are north of the proposed solar array this department recommends that field delineation of on-site wetlands be conducted to determine if any federal or state permits are required, so as to avoid negative impacts in the wetlands or any wetland buffers.

MARIAN SHRINE (H-190D)

17 The Hudson Valley Natural Resources Mapper (<https://gisservices.dec.ny.gov/gis/hvnrnm/>) identifies the entire subject site as part of a Significant Biodiversity Area (SBA). SBAs are landscape areas in the Hudson River Estuary that contain high concentrations of biodiversity or unique ecological features. These areas contribute to and serve as a framework for conservation partnerships and voluntary protection efforts. One of the most significant threats to biodiversity is habitat destruction, alteration, and fragmentation. Careful consideration should be given to development impacts with an SBA. Proactive planning that avoids or minimizes impact to the habitat of important areas and maintains habitat connections for wildlife movement will contribute to the long-term biodiversity of the region. The Board must consider the impacts of this development, particularly the impacts of the loss of forested area and the increase of impervious surface, on the biodiversity of the area, specifically habitat fragmentation and the impact of the movement of species to and from, and within, these sensitive habitats. A pdf titled "An Approach for Conserving Biodiversity in the Hudson River Estuary Corridor" that identifies voluntary, non-regulatory strategies for conserving wildlife and habitat in the region can be found at: <https://hudson.dnr.cals.cornell.edu/library>.

18 The Town shall be satisfied that the requirements of Section A176-70 Utilities and drainage are properly fulfilled, as well as all other Sections of the code that regulate utilities such as Section A-176-28.

19 The Town shall be satisfied that the traffic impacts generated during construction and installation of the solar system are adequately addressed.

20 The Town shall be satisfied that the project meets the requirements of Section 167-24, Public Utility rights-of-way, of the Zoning Code. The Town is encouraged to require that transmission lines be placed underground.

21 The bulk tables for Lot 1 on both the subdivision plan, prepared by Anthony R. Celentano P.L.S., and the site plan prepared by Core Development Group, list the building coverage as "<15%," the lot coverage as "<25%," and the maximum height as "<35'." The provided height for Lot 2 is also stated to be "<35'." The bulk table shall not include estimations. The building and lot coverage calculations must be provided on the site plan, and the accurate values indicated on the bulk table. If any variances are required from these standards, we request the opportunity to review them, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

22 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

23 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

24 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

24.1 The proposed size of Lot 2 is listed as 39.91 acres on the Referral Form. This shall be corrected to 37.91 acres.

24.2 The site plan prepared by Core Development Group does not contain a map date. This must be provided.

24.3 Our department previously issued review letters for this site in June 2023. At that time, a subdivision plat prepared by Anthony R. Celentano P.L.S. was submitted which was dated January 17, 2023. The subdivision plan provided with current submission is also dated January 17, 2023, but has been altered to depict the proposed fence, as well as other minor edits. All revision dates must be stated on this plat.

MARIAN SHRINE (H-190D)



Douglas J. Schuetz
Acting Commissioner of Planning

- cc: Supervisor Howard Phillips, Haverstraw
- Rockland County Department of Health
- Rockland County Drainage Agency
- Rockland County Highway Department
- Rockland County Office of Fire and Emergency Services
- Core Development Group
- Town of Stony Point Planning Board
- Anthony R. Celentano, PLS
- NYSERDA
- Thiells/Roseville Fire Department

Rockland County Planning Board Members

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the County of Rockland Department of Planning is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the presumptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

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