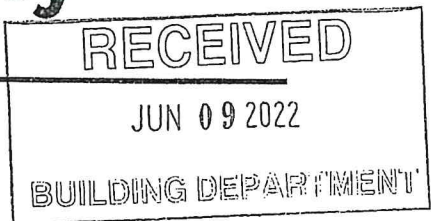


**ORIGINAL
FOR OFFICE FILE**

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

Helen Kenny-Burrows
Deputy Commissioner

June 9, 2022

Haverstraw Planning Board
One Rosman Road
Garnerville, NY 10923

Tax Data: 26.09-4-33

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

Map Date: 12/2/2020

Date Review Received: 5/18/2022

Item: *THE LEARNING EXPERIENCE (H-277)*

Site plan for the construction of a 24,600 SF structure located on 2.28 acres in the R-15 zoning district. The applicant has applied for the Route 202 Floating Overlay Zone designation. A total of 14,600 SF of retail space will be located on the ground floor (divided into six tenants), and a 10,000 SF child-care center with a 4,600 SF rooftop play area will be located on the second floor. A total of 114 parking spaces will be provided. Variances for maximum lot coverage and parking in the front yard are needed. Southwest corner of US Route 202 and South Central Highway

Reason for Referral:

South Central Highway (CR 33), US Route 202, Village of West Haverstraw

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

****Recommend the following modifications***

1 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The maximum lot coverage of 70.57 percent is a seven-fold increase over the approximately 10 percent coverage that currently exists. We caution the Town to consider precedent before granting a variance for maximum lot coverage. This bulk standard can particularly define the neighborhood's community character. Granting a lot coverage variance that is 18 percent greater than permitted will set a precedent that may result in nearby property owners seeking the same relief. Increased commercial development in the generally residential neighborhood will result in a community characterized by greater building mass and less green space. The Planning Board must consider the cumulative and community impacts of permitting such development. The proposed project shall be reduced in scope to more closely comply with the requirements of the Route 202 Overlay Zone.

2 While there is commercial development on the north side of Route 202 to the northwest of the site, this is located in the C (Commercial) zoning district. As noted above, the subject site is located in the R-15 zoning district, a residential neighborhood on the south side of Route 202, and is surrounded by single-family dwellings to the west, south, east, and northeast. The Planning Board must consider how the proposed development may substantially change the character of the predominantly residential community prior to granting approval.

THE LEARNING EXPERIENCE (H-277)

- 3 A review must be completed by the New York State Department of Transportation (NYSDOT), any comments or concerns addressed, and all required permits obtained.
- 4 A review must be completed by the County of Rockland Department of Highways, any concerns addressed, and all required permits obtained.
- 5 As per their May 23, 2022 letter, application is to be made to the Rockland County Department of Health for review of the storm water management system for compliance with the County Mosquito Code.
- 6 The Village of West Haverstraw is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 38 feet northeast of the site. 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 in 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 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 Village of West Haverstraw 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 Village of West Haverstraw must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.
- 7 A review of the Vehicle Analysis Sheet must be completed by the Rockland County Office of Fire and Emergency Services, the 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, and maneuverability on, the site for emergency vehicles.
- 8 The project narrative indicates that there are no prospective tenants for the lower level at this time. Only those uses permitted by Section 167-7.1B(1) may occupy this space.
- 9 As previously stated, there are currently no tenants for the first-floor retail space. To estimate traffic, the Traffic Impact Study assumes that this space will be occupied by a 2,500 SF bank with a drive-thru, a 2,500 SF fast-casual restaurant, and 9,600 SF of general retail space. However, the parking calculation only considers general retail on the first floor. While there are no parking standards for these uses in the R-15 zoning district, in the PO district banks require one space per 150 SF of gross floor area, which is the same as the requirement for commercial/retail spaces in the C zoning district. However, in the C district restaurants require 1 space per every 3 seats. If a restaurant does occupy a tenant space, as assumed in the Traffic Impact Study, the required number of parking spaces may differ from what is calculated in the project narrative and on the site plan. The Planning Board shall be assured that the 114 proposed spaces will be sufficient to accommodate all uses that are permitted within the Route 202 Floating Overlay Zone.
- 10 A large portion of the 70.57 percent lot coverage is due to the parking area, which results in a considerable loss in pervious surfaces. To help reduce the extent of the lot coverage variances, porous pavers, bioswales, landscaped rain gardens, and/or other porous materials and green infrastructure must be used wherever possible.
- 11 The Referral Form states the maximum lot coverage will be 68.82 percent. The project narrative and bulk table on the site plan indicate it will be 70.57 percent. The actual lot coverage must be determined, and the appropriate form(s) corrected so that all application materials remain consistent.

THE LEARNING EXPERIENCE (H-277)

- 12 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- 13 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 14 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.
- 15 As per Sections 167.67.1B.(2)(l) and (m), bulk requirements for the site require a minimum of 15 percent of the total site area to be landscaped and a planted landscaped buffer of at least 10 feet adjacent to a nonresidential zone or 20 feet adjacent to a residential zone. The bulk table on the site plan does not include either of these standards. The bulk table must be updated to include these regulations and show that the site complies.
- 16 The site plan and Referral Form indicate a variance is required for the number of parking spaces. As noted in the project narrative, the Route 202 Floating Zone does not include a required number of spaces. The underlying R-15 zoning includes a parking standard for day-care centers, which is similar to the proposed child-care center. The adjacent C district also includes parking requirements for commercial and retail uses, as well as restaurants. It must be stated whether these parking requirements apply, or if the Overlay Zone supersedes them. If the requirements do not apply, the variance for number of parking spaces is not needed.
- 17 Section 167-67.1B.(3)(b) of the Town's Zoning Code requires that parking areas be located only in the side and rear yards. The applicant is requesting a variance from this requirement. We acknowledge that the site's topography and two street frontages may make compliance with this standard difficult. However, 71 of the 114 provided parking spaces, or 62 percent of the spaces, are located north or east of the structure (67 spaces in the north of the structure adjacent to Route 202 and 3.5 spaces to the southeast adjacent to South Central Highway). The Town must work with the applicant to amend the site plan so that a greater percentage of spaces are located in the rear or side yards, bringing the proposal in closer conformance with the intent of the Town's regulations.
- 18 General Note 17 on Sheet C-300 indicates snow will be trucked off-site if there is no available space on-site. The on-site capacity for snow storage must be determined. The area dedicated for snow storage to the east and northeast of the parking area directly conflicts with the landscaping proposed on the landscaping plan, with several trees and shrubs proposed for this area. The applicant must work with the Planning Board to determine other areas that can accommodate snow piles, without reducing the number of parking spaces meant for parents, employees, and customers or affecting sight distances. Providing alternative snow storage areas will help to protect the proposed landscaping from damage due to the weight of the snow or salt contamination. In addition, deicing alternatives should be explored, and the use of road salt minimized to reduce salt runoff into streams and other waterbodies.
- 19 The New York State Climate Leadership and Community Protection Act (CLCPA), which was signed into law on July 18, 2019, is one of the most ambitious and aggressive climate and clean energy initiatives in the country. With a goal of reducing greenhouse gas emissions by 85% from 1990 levels by 2050, one of the key strategies towards meeting this goal is the promotion of electric vehicles. The proposed improvements to this property present an opportunity to advance this goal through the inclusion of publicly available vehicle charging stations. The site's placement along a major commercial corridor, combined with the proposed retail uses, makes it an ideal location for the siting of electric vehicle chargers. With United States automakers predicting that approximately one-half of new vehicle sales will be electric by 2030, the availability of charging stations will likely be a positive attraction for the site and its commercial tenants, their employees, and customers. This department urges the Town and the applicant to take advantage of this opportunity and include this important infrastructure in the proposed site improvements.

THE LEARNING EXPERIENCE (H-277)

20 The site must be designed in a pedestrian-friendly manner, particularly since a child-care center is proposed in conjunction with retail uses. As outlined in Section 167-67.1B.(4) of the Town Code, pedestrian walkways should connect parking lots to main building entrances. Traffic calming measures, such as speed bumps, shall also be considered. In addition, Section 167-67.1B.(4) states that street sidewalks should connect to building entrances for easy access for pedestrian traffic. While no sidewalks are proposed, the applicant shall consider providing one along the Route 202 frontage and connecting it to the sidewalk on the north side of Route 202 via a crosswalk at the street light in the northeast corner of the site. This will help to connect the proposal with the commercial area to the northwest, as well as the library. This would require coordination with the NYSDOT.

21 All proposed signage must be shown on the site plan and conform to the Town requirements found in Section 167-11. It must also be determined if the sign requirements found in column 6 of the Table of General Use Requirements for the R-15 zoning district apply. If any variances are required for the signage, we request the opportunity to review them, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

22 The applicant shall consider using plants that are native to New York for the proposed landscaping. Native plants are better adapted to the local climate and soils and are therefore easier to care for. This results in the need for less fertilizer, pesticides, and use of water. This helps to prevent erosion and increased runoff into local waterbodies. Native plants also help to preserve and promote biodiversity. 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/public/44290.html>.

23 The lighting plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line, especially along the easterly property line adjacent to the County highway.

24 The project narrative states that a specific description of The Learning Center's operations will be generated at the time of the site plan review. As this is the site plan application, this must be provided.

25 This development will result in an increased demand for energy, and proposes to pull that energy from the grid. The applicant should explore the potential use of on-site renewable energy. In addition, the building should be designed and constructed to maximize energy efficiency, advancing carbon neutrality in building design and operation.

26 The Full Environmental Assessment Form (FEAF) indicates there will be no recycling in the construction/demolition phase or during operation of the proposed facilities. To comply with the State Mandatory Recycling Law and Section 132-6 of the Town Code regarding recycling, recycling must occur. The site plan must be updated to depict recycling bin/dumpster locations in addition to the trash enclosures. Additionally, the reuse and recycling of construction debris is encouraged.

27 The Referral Form and Application Review Form state the application is for a zone change before the Town Board. However, all other information indicates a site plan before the Planning Board has been submitted. A phone call with the Secretary of the Boards confirmed the latter. As such the Referral Form and Application Review Form shall be corrected so that all application materials remain consistent.

28 As noted on the site plan, retaining walls that are over four (4) feet in vertical height shall be designed by a licensed New York State Professional Engineer and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the licensed NYS Professional Engineer.

29 We request the opportunity to review the zone change required to implement the Route 202 Floating Overlay Zone designation, as required by New York State General Municipal Law, Section 239-m (3)(a)(vi).

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

THE LEARNING EXPERIENCE (H-277)

31 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.

32 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.

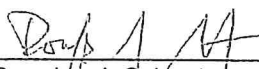
33 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

33.1 The FEAF appears to be outdated, as it references a special permit is required on Page 2. This shall be removed.

33.2 Section B. of the FEAF indicates approval is required from the Town Board and Zoning Board of Appeals (ZBA), but does not state why. This shall be updated to state a zone change is required to be approved from the Town Board and variances are needed from the ZBA. The Rockland County Department of Health (County Mosquito Control compliance) and Rockland County Planning Department (review under NYS General Municipal Law) shall also be included as County Agencies.

33.3 Based on the orientation of the building on the site plan, it appears that the north arrow is oriented incorrectly on the floor plans. This must be corrected. The elevations on Sheets SA-2.3 and 2.4 are likely labeled incorrectly as well.

33.4 SUEZ has recently been acquired by Veolia. The Application Referral Form and FEAF shall be corrected.



Douglas J. Schuetz

Acting Commissioner of Planning

cc: Supervisor Howard Phillips, Haverstraw
New York State Department of Transportation
Rockland County Department of Health
Rockland County Highway Department
Rockland County Office of Fire and Emergency Services

Jarmel Kizel Architects and Engineers Inc.
Thiells Roseville Fire Department

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

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

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

HIGHWAY DEPARTMENT
23 New Hempstead Road
New City, New York 10956
Phone: (845) 638-5060 Fax: (845) 638-5037
Email: highway@co.rockland.ny.us

ORIGINAL
FOR OFFICE FILE

Charles H. "Skip" Vezzetti
Superintendent of Highways

June 06, 2022

Ms. Annette Hendrie
Secretary to the Boards
Town of Haverstraw
One Roseman Road
Garnerville, NY 10923

Re: Site Plan Review for "The Learning Experience"
3 West Ramapo Road in Garnerville, NY
Tax Lot #26.09-4-33; R-15 Zoning District

Dear Ms. Hendrie:

This is in response to your GML referral letter dated 05.17.22 for the above application. The site plan was prepared by Jarmel Kizel Architects and Engineers, Inc., last revised on 12.02.2020. The review has been complete now and we offer the following comments.

1. The site plan shall show the existing Right of Way Line and the Designated Street Line. The site plan shall also show portions of area to be designated to the State of NY and the County of Rockland for inclusion in the highway systems. These land dedications shall be prepared and recorded in the Rockland County Clerk's Office prior to applying for road work permits if the proposed action is approved by the Town.
2. The NYSDOT has the ownership and maintenance jurisdictions on the traffic signal at the intersection. The proposed traffic signal modifications as noted in the traffic study shall be prepared by the applicant and verified by the NYSDOT before implementing it as part of the project by the developer.
3. The concrete sidewalk at the SW corner of the intersection shall be extended, including a concrete curb, to the proposed driveway on Central Highway.
4. The applicant shall consider reducing the driveway radius for the proposed driveway on Central Avenue to promote traffic safety in the area.

DRAINAGE AGENCY
DIVISION OF THE HIGHWAY DEPARTMENT
23 New Hempstead Road
New City, New York 10956
Phone: (845) 638-5081; Fax: (845) 708-7116

ORIGINAL
FOR OFFICE FILE

Charles H. "Skip" Vezzetti
Superintendent of Highways
Chairman, Drainage Agency

Vincent Altieri, Esq.
Executive Director

Via email: atorres@townofhaverstraw.org

June 3, 2022

Planning Board
Town of Haverstraw
One Rosman Road
Garnerville, NY 10923
Attn.: Ms. Annette Hendrie, Clerk to the Planning Board

Re: The Learning Experience Day Care

Location: 3 West Ramapo Road, Garnerville
Parcel ID(s): Section 26.09, Block 4, Lot(s) 33
Town/Village: Town of Haverstraw

Dear Planning Board Members:

The Rockland County Drainage Agency (RCDA) has reviewed the above referenced proposal as prepared by Jarmel Kizel, dated/last revised 12/2/2020, included with the municipal referral dated 5/17/2022. Based on a review, the RCDA offers the following comment(s):

- 1) The above referenced site is outside the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846. Therefore, a Stream Control Act permit from the RCDA is not required for developments within this site. Also, the RCDA has no further comments regarding the proposal, pursuant to the State Environmental Quality Review (SEQR).
- 2) The RCDA recommends that the municipal land use boards and/or departments review all development proposals for this site and ensure that developments with increase in impervious areas and/or land disturbances will not result any increase in stormwater runoff from the site and will have adequate measures to prevent soil erosion and control sediment from leaving the site.
- 3) The Rockland County Drainage Agency does not object to the Planning Board assuming responsibilities of lead agency for SEQR purposes in the above referenced matter.

Please contact the undersigned at (845) 638-5081 or by email: thottaks@co.rockland.ny.us, if you have any questions regarding this matter.

Very truly yours,



Shajan S. Thottakara, P.E., CFM
Rockland County Drainage Agency

c: Vincent Altieri, Esq., RCDA
Building Department, Town of Haverstraw
Zoning Board of Appeals, Town of Haverstraw
Rockland County Planning Department
Rockland County Highway Department
Joseph LaFiandra, Rockland County Sewer District No. 1
File

gbehn@townofhaverstraw.org
atorres@townofhaverstraw.org
(by email)
(by email)
(by email)
(File: 22 HGR 34)



CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025

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FOR OFFICE FILE



Public Health
Prevent. Promote. Protect.

EDWIN J. DAY
County Executive

PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

May 23, 2022

Ms. Annette Hendrie
Town of Haverstraw
One Rosman Road
Garnerville, NY 10923



Re: The Learning Experience
Site Plan
Tax lot 26.09-4-33

Dear Ms. Hendrie:

We have received an application and plans as prepared by Jarmel Kizel Architects and Engineers Inc., revised through December 2, 2020, for the above referenced project. Comments are as follows:

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

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

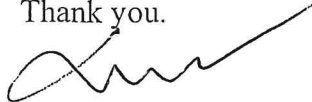
Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Michael Kezner, Rockland County Department of Planning
Jarmel Kizel Architects and Engineers Inc.

5. The STOP bars at the driveway shall be placed where they have proper sight distances.
6. The catch basin on Central Avenue shall be investigated and rehabilitated as part of the proposed overflow connection into the basin. A note shall be added in the site plan.
7. A road work permit must be obtained prior to starting any construction work in the site if the proposed request is approved by the Town.

We appreciate you for the opportunity to review the site plan. If you have any additional questions, please feel free to contact the undersigned.

Thank you.

A handwritten signature in black ink, appearing to read 'Dyan Rajasingham', with a long, sweeping horizontal stroke extending to the right.

Dyan Rajasingham
Engineer III

CC: Rockland County Department of Planning
Jarmel Kizel Architects and Engineers, Inc. – Consulting Engineers and Architects

TOWN OF HAVERSTRAW PLANNING BOARD

NOTICE OF PUBLIC HEARING

Please take notice that the Town of Haverstraw Planning Board does hereby schedule a Public Hearing to consider the application of Chase Bank – 58 W. Ramapo Road, Garnerville for Site Plan Approval to install a new ATM and Canopy in the existing raised concrete island.

Said property being located on the West side of Rosman Road and corner of West Ramapo Road and Rosman Road.

Said property is located on the Town of Haverstraw Tax Map as Section 26.09, Block 05, Lot 45.

Said Public Hearing shall be held on Wednesday, July 13, 2022 at 7:30 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

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

By Order of the Planning Board of the Town Of Haverstraw

Sal Corallo, Chairman

Christie Tomm Addona, Planning Board Attorney

Annette Hendrie, Secretary

June 15, 2022

ORIGINAL
FOR OFFICE FILE

**TOWN OF HAVERSTRAW PLANNING BOARD
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

SAL CORALLO, PLANNING BOARD CHAIRMAN

CHRISTIE TOMM ADDONA, ATTORNEY

ANNETTE HENDRIE, SECRETARY

June 03, 2022

Rockland County Dept. of Planning
50 Sanatorium Road – Bldg. T
Pomona, NY 10970
Attention: Michael Kezner

Re: **GML REFERRAL**
Chase Bank
58 West Ramapo Road, Garnerville
Sect: 26.09 Block: 05 Lot(s): 45

Dear Mr. Kezner:

Enclosed please find the following Site Plan submission for your review:

- Narrative dated February 08, 2022 (Received 05/04/2022)
- PB Application dated June 06, 2022 (For Meeting Date July 13, 2022)
- Short EAF dated May 04, 2022 (Received 05/04/2022)
- Site Plan prepared by Atzl, Nasher & Zigler dated August 20, 2021;
last revised May 27, 2022

Please submit comments to:

Town of Haverstraw Planning Board
One Rosman Road, Garnerville, NY 10923
Annette Hendrie, Secretary to the Boards

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FOR OFFICE FILE

**TOWN OF HAVERSTRAW PLANNING BOARD
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

SAL CORALLO, PLANNING BOARD CHAIRMAN

CHRISTIE TOMM ADDONA, ATTORNEY

ANNETTE HENDRIE, SECRETARY

June 03, 2022

NYS Dept. of Transportation
275 Ridge Road
New City, NY 10956
Attention: Resident Engineer

Re: **GML REFERRAL**
Chase Bank
58 West Ramapo Road, Garnerville
Sect: 26.09 Block: 05 Lot(s): 45

To Whom It May Concern:

Enclosed please find the following Site Plan submission for your review:

- Narrative dated February 08, 2022 (Received 05/04/2022)
- PB Application dated June 06, 2022 (For Meeting Date July 13, 2022)
- Short EAF dated May 04, 2022 (Received 05/04/2022)
- Site Plan prepared by Atzl, Nasher & Zigler dated August 20, 2021;
last revised May 27, 2022

Please submit comments to:

Town of Haverstraw Planning Board
One Rosman Road, Garnerville, NY 10923
Annette Hendrie, Secretary to the Boards

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FOR OFFICE FILE



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

Helen Kenny-Burrows
Deputy Commissioner

June 22, 2022

Haverstraw Planning Board
One Rosman Road
Garnerville, NY 10923

Tax Data: 26.09-5-45

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

Map Date: 5/27/2022

Date Review Received: 6/3/2022

Item: **CHASE BANK (H-278)**

Site plan for the installation of a new drive-thru ATM and canopy at an existing bank located on 0.89 acres in the C zoning district. The existing raised concrete island will be increased in width to accommodate the ATM. New lighting and a new striped lane will also be installed.

Northwest corner of US Route 202 and Rosman Road

Reason for Referral:

US Route 202

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:

**Approve*

Since the proposed project will have no adverse impacts on any County-wide interests, this matter is remanded for local determination.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Howard Phillips, Haverstraw
New York State Department of Transportation
Atzl, Nasher & Zigler P.C.

**The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities, County Parks or Drainage Systems or the surrounding Neighborhood Character and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.*

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ATZL, NASHER & ZIGLER P.C.

ENGINEERS-SURVEYORS-PLANNERS

234 North Main Street, New City, NY 10956
Tel: (845) 634-4694 Fax: (845) 634-5543

February 8, 2022

Chase Bank

Narrative Summary

The site is located at 58 West Ramapo Road, Garnerville in the Town of Haverstraw. It is identified as Section 26.09 Block 5 Lot 45 on the Town of Haverstraw Tax Map and is zoned C, Commercial. The existing site is 38,727 square feet, and it consists of a 2,604 square foot, one-story bank building along with a macadam parking area and appurtenances.

The Applicant is proposing the installation of a new ATM and canopy in the existing raised concrete island. Additional improvements include increasing the width of the existing raised concrete island, providing new electric and data cables (tied into the existing services) to support new equipment and lighting, and adding new lane striping near the ATM. All existing entrances and exits will remain unchanged. There will be no change in the overall size/location of the existing building and parking facilities.

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FOR OFFICE FILE

ORIGINAL
FOR OFFICE FILE

TOWN OF HAVERSTRAW PLANNING BOARD INFORMATION SHEET

ONE ROSMAN ROAD, GARNERVILLE NY 10923
PH: (845) 429-2200 FAX: (845) 786-7647

SAL CORALLO, CHAIRMAN

GLENN MCCREEDY, CONSULTING ENGINEER
MICHAEL KAUKER, CONSULTING PLANNER
GEORGE BEHN, BUILDING INSPECTOR
ANNETTE HENDRIE, SECRETARY

THE FOLLOWING ITEMS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION:

- 1) A COMPLETE APPLICATION FORM
- 2) A COMPLETED APPLICATION CHECKLIST
- 3) A NARRATIVE AND DETAILED PLAN OF THE PROPOSED SITE
- 3) PAYMENT OF ALL REQUIRED FEES
- 4) ALL APPLICATIONS (INCLUDING REQUESTED REVISIONS, DOCUMENTATIONS ETC...) MUST BE RECEIVED 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING BOARD MEETING IN ORDER TO HAVE SUFFICIENT TIME FOR THE STAFF TO REVIEW

THE APPLICATION WILL BE DISTRIBUTED TO THE STAFF FOR TECHNICAL REVIEW TO DETERMINE WHETHER THE APPLICATION IS COMPLETE AND CAN BE PLACED ON THE AGENDA AND/OR WORKSHOP.

IF THE APPLICATION IS DEEMED INCOMPLETE, THE APPLICATION WILL BE RETURNED TO THE APPLICANT AND WILL NOT BE PLACED ON THE PLANNING BOARD AGENDA OR WORKSHOP.

IF THE APPLICATION IS ON THE AGENDA AND/OR WORKSHOP AND REVISIONS AND/OR DOCUMENTATION REQUESTED BY THE STAFF ARE SUBMITTED BUT NOT SUFFICIENT TO BE DEEMED COMPLETE THEN THE APPLICATION WILL BE REMOVED FROM THE AGENDA AND/OR WORKSHOP AND NOT PLACED BACK ON UNTIL THE STAFFS REQUESTS HAVE BEEN SATISFIED

P. B MEETINGS ARE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH

P.B WORKSHOPS ARE SCHEDULED FOR THE FOURTH THURSDAY OF EVERY MONTH

**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**

TEM #	PRELIMINARY PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABL
(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)	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.	✓		
(G)	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.	✓		
(H)	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.	✓		
(I)	Set Back Lines: All front, rear & Side Yard Lines shall be shown for all lots.	✓		
(J)	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.	✓		

(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.			✓

New York State Department of Environmental Conservation

SEQR Regulations

<http://www.dec.ny.gov/regs/4490.html>

"The SEQR Handbook"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf

All Forms

<http://www.dec.ny.gov/permits/6191.html>

"SEQR Cookbook"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/cookbook1.pdf

"Local Official's Guide to SEQR"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrofficials.pdf

"SEQR Flow Chart and Time Frames"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrflow2003.pdf

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

Municipality Town of Haverstraw Date Sent _____

Board ☒ Planning _____ ZBA _____ Town/~~Village~~ Meeting Date _____

File Name Chase Bank
Contact Person John R. Atzl, PLS - Atzl, Nasher & Zigler, PC
Address 234 North Main Street
New City, NY 10956

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 _____
☐ Other _____

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

239 (n) ☐ Subdivision
239 (l) & (m): ☒ Site Plan ☐ Variance ☐ Special Permit ☐ Zone Change/Amendment
☐ Other – Please list _____

Location of Parcel(s) 58 West Ramapo Road, Garnerville, NY 10923

Acreage of Parcel (s) 0.89

Existing Sq. Footage 2,604 sq. ft. (one story building) Proposed Sq. Footage 2,604 sq. ft. (one story building)

The Property in Question Lies Within 500 Feet of:

☐ County Road ☒ State Road, Thruway, or Parkway: US Route 202 (W Ramapo Rd)
☐ County Stream ☐ State Park
☐ County Park ☐ Village, Town, or County Boundary
☐ County or State Facility ☐ The Long Path

Map 26.09 Block 5 Lot(s) 45 Map Date February 28, 2021
Map _____ Block _____ Lot(s) _____ Current Zoning C

Brief Project Description Installation of new ATM & canopy in existing raised concrete island along with minor improvements.

Variances Needed (if applicable)
NA

Required

Provided

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Haverstraw Date _____

Please check all that apply:

☒ Planning Board	☐ Municipal Board
☐ Zoning Board of Appeals* (*Fill out Parts I & II of this form)	☐ Historical Board
	☐ Architectural Board
☒ Subdivision _____ # of Lots _____	☒ Pre-preliminary/Sketch
☒ Site Plan	☒ Preliminary
☐ Special Permit	☒ Final
☐ Conditional Use	
☐ Zoning Code Amendment	
☐ Zone Change	
☐ Variance	

Project Name: Chase Bank

Tax Map Designation:

Section 26.09 Block 5 Lot(s) 45
Section _____ Block _____ Lot(s) _____

Location: On the west side of Rosman Road,
_____ feet at the corner of West Ramapo Road/Rosman Road in the
town/village of Haverstraw.

Street Address: 58 West Ramapo Road, Garnerville, NY 10923

Acreage of Parcel 0.89 acs Zoning District C

School District North Rockland Postal District Haverstraw

Fire District Thiell/Roseville Ambulance District Haverstraw

Water District Water District #1 Sewer District Haverstraw

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

Installation of new ATM & canopy in existing raised concrete island along with minor improvements.

See attached narrative for more details.

APPLICATION REVIEW FORM

If subdivision: NA

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage 2,604 sq. ft. (one story building)
- 2) Total square footage 2,604 sq. ft. (one story building)
- 3) Number of dwelling units 0

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

NA

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. No

Are there wetlands on the site? If yes, please provide the names and type. No

Project History: Has this project ever been reviewed before? No

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.

NA

Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)

County of Rockland) ss.:

Town/~~Village~~ of Haverstraw)

Chris Quinn, 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
Haverstraw, 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 Haverstraw.

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, Chris Quinn, 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

Print Applicant's Name Chris Quinn

SWORN to before me this

15th day of February

Diana Zagorski
Notary Public



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

Reviewed by the _____ on _____ Municipal Clerk/Treasurer

Action Taken: _____

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

Town/Village of Haverstraw)

Brian Trenster, ATM Program Manager

I, JP Morgan Chase Bank, NA, Industry Consulting Group, Inc being duly sworn, hereby

depose and say that I reside at: have a PO Box 810490, Dallas, TX 75381-0490

in the county of Adams in the state of Texas

I am the (*Brian Trenster) owner in fee simple of premises located at:

58 West Ramapo Road, Garnerville, NY 10923

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber 2006 of conveyances, page 56083 or as Instrument ID #2006-00056083

Said premises have been in my/its possession since 2006. Said premises are also known and designated on the Town of Haverstraw Tax Map as: section 26.09 block 5 lot(s) 45

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

Mailing Address

Brian Trenster

PO Box 810490

Dallas, TX 75381-0490

SWORN to before this

21 day of April, 2022

[Signature]

Notary Public



* 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.

Chase Bank

**List of Nearby Property Owners for
Tax Lot 26.09-5-45**

(Information provided by Town of Haverstraw)

<u>Tax Lot #</u>	<u>Name and Address</u>
26.09-4-16	Edgar Chacha 61 W Ramapo Rd Garnerville, NY 10923
26.09-4-21	Angel Flores & Ana Fernandez 55 W Ramapo Rd Garnerville, NY 10923
26.09-2-9.1	Rosman Center LLC Milton Shapiro 3 Cavalry Dr New City, NY 10956
26.09-5-44	Town of Haverstraw 1 Rosman Rd Garnerville, NY 10923
26.09-5-46	Town of Haverstraw 1 Rosman Rd Garnerville, NY 10923

Paul Piperato, County Clerk
1 South Main St Ste 100
New City, NY 10956
(845) 638-5221

ORIGINAL
FOR OFFICE FILE

Rockland County Clerk Recording Cover Sheet

Received From :
FIRST AMERICAN TITLE INSURANCE CO OF NY
633 THIRD AVE
NEW YORK, NY 10017

Return To :
JPMORGAN CHASE BANK NA
270 PARK AVE
NEW YORK, NY 10017

First GRANTOR

BANK OF NEW YORK

First GRANTEE

JPMORGAN CHASE BANK NA

Index Type : Land Records

Instr Number : 2006-00056083

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Other

Recording Fee : \$213.00

Recording Pages : 5

The Property affected by this instrument is situated in Haverstraw, in the
County of Rockland, New York

Real Estate Transfer Tax

RETT # : 1571

Deed Amount : \$801,600.00

RETT Amount : \$0.00

Prepaid tax to Albany

Total Fees : \$213.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Rockland
County, New York

On (Recorded Date) : 10/20/2006

At (Recorded Time) : 5:51:12 PM



Doc ID - 016946630005

Paul Piperato
Paul Piperato, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: NAM Printed On : 10/23/2006 At : 11:04:09AM

3008 - 233717N473

First American Title Insurance Company of New York
633 Third Avenue
New York, New York 10017
T - (212) 922-9700
F - (212) 922-0881

Record and Return to:

JPMorgan Chase Bank, National Association
270 Park Avenue, 39th Floor
New York, New York 10017
Attention: Gershon Ekman, Esq.

Section 26.09
Block 5
Lot 45
County Rockland

BARGAIN AND SALE DEED WITHOUT COVENANT

THIS INDENTURE, made as of this 1st day of October, 2006, between **THE BANK OF NEW YORK** (successor by merger to Nanuet National Bank), a New York banking corporation, having an address c/o The National and International Leasing Department, 101 Barclay Street, Floor 15-E, New York, New York 10286, Attention: Director of Corporate Real Estate, party of the first part, and **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a national banking association, having an address at 1111 Polaris Parkway, Suite 1J, Mail Code OH1-0241, Columbus, Ohio 43240, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the successors and assigns of the party of the second part, forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, located at or near the Town of Haverstraw, County of Rockland and State of New York, bounded and described on Schedule A annexed hereto and made a part hereof.

Being the same premises conveyed to the party of the first part by deed recorded on 3/15/1971 in Liber 887, page 805.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the successors and assigns of the party of the second part, forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

855032_1/652

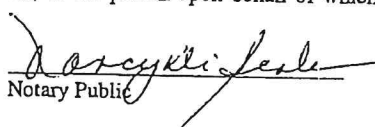
IN WITNESS WHEREOF, the party of the first part has duly executed this deed as of the day and year first above written.

THE BANK OF NEW YORK

By: 
John E. Lane
Executive Vice President

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

On the 13th day of September in the year 2006 before me, the undersigned, personally appeared John E. Lane, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

NANCY DI SCALA
Notary Public, State of New York
No. 43-4979560
Qualified in Richmond County
Commission Expires April 1, 2007

NANCY DI SCALA
Notary Public, State of New York
No. 43-4979560
Qualified in Richmond County
Commission Expires April 1, 2007

Title No. 233717NY73

SCHEDULE "A"

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, LOCATED AT OR NEAR GARNERVILLE, IN THE TOWN OF HAVERSTRAW, COUNTY OF ROCKLAND, STATE OF NEW YORK, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, VIZ:

BEGINNING AT POINT FORMED BY THE NORTH SIDE OF STATE HIGHWAY NO. 1660 (ROUTE NO. 202) AND THE WEST SIDE OF ROSMAN ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND AND RUNNING THENCE,

(1) ALONG THE NORTH SIDE OF STATE HIGHWAY NO. 1660, SOUTH 53° 04' 30" SECONDS WEST, A DISTANCE OF 182.98 FEET; THENCE

(2) ALONG LANDS NOW OR FORMERLY OF ABRAHAM AND JEAN LEVIN, NORTH 8° 17' 10" WEST, A DISTANCE 330.74 FEET TO AN IRON PIPE; THENCE

(3) ALONG LANDS NOW OR FORMERLY OF LANDS NOW OR FORMERLY OF JACK AND BETTY REALTY CORP., NORTH 89° 42' 16" EAST, A DISTANCE OF 171 FEET TO AN IRON PIPE IN THE WEST SIDE OF ROSMAN ROAD; THENCE

(4) ALONG THE WEST SIDE OF ROSMAN ROAD, SOUTH 01° 57' 20" EAST, A DISTANCE OF 7.02 FEET; THENCE

(5) STILL ALONG THE WEST SIDE OF ROSMAN ROAD, SOUTH 5° 20' 50" EAST, A DISTANCE OF 160.51 FEET TO A ROCKLAND COUNTY MONUMENT; THENCE

(6) STILL ALONG THE WEST SIDE OF ROSMAN ROAD, SOUTH 8° 34' 40" EAST, A DISTANCE OF 52 FEET TO THE BEGINNING POINT. CONTAINING 1.032 ACRES.

ORIGINAL
FOR OFFICE FILE *Short Environmental Assessment Form*
Part 1 - Project Information

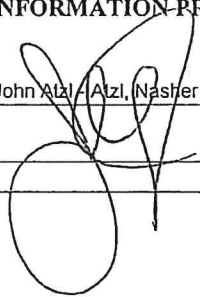
Instructions for Completing

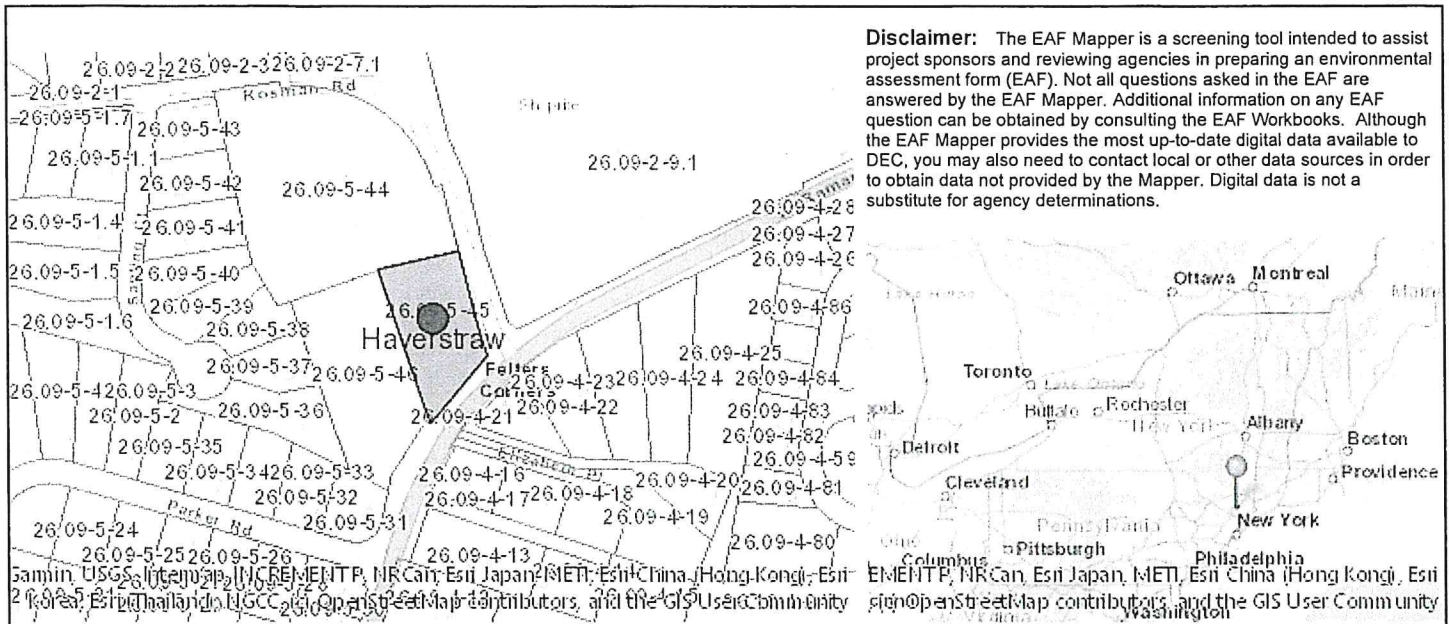
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Chase Bank			
Project Location (describe, and attach a location map): 58 West Ramapo Road in Garnerville, Town of Haverstraw, Rockland County (Parcel ID 26.09-5-45)			
Brief Description of Proposed Action: The Applicant is proposing the installation of a new ATM and canopy in the existing raised concrete island. All existing entrances and exits will remain unchanged. There will be no change in the overall size/location of the existing building. See attached narrative for details.			
Name of Applicant or Sponsor: Chris Quinn of TKO Installations, Inc.		Telephone: 847-257-2245 E-Mail: Chris.Quinn@tkosafe.com	
Address: 1287 Kyle Ct			
City/PO: Wauconda	State: IL	Zip Code: 60084	
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 ☒	YES ☐
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: Town of Haverstraw Planning Board - site plan approval Town of Haverstraw Building Department - building permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		38,727 sq. ft. acres	
b. Total acreage to be physically disturbed?		50 sq. ft. acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		38,727 sq. ft. acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
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: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
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: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? <u>NA</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities? <u>NA</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☐	
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	
	☒	☐	
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?	☒	☐	
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	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? <u>PROJECT SITE DOES NOT CONTAIN WETLANDS OR OTHER WATERBODIES</u>	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>John Atzl / Atzl, Nasher & Zigler PC</u> Date: <u>5/4/22</u> Signature:  Title: <u>Land Surveyor</u>		



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