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PLANNING BOARD VILLAGE OF CHESTNUT RIDGE

NARRATIVE SUMMARY

GOLDLAND INDUSTRIAL PARK

Tax Lot 57.17-2-38

This is an application for site plan approval for a new, two-building industrial park. The site is in a PI zoning district, located on the West side of Chestnut Ridge Road (N.Y.S. Route 45), at the Northwest corner of its intersection with the New York State Thruway Main Line right of way.

The subject parcel is vacant. It has a gross lot area of 409,774 sf (9.40 ac), and a net lot area, after deducting for steep slopes in the West and wetland areas in the North, of 361,850 sf (8.31 ac). It has extensive frontage on New York State Route 45, a major North/South thoroughfare.

The site is served by all public utilities.

The site is in an industrial/warehousing area of the Village. Immediately north of the site is Central Plumbing Specialties, a large plumbing supply contractor that also maintains a retail showroom. The building was formerly an automobile dealership. To the Northeast is the garage and headquarters of Rockland Mobile Care, a paramedic service. This building, too, is a former automobile dealership.

The land directly across Route 45 to the East is undeveloped. Adjacent to the South is the New York State Thruway Main Line, beyond which are other industrial uses.

Immediately West, sitting on a bluff approximately 20 feet above the development area, is a small residential development. Only two residential properties actually abut the subject site.

The site has a small wetland area in its Northeast corner, a portion of which is proposed to be filled and mitigated with the creation of new wetlands in an

adjacent area. The site also has steep slopes in its Western portion, which will help to form a buffer to the residences beyond.

Proposed Development

The applicants wish to build an industrial park consisting of two buildings. One building will be divided and rented to various tenants for flex space/warehouse use (Building 1, closest to Route 45). The other (Building 2, to the rear of the site) will be occupied and used by one of the owners for its food processing and packaging facility. Each building will have approximately 82,000 sf of indoor space (including mezzanines). The proposed uses are permitted as of right in the PI district.

Vehicles will enter the site from one of two proposed curb cuts along Route 45. All incoming trucks will be limited to the northerly driveway. Vehicle directions and turning movements are shown on the site plans.

There will be a driveway with parking spaces along the easterly frontage of Building 1. Between Buildings 1 and 2 will be a second driveway providing access to loading docks for Building 1 tenants. These docks are located along the central driveway in order to be hidden from Route 45, as required by the Zoning Code.

A third driveway will circle past the rear of Building 2, and provide access to additional parking spaces and to the Building 2 loading docks. These docks face the New York State Thruway.

Proposed Uses

Building 1 (closest to Route 45) is to be a multi-tenanted flex space building. Flex space incorporates office, distribution and warehouse uses. The amount of space within the building devoted to such uses, and to each tenant, can be configured to each tenant's needs. The site plan drawings currently project three tenants, but interior space can be merged or broken up as needed.

Building 2 (rear building) is intended as a single occupant food preparation, packaging and distribution facility for Golden Taste foods. Golden Taste currently operates from a facility in Spring Valley. It was established in 1966 and continues to prepare kosher salads, hummus, dips, spreads, herring, pickled products and other appetizers. Golden Taste sells to national and regional retailers such as Shop-Rite, Stop & Shop, and Costco. Product will be prepared, packaged and distributed from the site. Administrative offices will also be located in the building. Golden Taste has its own fleet of distribution trucks, which will be parked at the site overnight and on weekends.

Golden Taste currently employs approximately 50 people in its operations. The facility will be open Sunday through Friday. Under existing conditions in its

Spring Valley location, trucks leave the facility with product at about 4:30am each day, and return in the evening. Internal facility operations run from 8:00am to 8:00pm, although refilling of trucks for their next morning run continues until 10:00pm. Golden Taste anticipates that the Chestnut Ridge facility will operate on a similar schedule.

Wetlands

There is a small wetland area in the northeastern portion of the site. The wetlands extend into the property to the North. These wetlands have been determined to be of low quality.¹ A portion of proposed Building 1 and the driveway will encroach on an isolated salient of these wetlands, approximately 15,600 sf in area.

To mitigate the impact of this encroachment, the applicant proposes to create new wetlands, twice the size of the area to be disturbed. These new wetlands will be contiguous to, and consistent with, the main body of the existing wetlands running along the boundary between the subject and its northerly abutter.

By letter dated October 17, 2019, the proposed disturbance and mitigation were found to be consistent with U.S. Army Corps of Engineers Nationwide Permit 39, and no individual wetlands permit is required from the Corps.² Village wetlands review is part of the site plan review.

Visual Impact

There are two areas with sensitivity to visual impact: Route 45 and the residential neighborhood to the West.

The Route 45 impact will be mitigated by locating all loading docks away from Route 45. A planted berm will extend along most of the Route 45 frontage, between the two access driveways. Additional landscaping will be added to break up the visual impact of the building façade facing Route 45.

The residential impact is mitigated by existing natural features that will remain in place and will be augmented as needed. The two affected houses are approximately 20 feet above the existing grade of the development site, and approximately 42 feet above the finished first floor elevation of Building 2. A 50 foot rear buffer combined with a 45 foot rear yard (95 feet total horizontal distance) contain existing vegetative screening which can be augmented as needed. The combined horizontal and vertical distances mitigate the visual impact of Building 2.

¹ Letter from Peter D. Torgersen, dated September 23, 2018, attached hereto as Exhibit 1.

² Attached as Exhibit 2.

SEQR and GML status

The project proposes a new non-residential facility with approximately 150,000 sf of floor area. The project is therefore a Type I action under SEQRA:

(6) activities, other than the construction of residential facilities, that meet or exceed any of the following thresholds; or the expansion of existing nonresidential facilities by more than 50 percent of any of the following thresholds:

(v) in a city, town or village having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area;³

The project is located adjacent to New York State Route 45 and the New York State Thruway. It is therefore subject to review by the Rockland County Planning Department pursuant to NY General Municipal Law §§ 239-l and -m.

The project is located more than 500 feet from the Village's border with the Town of Ramapo,⁴ and is therefore *not* subject to review under NY General Municipal Law § 239-nn.

Needed variances

Based on the site plan drawings submitted herewith, the project will need bulk variances, the nature and extents of which are shown on the bulk tables affixed to the drawings.

Dated: November 13, 2019
New City, New York



Ira M. Emanuel, P.C.
Attorneys for Applicant

³ 6 N.Y.C.R.R. § 617.4(b).

⁴ It is approximately 623 feet distant, according to the Rockland County GIS maps.

**PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES**

110 Town Line Road, Pearl River New York 10965, 845 642 8939 petertorger271@gmail.com

September 23, 2018

Akiba Rand
P.O. Box 154
Monsey, New York 10952

Re: Gold Industrial Park Wetland Health

Dear Mr. Rand,

On the north side of your site is a forested wetland that runs parallel to the property line for a short distance then turns south and extends into the site. The site gives every appearance of being disturbed decades ago. Throughout the site are old piles of dirt that are now now covered with vegetation. Numerous piles of construction debris indicate that not too long ago the site was more open and accessible by vehicles. The wetlands receive a majority of its water from a pipe that originates offsite to the north and discharges next to the property line. The onsite wetland also receives storm water runoff from the adjacent parking lot. Because of this runoff based source of water the onsite wetland should be considered a low quality wetland. Much of the wetland is populated with invasive plant species such as Multiflora Rose, Oriental Bittersweet, Norway Maple and Black Locust. The onsite wetland is not part of a natural travel corridor that could be used by wildlife since it is developed on three sides. The onsite wetland certainly performs a small function by retaining some storm water. There is no onsite habitat onsite that would be considered possible habitat to any rare or endangered plant or animal species because of the disturbed nature of the habitat.

Yours truly,

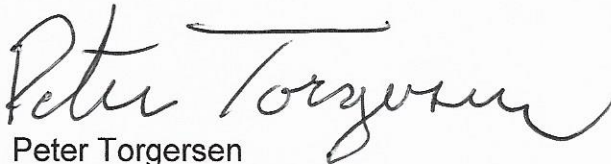

Peter Torgersen

EXHIBIT 1



DEPARTMENT OF THE ARMY
NEW YORK DISTRICT, CORPS OF ENGINEERS
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10278-0090

OCT 17 2019

Regulatory Branch

SUBJECT: Permit Application Number NAN-2018-00458-WRY
by Rand Equities

Akiba Rand
Rand Equities
P.O. Box 154
Monsey, New York 10952

Dear Mr. Rand:

On August 1, 2019, the New York District of the U.S. Army Corps of Engineers received a request for Department of the Army authorization for the discharge of fill material into waters of the United States in association with the construction of an industrial development to be known as Goldland Industrial Park. The site is located at 585 Chestnut Ridge Road, in the Village of Chestnut Ridge, Rockland County, New York.

By letter dated October 19, 2018, copy enclosed, this office confirmed the extent of waters of the United States on the subject property. These waters of the United States consist of approximately 0.83 acres of jurisdictional wetlands. Subsequent submittals entitled "Goldland Industrial Park Village of Chestnut Ridge Rockland County, New York", Drawing Numbers 1 (Overall Grading Plan (1 of 2)) and 2 (Wetland Mitigation Plan (2 of 2)), prepared by Leonard Jackson Associates, dated May 16, 2019, and last revised October 8, 2019, indicate that the total impacts to waters of the United States would involve the discharge of fill material into a maximum of 0.36 acres of wetlands, with 0.72 acres of wetland establishment as mitigation.

Based on the information submitted to this office, and accomplishment of notification in accordance with the applicable federal requirements, our review of the project indicates that an individual permit is not required. It appears that the activities within the jurisdiction of this office could be accomplished under Department of the Army Nationwide General Permit Number 39. The nationwide permits are prescribed as a Reissuance of Nationwide Permits in the Federal Register dated January 6, 2017 (82 FR 1860). The work may be performed without further authorization from this office provided the activity complies with the permit conditions listed in Section B, No. 39, Section C, any applicable New York District regional conditions, the following special conditions, and any applicable regional conditions added by the State of New York, copies enclosed.

EXHIBIT 2

OCT 17 2019

Special Conditions

(A) In order to protect the Federally-listed endangered Indiana bat (*Myotis sodalis*) and the Federally-listed threatened northern long-eared bat (*Myotis septentrionalis*), the clearing of potential roosting trees shall occur only between October 1 and March 31. Orange construction fencing shall be used to separate areas to be graded from areas not to be disturbed. No artificial dyes, coloring, insecticide, or algacide such as copper sulfate shall be used in stormwater control structures. All outdoor lights shall be angled downward.

(B) The permittee shall accomplish compensatory mitigation through the successful establishment of approximately 0.72 acres of wetlands, as described in the above referenced drawings.

(C) All grading and planting in conjunction with the wetlands mitigation work shall be completed prior to the completion of the discharge of fill authorized herein.

(D) The permittee shall ensure that all proposed mitigation plantings have an eighty-five (85) percent survival rate and all established wetland areas in conjunction with the compensatory mitigation shall have an eighty-five (85) percent coverage rate of hydrophytic plants (those with a regional indicator status of FAC, FACW or OBL on the USACE National Wetland Plant List). The permittee shall also ensure that the vegetation in the newly established wetland does not consist of more than a total of 5% areal coverage of common reed (Phragmites australis), purple loosestrife (Lythrum salicaria), reed canary grass (Phalaris arundinacea), Japanese knotweed (Polygonum cuspidatum), Tartarian honeysuckle (Lonicera tartarica), Eurasian milfoil (Myriophyllum spicata), rambler rose (Rosa multiflora) and/or other invasive species.

(E) The permittee shall provide to this office annual reports on the status of the compensatory mitigation activities, in each of the following five (5) years after initiation of the activities authorized by this permit. These reports shall be submitted no later than October 15 in each of these years. All data for the reports must be collected between the dates of April 15 and October 15 in the same year it is submitted. If this office determines that the success criteria outlined in Special Condition (D) above has not been met for at least three consecutive years, this period will be extended and the permittee shall continue to submit monitoring reports every year until this office determines that the success criteria has been met for three consecutive years. These reports shall include the following at a minimum:

1. A list of dominant plant species, along with their estimated frequency and percent areal cover in each vegetative strata (i.e. tree, shrub and herbaceous) for each cover type within the mitigation site;

2. Color photographs showing all representative areas of each cover type within the mitigation site, taken at least once each year during the period between June 1 and August 15;

3. A Corps of Engineers approved wetland delineation data sheet for each cover type within the mitigation site;

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4. Vegetation cover maps, at a scale of one inch equals 100 feet, or larger scale, outlining the extent (in acres) of each cover type within the mitigation site shall be prepared for each growing season;

5. Well and gauge data showing water elevations within the mitigation site recorded twice a month during April through September of each year. The location of the monitoring well or gauge shall be shown on the plan view engineering drawing; and

6. A remedial plan, if necessary, outlining all practicable steps taken or proposed to be taken to ensure the success criteria outlined in Special Condition (D) above are met by the specified due date of the next monitoring report.

(F) The permittee shall undertake the authorized filling activities in a manner aimed at reducing impacts upon the general environment. In addition, the permittee shall not stockpile fill or other materials in a manner conducive to erosion, or in areas likely to cause high turbidity runoff during storm events. All exposed soils shall be re-vegetated in a timely manner to further reduce potential effects. The permittee shall also fence off all wetlands and other sensitive ecological areas during construction periods to prevent equipment and personnel from entering these areas.

(G) The permittee shall secure a conservation easement or deed restriction on the wetland mitigation sites to guarantee their preservation for wetland and wildlife resources. Copies of the instrument(s) effecting such easement shall be submitted to the New York District Corps of Engineers for approval prior to execution, and the instrument(s) shall be executed and recorded with the Rockland County Registrar of Deeds within one year following the initial plantings/seedings of the mitigation sites.

(H) The permittee shall assume all liability for accomplishing the corrective work should the New York District determine that the compensatory mitigation has not been fully satisfactory. If the New York District does not find the mitigation satisfactory, an extension of monitoring time may be required to cover any necessary remedial work.

This determination covers only the work described in the submitted material. Any major changes in the project may require additional authorizations from the New York District.

Care should be taken so that construction materials, including debris, do not enter any waterway to become drift or pollution hazards. You are to contact the appropriate state and local government officials to ensure that the subject work is performed in compliance with their requirements.

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This verification is valid until March 18, 2022, unless the nationwide permit is modified, reissued, or revoked. This verification will remain valid until March 18, 2022, if the activity complies with the terms of any subsequent modifications of the nationwide permit authorization. If the nationwide permits are suspended, revoked, or modified in such a way that the activity would no longer comply with the terms and conditions of a nationwide permit, and the proposed activity has commenced, or is under contract to commence, the permittee shall have 12 months from the date of such action to complete the activity.

This authorization is conditional on the applicant's receipt of the required water quality certificate or waiver from the New York State Department of Environmental Conservation (NYSDEC). No work may be accomplished until the required approval from NYSDEC has been obtained.

Within 30 days of the completion of the activity authorized by this permit and any mitigation required by this permit, you are to sign and submit the attached compliance certification form to this office.

In order for us to better serve you, please complete our Customer Service Survey located at <http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx>.

If any questions should arise concerning this matter, please contact Brian A. Orzel, of my staff, at (917) 790-8413.

Sincerely,



Rosita Miranda
Chief, Western Section

Enclosures



DEPARTMENT OF THE ARMY
 U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT
 JACOB K. JAVITS FEDERAL BUILDING
 26 FEDERAL PLAZA
 NEW YORK NY 10278-0090

CENAN-OP-RW

NATIONWIDE PERMIT COMPLIANCE CERTIFICATION AND REPORT FORM

Permittee: Rand Equities

Permit No.: NAN-2018-00458

Date Permit Issued: OCT 17 2019

Location: Village of Chestnut Ridge, Rockland County, New York

Within 30 days of the **COMPLETION** of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the address at the bottom of this form.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of said permit, and required mitigation was completed in accordance with the permit conditions.

 Signature of Permittee

 Date

Fold this form into thirds, with the bottom third facing outward. Tape it together and mail to the address below **or FAX to (212) 264-4260.**

Place Stamp
 Here

Department of the Army
 New York District Corps of Engineers
 Jacob K. Javits Federal Building
 26 Federal Plaza, Room 16-406
 ATTN: CENAN-OP-RW
 New York, New York 10278-0090