

**Meeting of May 14, 2014
Town of Orangetown Planning Board**

Members Present: Kevin Garvey, Chairman, John Foody, William Young (arrived 7:40 p.m.), Michael Mandel, Robert Dell and Thomas Warren

Member Absent: Bruce Bond

Also Present: John Giardiello, P.E., Director, Office of Building, Zoning, Planning Administration and Enforcement, Robert Magrino, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Kevin Garvey, Chairman, called the meeting to order at 7:30 p.m. Mr. Garvey read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

Virginia Homes Subdivision **PB #14 - 23**
Request for the 1st 90 Day **Granted**
Extension to file with the
Rockland County Clerk's Office
77.08 / 5 / 33.2 & 36; RG zoning district

Walgreens Site Plan **PB #14 - 24**
Prepreliminary/ Preliminary Site Plan **Continued: Traffic**
and SEQRA Review **Consultant to be**
Route 303 Overlay Zone **Obtained by Board**
77.15 / 1 / 24; CS zoning district

28 Route 303 Auto Site Plan **PB #12 - 02**
Prepreliminary/ Preliminary/ Final **Postponed to**
Site Plan and SEQRA Review/ **May 28, 2014**
Route 303 Overlay Zone **Meeting**
77.15 / 1 / 44; CS zoning district

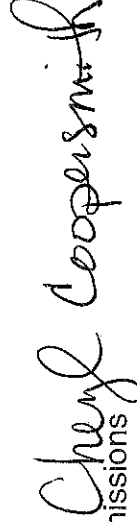
The decisions of the April 9, 2014 Planning Board Meeting was reviewed, edited, and approved. The motion for adoption was made and moved by Michael Mandel and seconded by John Foody and carried as follows: William Young, abstain; Kevin Garvey, aye, Thomas Warren, aye, Robert Dell, aye; Bruce Bond, absent; Michael Mandel, aye and John Foody, aye.

The Decisions of the above hearings, as attached hereto, although made by the Board before the conclusion of the meeting are not deemed accepted and adopted by the Board until adopted by a formal motion for adoption of such minutes by the Board. Following such approval and adoption by the Board, the Decisions are mailed to the applicant. The verbatim transactions are not transcribed, but are available.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Michael Mandel and seconded by John Foody and agreed to by all in attendance. The meeting was adjourned at 9:15 p.m. The next Planning Board meeting is scheduled for May 28, 2014.

DATED: May 14, 2014

Cheryl Coopersmith
Chief Clerk Boards and Commissions
Town of Orangetown Planning Board



TOWN CLERKS OFFICE

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TOWN OF ORANGETOWN

PB#14 - 23: Virginia Homes Subdivision – Granted 1st 90 Day Extension to File the Subdivision with the Rockland County Clerk's Office

Town of Orangetown Planning Board Decision

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TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern,
New York 10901

FROM: Town of Orangetown Planning Board

RE: Virginia Homes Subdivision: The application Jay Greenwell, applicant for Kevin J. Ramsay, owner, for a 90 day Extension to file the Subdivision Plat with the Rockland County Clerk's Office, at a site to be known as "**Virginia Homes Subdivision Plan**", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located on the South side of William Street at the intersection of William Street and Sparkill Avenue, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lots 33.2 & 36 in the RG zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, May 14, 2014**, at which time the Board made the following determinations:

The Board received the following communications:

1. Project Review Committee Report dated May 7, 2014.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by John Giardiello, P.E., Director, dated May 14, 2014.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated May 8, 2014.
4. Copy of PB #13-43, Final Subdivision Plan Approval Subject to Conditions, dated October 16, 2013.
5. A letter signed by Jay A. Greenwell, PLS, LLC, dated April 4, 2014.

There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Thomas Warren and seconded by Michael Mandel and carried as follows: Bruce Bond, absent; Kevin Garvey, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye; John Foody, aye and Thomas Warren, aye.

DECISION: In view of the foregoing, the Board **GRANTED** the **1st 90 Day Extension to File the Subdivision Plan with the Rockland County Clerk's Office.**

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TOWN OF ORANGETOWN

PB#14 - 23: Virginia Homes Subdivision – Granted 1st 90 Day Extension to
File the Subdivision with the Rockland County Clerk's Office

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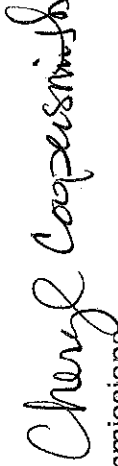
The foregoing Resolution was made and moved by Thomas Warren and seconded by Michael Mandel and carried as follows: Kevin Garvey, aye; Bruce Bond, absent; Michael Mandel, aye; John Foody, aye; William Young, absent; Robert Dell, aye; and Thomas Warren, aye.

The Clerk of the Board is hereby authorized, directed and empowered to sign this Decision and file a certified copy in the Office of the Town Clerk and this Office of the Planning Board.

Dated: May 14, 2014

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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TOWN OF ORANGETOWN