

**Meeting of February 23, 2011
TOWN OF ORANGETOWN PLANNING BOARD**

MEMBERS PRESENT: Kevin Garvey, Chairperson; William Young; Jeffrey Golda; John Foody; Andy Stewart and Robert Dell

MEMBERS ABSENT: Bruce Bond

ALSO PRESENT: John Giardiello, Director, Department of Building, Zoning, Planning Administration and Enforcement; Robert Magrino, Deputy Town Attorney; Richard Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

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

New Items:

Dodge Farmers Market Plan **PB #11-08**
Prepreliminary/ Preliminary Site Plan **Withdrew Application**
and SEQRA
74.07/1/17; LIO zoning district

Mundt Remediation Plan **PB #11-09**
Prepreliminary/ Preliminary/ Final **No Action Taken by**
Remediation Plan Review **Board. Matter Referred**
and SEQRA **to Building Department**
Critical Environmental Area **for Review.**
66.17/1/27; R-22 zoning district

Berezin Goldberg Site Plan **PB #11-10**
Prepreliminary/ Preliminary Site **Continued to**
and SEQRA Review **March 23rd Meeting**
Critical Environmental Area **Needs Drainage**
71.13/1/36; R-22 zoning district

Dansker Site Plan **Continued** **PB #11-11**
Prepreliminary/ Preliminary Site **for Review**
and SEQRA Review
Critical Environmental Area
71.09/1/34; R-22 zoning district.

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TOWN OF ORANGETOWN PLANNING BOARD

The decisions of the February 9, 2011 Planning Board Meeting was reviewed, edited and approved. The motion for adoption was made and moved by William Young and seconded by John Foody and carried as follows: Robert Dell, aye; Kevin Garvey, aye; Bruce Bond, absent, Jeffrey Golda, aye; John Foody, aye; Andy Stewart, aye and William Young, 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 Kevin Garvey and seconded by Bruce Bond and agreed to by all in attendance. The meeting was adjourned at 9:00 p.m. The next Planning Board meeting is scheduled for March 9, 2011.

DATED: February 23, 2011
Town of Orangetown Planning Board

**PB #11-09: Mundt Remediation Plan – No Action Taken by Board.
Matter Referred to Building Department for Review**

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TO: Fred Mundt, 252 South Boulevard, Upper Grandview, New York, 10960
FROM: Orangetown Planning Board

RE: Mundt Remediation Plan: The application of Fredrick Mundt, owner, for Prepreliminary/ Preliminary/ Final Remediation Plan Review, at a site to be known as "Mundt Remediation Plan", located in the Critical Environmental Area, 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 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 252 South Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 66.17, Block 1, Lot 27 in the R-22 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **February 23, 2011** at which time the Board made the following determinations:

Fred Mundt appeared and testified.

The Board received the following communications:

1. A Project Review Committee Report dated February 16, 2011.
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 February 23, 2011.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated February 17, 2011.
4. A letter from Rockland County Department of Planning, signed by Arlene Miller, Deputy Commissioner of Planning, dated January 21, 2011.
5. Letters from the Rockland County Department of Highways, signed by Joseph Arena, January 25 & 26, 2011.
6. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer, dated January 31, 2011.
7. Letters from Rockland County Department of Health, signed by Scott McKane, P.E., Senior Public Health Engineer, dated January 3, 2011.
8. A letter from the Town of Orangetown Zoning Board of Appeals, signed by William Mowerson, Chairperson, dated January 5, 2011.
9. A Short Environmental Assessment Form signed by Fred Mundt, dated December 22, 2010.

**PB #11-09: Mundt Remediation Plan – No Action Taken by Board.
Matter Referred to Building Department for Review**

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10. Site Plan prepared by Stephen Hoppe, PLS, dated December 1, 2010.

The hearing was then opened to the Public.

Public Comments:

Lois and David Carey, 254 South Boulevard, raised concerns regarding the location of the existing sewers and the removal of existing trees on the site.

The Board did not take action on this matter and the Item was referred to the Town of Orangetown, Office of Building, Zoning, Planning Administration and Enforcement, for review and resolution of the issue. The item may need to return to the Planning Board at a later time.

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

**Dated: February 23, 2011
Town of Orangetown Planning Board**