

**TOWN OF ORANGETOWN PLANNING BOARD  
MEETING OF JANUARY 10, 2007**

**MEMBERS PRESENT:**

Bruce Bond, Chairperson  
Anthony Iurica  
Suzanne Barclay  
William Young  
Kevin Garvey, Vice-Chairperson  
John Foody  
Robert Dell

**MEMBERS ABSENT:** None

**ALSO PRESENT:**

John Giardiello, Director, Department of Building, Zoning ,  
Planning Administration and Enforcement  
Robert Magrino, Deputy Town Attorney

Ann Marie Ambrose, Stenographer  
Cheryl Coopersmith, Chief Clerk

Bruce Bond, Chairperson called the meeting to order at 7:30 P.M.  
Mr. Bond read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes, were held as noted below:

Mehl Site Plan and Resubdivision Plan Consultation 68.20/1/36 CO zone	Consultation	PB #07-01
Orangetown Center Internal Space Prepreliminary/Preliminary/Final Subdivision of Internal Space 74.10/1/67 CS zone	Continued	PB #07-02
Hyon Minor Subdivision Plan Prepreliminary/Preliminary Subdivision Plan and SEQRA Review 78.18/2/13 R-40/80 zone	Continued	PB #07-03
Onnuree Presbyterian Church Site Plan Prepreliminary/Preliminary/Final Site Plan and SEQRA Review 74.10/1/28 CO zone	Continued	PB #07-04
Tappan Plaza, Inc. Commercial Subd. Amendment to Final Commercial Subdivision Plan – PB #06-79 77.15/1/34 CS zone	Amendment Granted	PB #07-05

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**January 10, 2007**  
**Planning Board**  
**Town of Orangetown**

Tappan Plaza Site Plan                      Continued                      PB #07-06  
Final Site Plan Review  
77.15/1/34 CS zone

Wyeth - Campus Drainage Study    **POSTPONED**                      PB #06-72  
Prepreliminary/Preliminary        **TO 1/24/07**  
/Final Review  
68.08/1/1 LI zone

**Continued Item from May 10, 2006 Meeting:**  
Wyeth Site Plan - Building 241        **POSTPONED**                      PB #06-34  
Prepreliminary/Preliminary        **TO 1/24/07**  
Site Plan and SEQRA Review  
68.08/1/1 LI zone

**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 Anthony Iurica, seconded by Kevin Garvey and agreed to by all in attendance. The meeting was adjourned at 11:00 P.M.

The next Planning Board meeting is scheduled for January 24, 2007.

**DATED: January 10, 2007**  
Planning Board Town of Orangetown  
Min07.doc. 1-2

**AMENDMENT TO  
PLANNING BOARD DECISION**

**Tappan Plaza, Inc. Commercial Subdivision Plan    PB #07-05**  
**Amendment to PB#06-79, Final Approval            January 10, 2007**  
**Subject to Conditions                                        Page 1 of 2**

TO: Panagiotis Zacharakis  
115 Oak Tree Road  
Tappan, NY 10983

FROM: Orangetown Planning Board  
RE: An Amendment to the PB #06-79, Final Approval of the application of Panagiotis Zacharakis, applicant, for Orangetown Plaza, owner for Prepreliminary/Preliminary/Final Commercial Subdivision of Interior Space for a site known as "**Tappan Plaza, Inc. Commercial 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 at 33 B Route 303, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 34 in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held January 10, 2007, at which time the Board made the following determinations:

Panagiotis Zacharakis appeared and testified.  
The Board received the following communications:

1. A Project Review Memo dated January 3, 2007.
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 January 10, 2007.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME) Town of Orangetown, signed by Bruce Peters, P.E., dated January 4, 2007.
4. Copy of PB #06-79, dated October 11, 2006, Final Site Plan Approval Subject to Conditions.

The hearing was then opened to the Public. There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Kevin Garvey seconded by Robert Dell and carried as follows:  
Bruce Bond, aye, Kevin Garvey, aye, Anthony Iurica, aye, John Foody, aye, Robert Dell, aye, Suzanne Barclay, aye, and William Young, aye.

**DECISION: In view of the foregoing and the testimony before the Board, the application was GRANTED AN AMENDMENT TO PB #06-79 AS FOLLOWS WITH THE FOLLOWING CONDITIONS:**

1. Condition #1 shall be deleted since the parking calculations are applicable to Site Plan review:

“ 1. The plans shall be revised to include parking calculations that demonstrate that all Town requirements have been met for each of the existing and proposed uses on the site. “

2. All other conditions of PB #06-79 are still applicable.

The foregoing Resolution was made and moved by Kevin Garvey, seconded by Anthony Iurica and carried as follows: Bruce Bond, aye, Kevin Garvey, aye, Anthony Iurica, aye, John Foody, aye, Robert Dell, aye, Suzanne Barclay, aye and William Young, aye.

The Clerk to 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 the Office of the Planning Board.

Dated: January 10, 2007 r8 24-28

Planning Board	OBZPAE	RC Planning	RC Drainage	RC Highway
Env. Mgt. Eng.	LMS	Town Board	Assessor	Town Attorney
PRC	Supervisor			

**PLANNING BOARD CONSULTATION**

**Mehl Site Plan**  
Consultation

**PB #07-01**  
January 10, 2007  
**Page 1 of 2**

TO: Heidi Henderson  
Mehl Electric  
74 South Main Street  
Pearl River, NY 10965

FROM: Orangetown Planning Board

RE: The application of Heidi Henderson, applicant for DFW Realty, owner, for Consultation for a site to be known as "**Mehl Site 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 21A of the code of the Town of Orangetown. The site is located at 74 Ridge Street, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 36 in the CO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held Wednesday, January 10, 2007, at which time the Board made the following determinations:

Heidi Henderson Dan Kelly appeared and testified.

The Board received the following communications:

1. A Project Review Memo dated January 3, 2007.
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 January 10, 2007.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering, (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 4, 2007.
4. A Site Plan prepared by John Nelting Land Surveyor, dated November 12, 1999.
5. A letter signed by Heidi Henderson, Financial Manager, Mehl Electric Company, Inc., dated December 6, 2006.

The Board reviewed the plan.

The hearing was then opened to the Public. There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Kevin Garvey seconded by Suzanne Barclay and carried as follows: Bruce Bond, aye, Anthony Iurica, aye, John Foody, aye, Robert Dell, aye, Suzanne Barclay, aye, and Kevin Garvey, aye.

**CONSULTATION:** In view of the foregoing and the testimony before the Board, the applicant was provided with the following COMMENTS:

1. The applicant is viewed as favorable since it removes parking from the public streets.
2. The applicant would need to apply for a Resubdivision and Site Plan Review. The Resubdivision map would need to list all zoning bulk requirements, allowed and proposed. This should be completed in accordance with **Chapter 21**, "Land Development Regulations", Town of Orangetown Town Code.
3. A Site Plan would need to be submitted showing existing items and proposed changes. This should be completed in accordance with **Chapter 21A**, "Site Development Plan Approval", Town of Orangetown Town Code.
4. The existing entrances, exists, parking spaces, loading docks, etc. should be shown on the Site Plan.
5. The two new entrances should be reduced to one entrance to allow better traffic circulations.
6. All existing and proposed landscaping should be shown on the Site Plan.
7. The existing 2 ½ story fence, (#78-80) should be part of this application and the use of the structure labeled on the plans.
8. The gravel parking lot would require a variance from the Town of Orangetown Zoning Board of Appeals.
9. Drainage Calculations, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to DEME for review and approval. The applicant's engineers shall design onsite storage to achieve a zero increase in runoff from the proposed site.
10. New curbing and sidewalks will be required for this site along Main Street, Jefferson Avenue and Ridge Street. The specific location of these items shall be coordinated with this Department and the Highway Department.
11. Soil erosion and sediment control plans and details shall be submitted to DEME for review and approval.
12. Iron pins shall be drawn and labeled at each property corner.
13. Existing and proposed grading shall be added to the plans.
14. The existing sanitary sewer building connection shall be shown on the plan.

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

**Dated: January 10, 2007** page 1-2 r8

Planning Board	OBZPAE	RC Planning	RC Drainage	RC Highway
Env. Mgt. Eng.	LMS	Town Board	Assessor	Town Attorney
PRC	Supervisor			