

**TOWN OF ORANGETOWN PLANNING BOARD  
MEETING OF JUNE 11, 2008**

**MEMBERS PRESENT:**

Robert Dell, Chairperson, Bruce Bond, Vice-Chairperson,  
Kevin Garvey, Anthony Iurica, Jeffrey Golda, John Foody, and William Young

**MEMBERS ABSENT:** None

**ALSO PRESENT:** John Giardiello, Director, Department of Building, Zoning ,  
Planning Administration and Enforcement, Robert Magrino, Deputy Town Attorney,  
Catherine Lebaeu, Stenographer and Cheryl Coopersmith, Chief Clerk  
Robert Dell, Chairperson called the meeting to order at 7:40 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:

**Continued from March 26, 2008 Meeting:**

**Sunset Homes Minor Subdivision Plan**

Prepreliminary/Preliminary Subdivision Plan  
And SEQRA Review (Blauvelt)  
70.09/2/23; R-15 zone

**PB #08-17**

**Continued: Respond to  
Requests of various agencies**

**Orangeburg Commons Site Plan**

Request to Amend the Final Planning Board  
Approved Site Plan and to Eliminate/Override  
Selected Conditions of PB #08-30, 5/14/08 (Orangeburg)  
74.15/1/21; LI zone

**APPLICANT**

**PB #08- 34**

**WITHDREW**

**REQUEST AT MEETING**

The decisions of the May 28, 2008 Planning Board Meeting was reviewed, edited and  
approved. The motion for adoption was made and moved by Robert Dell and seconded  
by Anthony Iurica and carried as follows: Robert Dell, aye; Kevin Garvey, aye; Bruce  
Bond, aye; Anthony Iurica, aye; Jeffrey Golda, aye; John Foody, 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 second by Anthony Iurica and agreed to by all  
in attendance. The meeting was adjourned at 9:10 p.m. The next Planning Board  
meeting is scheduled for **June 25, 2008**.

**DATED: June 11, 2008**

Town of Orangetown Planning Board

**PB #08-34 – TOWN OF ORANGETOWN PLANNING BOARD DECISION**

**Orangeburg Commons Site Plan  
Applicant Withdrew Request  
To Amendment Final Planning Board  
Approved Site Plan and to Eliminate/Override  
Selected Conditions of PB #08-30, 5/14/08**

**PB #08-34  
June 11, 2008  
Page 1 of 1**

TO: Justin Lim, P.E., Leonard Jackson Associates, 26 Firemens  
Memorial Drive, Pomona, NY 10970  
FROM: Orangetown Planning Board

RE: The application of FB Orangetown LLC, owners for a  
**Request to Amendment to the Final Planning Board Approved Site Plan  
and to Eliminate/Override Selected Conditions of PB #08-30, 5/14/08**, 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 170 Route 303, Orangeburg,  
Town of Orangetown, Rockland County, New York and as shown on the  
Orangetown Tax Map as Section 74.15, Block 1, Lot 21 in the LI zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held  
**Wednesday, June 11, 2008**, at which time the Board made the following  
determinations:

Justin Lim, Terry Rice and Fred Doneit appeared and testified.

The Board received the following communications:

1. A Project Review Report dated June 4, 2008.
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 June 11, 2008.
3. Two Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated May 8 & June 4, 2008.
4. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by Michael B. Bettmann, Chief, dated June 4, 2008.
5. A letter from Turner Miller Group, signed by Fred Doneit, Principal Planner/GIS Specialist, dated May 22, 2008.
6. Interdepartmental memorandums from Highway Department, Town of Orangetown, signed by James Dean, Superintendent, dated May 20, 2008 and June 10, 2008.
7. A letter signed by Robert Torgersen, LA, CPESC, Landscape Architecture and Environmental Sciences, dated May 21, 2008.
8. A copy of PB #08-30, Amendment to the Final Planning Board Decision and Recommendation of the Value and Term of the Performance Bond, dated May 14, 2008.

**The Applicant Withdrew its request to amend the Final Planning Board  
Approved Site Plan and to Eliminate/Override Selected Conditions of  
PB #08-30, 5/14/08.**

**Dated: June 11, 2008**

Planning Board

BY: \_\_\_\_\_