

**Meeting of October 24, 2012
TOWN OF ORANGETOWN PLANNING BOARD**

MEMBERS PRESENT: Kevin Garvey, Chairperson; Bruce Bond, Vice-Chairperson; John Foody; William Young; Michael Mandel; and Jeffrey Golda

MEMBERS ABSENT: Robert Dell

ALSO PRESENT: John Giardiello, 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, Chairperson, 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:

Continued Item from the September 24, 2012 Meeting:

Hauser Estates Subdivision		PB #12-42
Performance Bond Request for a Extension of Performance Bond Term and an Amendment to the Subdivision Plan 77.11/1/8.1, 8.2, 8.3, 8.4; R-15 zoning district	One Year Extension Granted	

New Item:

Crestron Electronics Performance Bond		PB #12-41
Request for a Recommendation to Town Board for Release or Extend the Term of the Performance Bond 77.05/1/36/37; LIO zoning district	Postponed to November 14th Meeting	

The decisions of October 10, 2012 Planning Board Meeting was reviewed, edited, and approved. The motion for adoption was made and moved by Michael Mandel and seconded by William Young and carried as follows: John Foody, aye; Kevin Garvey, aye, Jeffrey Golda, aye, Robert Dell, absent; Bruce Bond, aye; Michael Mandel, 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 William Young and seconded by Jeffrey Golda and agreed to by all in attendance. The meeting was adjourned at 8:00 p.m. The next Planning Board meeting is scheduled for Wednesday, November 14, 2012.

**DATED: October 24, 2012
Town of Orangetown Planning Board**

PB #12-42

**Hauser Estates Subdivision- Extension to the Performance Bond Term
Town of Orangetown Planning Board Decision
October 24, 2012**

TO: Joseph Hauser, 3 Hauser Terrace, Tappan, New York 10983
FROM: Orangetown Planning Board

RE: Hauser Estates Subdivision Performance Bond: The application of Joseph Hauser, owner, for an Extension of the term of the Performance Bond and an Amendment to the Subdivision at a site known as "**Hauser Estates Subdivision**", 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 Hauser Terrace, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.11, Block 1, Lot 8 in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held September **24 and October 24, 2012**, at which time the Board made the following determination:

September 24, 2012

Joseph Hauser and William Hauser appeared and testified.

The Board received the following communications:

1. A Project Review Committee Report dated September 19, 2012.
2. Interdepartmental memorandum signed by John Giardiello, P.E., Director of the Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown, dated September 24, 2012.
3. Interdepartmental memorandum signed by Bruce Peters, P.E., Department of Environmental Management and Engineering, Town of Orangetown dated September 20, 2012.
4. PB # 096-46, Recommendation to the Town Board to Establish Value of Performance Bond dated March 27, 1996.
5. Submitted at the Meeting by the applicant, photographs of the site, noting the cul-de-sac.

The Board reviewed the request.

The applicants requested a **CONTINUATION**.

October 24, 2012

Joseph Hauser and William Hauser appeared and testified.

The Board received the following communications:

1. A Project Review Committee Report dated September 19, 2012.
2. Interdepartmental memorandum signed by John Giardiello, P.E., Director of the Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown, dated October 24, 2012.
3. Interdepartmental memorandum signed by Bruce Peters, P.E., Department of Environmental Management and Engineering, Town of Orangetown dated October 18, 2012.
4. Interdepartmental memorandums signed by James J. Dean, Superintendent of Highways, Highway Department, Town of Orangetown dated August 22 and October 15, 2012, with attachments.
5. A letter from the Board of Fire Commissioners, Tappan Fire District, signed by Gerald W. McEvoy, Secretary, dated October 7, 2012.
6. A letter signed by Marianne and Bill Fairclough, 1 Hauser Terrace, Tappan, and dated October 22, 2012.
7. A letter signed by Mary Ellen and Robert Zimmerman, 2 Hauser Terrace, Tappan, and dated October 22, 2012.

The hearing was then opened to the Public.

Public Comment:

Mara Hauser: 4 Hauser Terrace, Tappan: stated that the cul-de-sac created a safety problem when an ambulance tried to access her house to help her father. There were problems using the roadway.

A motion was made to close the Public Hearing portion of the meeting by Bruce Bond and seconded by William Young and carried as follows:

Bruce Bond, aye; Michael Mandel, aye; Jeffrey Golda, aye; John Foody, aye; Robert Dell, absent; William Young, aye and Kevin Garvey, aye.

DECISION: In view of the foregoing, the Board GRANTED A ONE YEAR EXTENSION OF THE TERM OF THE PERFORMANCE BOND UNTIL OCTOBER 24, 2013, subject to the following condition:

1. All previous conditions of subdivision approvals and performance bond requirements remain in effect. **Any changes to the subdivision plan require an application for a Plan Amendment to the Board and must be filed with Rockland County as a Plan Amendment.**

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.

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

**Dated: October 24, 2012
Town of Orangetown Planning Board**