

NOTICE OF POSTING: NOTICE OF PUBLIC HEARING: SPECIAL PERMIT for MIXED USE  
EXPANSION - ORANGEBURG COMMONS

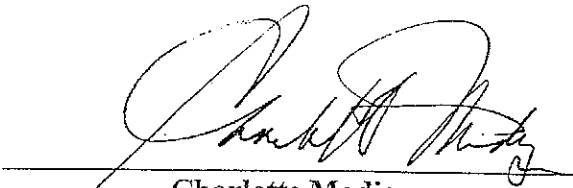
STATE OF NEW YORK }  
COUNTY OF ROCKLAND } SS.  
TOWN OF ORANGETOWN }

Charlotte Madigan being duly sworn upon her oath, deposes and says;

That, she is, at all times hereinafter mentioned was, duly elected,  
Qualified and acting Town Clerk of the *TOWN of ORANGETOWN*, in the County of  
Rockland, State of New York.

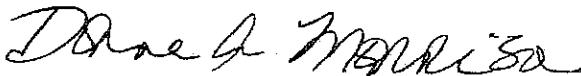
That, on the 30th day of January  
she caused to be conspicuously posted and fastened up a notice, a true copy of  
which is annexed hereto and made a part of hereof, in the following places, at least one of  
which is a public place within the *TOWN of ORANGETOWN*, New York.

- 1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.
- 5.

  
Charlotte Madigan  
Town Clerk

Subscribed and sworn to before me

This 30th day of January 2015



DONNA A. MORRISON  
Notary Public, State of New York  
No. 01MO5081099  
Qualified in Rockland County  
Commission Expires June 30, 2015

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that, pursuant to Article 43, §§ 4.32(O) & (P) of the Town Code, and Town Board resolution, duly adopted on December 10, 2014, a public hearing will be held by the Town Board of the Town of Orangetown on the 10th day of February, 2015, at 8:00 PM, at Orangetown Town Hall, 26 Orangeburg Road, Orangeburg, New York, to consider the application of FB Orangetown, LLC, for a Special Permit for Mixed Use Expansion, pursuant to §§ 4.32 (P) of the Town Zoning Law, allowing the development of property located in the vicinity of the intersection of State Rte. 303 and the Palisades Interstate Parkway (Exit 5 Interchange)(Orangetown Tax Map designation 74.15-1-22) in the Town of Orangetown, and for related amendments to a previously grant and existing Special Permit applicable to immediately adjacent property (Orangetown Tax Map designation 74.15-1-21).

Copies of the Letter Application of FB Orangetown, LLC, and related maps, plans and other documents are available for inspection at Town Hall, during regular business hours.

At the time and place of the public hearing specified above, all interested persons will be given an opportunity to be heard.

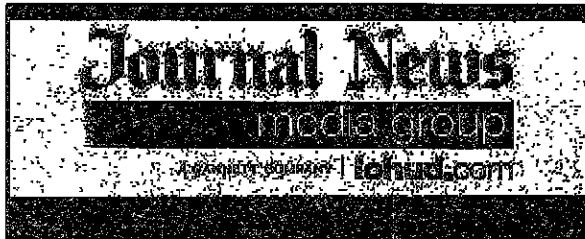
By order of the Town Board of the Town of Orangetown.

CHARLOTTE MADIGAN  
Town Clerk

DATED: Orangeburg, New York  
January 28, 2015

JOHN S. EDWARDS  
Town Attorney  
Town of Orangetown

# AFFIDAVIT OF PUBLICATION FROM



**CECILIA HERNANDEZ**

being duly sworn says that he/she is the principal clerk of **THE JOURNAL**

**NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

**Zone:**  
Rockland

**Run Dates:**  
01/31/15

Signature

Sworn to before me, this 10 day of February 2015

Notary Signature

**LOLA M. HALL**  
Notary Public, State of New York  
No. 011A6112693  
Qualified in Westchester County  
Commission Expires July 8, 2018

**Legend:**

**WESTCHESTER:**

Armonk, Ardsley, Ardsley on Hudson, Atmonk, Backus Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bromville, Buchanan, Carmel, Chappaqua, Cold Spring, Croton, Cross River, Croton Falls, Groun on Hudson, Dobbs Ferry, Eastchester, Elmsford, Goshen, Golden Bridge, Granite Springs, Greenburg, Harrison, Hartedale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Maphopac Falls, Matranock, Millwood, Mohagen Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Osprey, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purys, Putnam Valley, Rye, Scarsdale, Shenonock, Strub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

**ROCKLAND:**

Blauvelt, Coxsack, Gernerville, Haverstraw, Hillburn, Montsey, Nahant, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Stoneburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0000285413

Run Dates: 01/31/15

**LEGAL NOTICE OF ESTOPPEL  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that, pursuant to Article 43, §§ 4.32(O) & (P) of the Town Code, and Town Board resolution, duly adopted on December 10, 2014, a public hearing will be held by the Town Board of the Town of Orangetown on the 10th day of February, 2015, at 8:00 PM, at Orangetown Town Hall, 26 Orangeburg Road, Orangeburg, New York, to consider the application of FB Orangetown, LLC, for a Special Permit for Mixed Use Expansion, pursuant to §§ 4.32 (P) of the Town Zoning Law, allowing the development of property located in the vicinity of the intersection of State Rte. 303 and the Palisades Interstate Parkway (Exit 5 Interchange)(Orangetown Tax Map designation 74.15-1-22) in the Town of Orangetown, and for related amendments to a previously grant and existing Special Permit applicable to immediately adjacent property (Orangetown Tax Map designation 74.15-1-21).

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At the time and place of the public hearing specified above, all interested persons will be given an opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

CHARLOTTE MADIGAN  
Town Clerk

DATED: Orangeburg, New York  
January 28, 2015

JOHN S. EDWARDS  
Town Attorney

Town of Orangetown 285413

**AFFIDAVIT OF SIGN POSTING**


Application: (i) *Application of FB Greenbush, LLC for Mixed-Use Expansion Special Permit on Property Known and Designated as Section 74.15, Block 1, Lot 22, Greenbush Road, Orangeburg; and*

(ii) *Application of FB Orangetown, LLC for Amended Special Permit for Mixed-Use Development on Property Known and Designated as Section 74.15, Block 1, Lot 21, Route 303 and Steven's Way, Orangeburg*

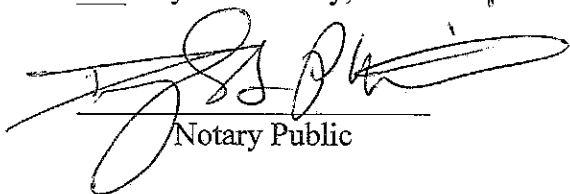
STATE OF NEW YORK )  
COUNTY OF Rockland ) ss.:

James Kostulas, being duly sworn, deposes and says as follows:

1. He submits this affidavit on behalf of the Applicants referenced above in connection with the Application set forth above.
2. He has an office at c/o RD Management LLC, 810 Seventh Avenue, 10<sup>th</sup> Floor, New York, New York 10019.
3. In compliance with Section 10.44C of the Zoning Code of the Town of Orangetown, on the 3<sup>rd</sup> day of February, 2015, he posted the required Notice of Public Hearing sign on every lot corner at least once every 100 feet thereafter, facing each Public Street on which the properties abut. Such signs will be displayed for a period of not less than 5 days immediately preceding the hearing date of February 10, 2015. The signs were not set back more than 10 feet from any property or street line and were not less than 2 feet or more than 6 feet above grade at the property line and were clearly visible from the property line.

  
James Kostulas

Subscribed and sworn to before me this 3<sup>rd</sup> Day of February, 2015

  
Notary Public

DOUGLAS P. VELITDI  
Notary Public, State of New York  
No. 01VE6190398  
My Commission Expires 07-28-2018

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that, pursuant to Article 43, §§ 4.32(O) & (P) of the Town Code, and Town Board resolution, duly adopted on January 28, 2015, a public hearing will be held by the Town Board of the Town of Orangetown on the 10th day of February, 2015, at 8:00 PM, at Orangetown Town Hall, 26 Orangeburg Road, Orangeburg, New York, to consider the joint application of FB Greenbush, LLC for, respectively, a Special Permit for Mixed Use Expansion, pursuant to §§ 4.32 (P) of the Town Zoning Law, allowing the development of property located in the vicinity of the intersection of State Rte. 303 and the Palisades Interstate Parkway (Exit 5 Interchange)(Orangetown Tax Map designation 74.15-1-22) in the Town of Orangetown, and of FB Orangetown, LLC for related amendments to a previously grant and existing Special Permit applicable to immediately adjacent property (Orangetown Tax Map designation 74.15-1-21).

Copies of the Letter Application of FB Greenbush, LLC and FB Orangetown, LLC, and related maps, plans and other documents are available for inspection at Town Hall, during regular business hours.

At the time and place of the public hearing specified above; all interested persons will be given an opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

CHARLOTTE MADIGAN  
Town Clerk

DATED: Orangeburg, New York  
January 28, 2015

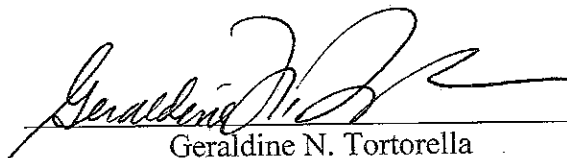
JOHN S. EDWARDS  
Town Attorney  
Town of Orangetown

**AFFIDAVIT OF SERVICE**

STATE OF NEW YORK            )  
  ) ss.:  
COUNTY OF WESTCHESTER    )

Geraldine N. Tortorella, being duly sworn, deposes and says that in compliance with Section 10.44B of the Zoning Code of the Town of Orangetown, on the 29th day of January, 2015, she provided the Town Clerk of the Town of Orangetown with properly addressed and stamped envelopes containing public hearing notices for the persons/entities on the list of property owners annexed hereto as Schedule A for mailing the public notice annexed hereto as Schedule B to such persons/entities, by depositing the same with Federal Express, an overnight delivery service, in a properly addressed wrapper. Said delivery was made prior to the latest time designated by the overnight delivery service for overnight delivery.

The properties listed on the annexed Schedule A are the only properties required to be notified pursuant Section 10.44B of the Zoning Code of the Town of Orangetown.

  
Geraldine N. Tortorella

Sworn to before me this  
4<sup>th</sup> day of February, 2015

  
Notary Public

HOPE I. CAULFIELD  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01CA6287763  
Qualified in Westchester County  
My Commission Expires August 19, 2017

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that, pursuant to Article 43, §§ 4.32(O) & (P) of the Town Code, and Town Board resolution, duly adopted on January 28, 2015, a public hearing will be held by the Town Board of the Town of Orangetown on the 10th day of February, 2015, at 8:00 PM, at Orangetown Town Hall, 26 Orangeburg Road, Orangeburg, New York, to consider the joint application of FB Greenbush, LLC for, respectively, a Special Permit for Mixed Use Expansion, pursuant to §§ 4.32 (P) of the Town Zoning Law, allowing the development of property located in the vicinity of the intersection of State Rte. 303 and the Palisades Interstate Parkway (Exit 5 Interchange)(Orangetown Tax Map designation 74.15-1-22) in the Town of Orangetown, and of FB Orangetown, LLC for related amendments to a previously grant and existing Special Permit applicable to immediately adjacent property (Orangetown Tax Map designation 74.15-1-21).

Copies of the Letter Application of FB Greenbush, LLC and FB Orangetown, LLC, and related maps, plans and other documents are available for inspection at Town Hall, during regular business hours.

At the time and place of the public hearing specified above, all interested persons will be given an opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

CHARLOTTE MADIGAN  
Town Clerk

DATED: Orangeburg, New York  
January 28, 2015

JOHN S. EDWARDS  
Town Attorney  
Town of Orangetown



**PROPERTIES WITHIN A 500 FOOT RADIUS OF  
SECTION 74.15, BLOCK 1, LOTS 21 and 22**

Tax ID Number	Street Address	Owner's Name/ Mailing Address Per 2014 Assessment Roll
74.10-1-31		
74.10-1-31/1	1A Blue Hill Commons	Nicholas Spadaccini Frances Spadaccini 1A Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/2	1B Blue Hill Commons	Patricia Ryan PO Box 574 Pine Island, NY 10969
74.10-1-31/3	1C Blue Hill Commons	Edward Villa-Real 1C Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/4	1D Blue Hill Commons	Raymond C. Potocki Maria Potocki 1D Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/5	1E Blue Hill Commons	Minesh Patel Dipti Patel 19 Newport Drive Nanuet, NY 10954
74.10-1-31/6	1F Blue Hill Commons	Snowflake, LLP PO Box 1774 New City, NY 10956
74.10-1-31/7	1G Blue Hill Commons	Frank Greco 1G Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/8	1H Blue Hill Commons	Ying Cai Ru 1H Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/9	1I Blue Hill Commons	Edwina Pinnock PO Box 587 Orangeburg, NY 10962

Tax ID Number	Street Address	Owner's Name/ Mailing Address Per 2014 Assessment Roll
74.10-1-31/10	2A Blue Hill Commons	Michael Pagliocca 2A Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/11	2B Blue Hill Commons	Susan Delorenzo 2B Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/12	2C Blue Hill Commons	John Harrigan 2C Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/13	2D Blue Hill Commons	Joan T. McGann Eileen Taylor Maureen McEnroe 332 S. Middletown Road Pearl River, NY 10965
74.10-1-31/14	2E Blue Hill Commons	Guillermo Olea Lena Olea 2E Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/15	2F Blue Hill Commons	Maureen Stapleton 2F Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/16	2G Blue Hill Commons	Edwin J. Ruiz 2G Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/17	2H Blue Hill Commons	Libertad Fuentes 2H Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/18	2I Blue Hill Commons	John F. Clancy Carla Clancy 2I Blue Hill Commons Orangeburg, NY 10962

Tax ID Number	Street Address	Owner's Name/ Mailing Address Per 2014 Assessment Roll
74.10-1-31/19	3A Blue Hill Commons	Charlotte A. Hoffman William R. Hoffman PO Box 212 Orangeburg, NY 10962
74.10-1-31/20	3B Blue Hill Commons	Anna Balaguer 3B Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/21	3C Blue Hill Commons	Barbara E. Hughes 3C Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/22	3D Blue Hill Commons	Helen Roxbury John Roxbury 3D Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/23	3E Blue Hill Commons	Ken Arabe Katrina Arabe 3E Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/24	3F Blue Hill Commons	Tan Duc Nguyen 3F Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/25	3G Blue Hill Commons	Tara Nespoli 3G Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/26	3H Blue Hill Commons	Property Management LP 3H Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/27	3I Blue Hill Commons	Joann E. Feeney 605 Mountain Road West Hartford, CT 06117
74.10-1-31/28	4A Blue Hill Commons	Mary Stella 4A Blue Hill Commons Orangeburg, NY 10962

Tax ID Number	Street Address	Owner's Name/ Mailing Address Per 2014 Assessment Roll
74.10-1-31/29	4B Blue Hill Commons	Robert W. Cupani 4B Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/30	4C Blue Hill Commons	Kerri Brown 4C Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/31	4D Blue Hill Commons	Anthony Faranda Maureen P. Cunningham 4D Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/32	4E Blue Hill Commons	Mary K. McNamara 4E Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/33	4F Blue Hill Commons	Melinda Scott 8 Ricklend Road Old Tappan, NY 07675
74.10-1-31/34	4G Blue Hill Commons	Frederick S. Simms Jill M. Simms 4G Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/35	4H Blue Hill Commons	Scott Elder 4H Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/36	4I Blue Hill Commons	Robert Anderegg 4I Blue Hill Commons Orangeburg, NY 10962
74.10-1-31/37	4J Blue Hill Commons	Boris Shtutman Luba Shtutman Attn: R&B Realty 200 Winston Drive, Apt. 1909 Cliffside Park, NJ 07010
74.10-1-31/38	4K Blue Hill Commons	Roger L. James 4K Blue Hill Commons Orangeburg, NY 10962

Tax ID Number	Street Address	Owner's Name/ Mailing Address Per 2014 Assessment Roll
74.10-1-31/39	4L Blue Hill Commons	Dolores Mittler 4L Blue Hill Commons Orangeburg, NY 10962
74.14-2-38	429 Western Highway	Thomas Hogan 429 Western Highway Tappan, NY 10983
74.14-2-39	423-427 Western Highway	Domenick A. Serrano 423-427 Western Highway Tappan, NY 10983
74.14-3-15	4 Maple Avenue	Nina Guerrero 4 Maple Avenue Orangeburg, NY 10962
74.14-3-16	2 Maple Avenue	Cesar S. Clemente, Sr. Rosita A. Clemente 2 Maple Avenue Orangeburg, NY 10962
74.14-3-21	5 Wisteria Court	John A. Ficarotta Helen T. Ficarotta 5 Wisteria Court Orangeburg, NY 10962
74.14-3-22	6 Wisteria Court	Sabas Isaguirre Norma Isaguirre 6 Wisteria Court Orangeburg, NY 10962
74.14-3-23	7 Wisteria Court	Doly Thomas Varughese Thomas 7 Wisteria Court Orangeburg, NY 10962
74.14-3-24	8 Wisteria Court	Woo Kun Pak Mi Young 8 Wisteria Court Orangeburg, NY 10962

Tax ID Number	Street Address	Owner's Name/ Mailing Address Per 2014 Assessment Roll
74.14-3-25	9 Wisteria Court	Jay W. Tom 9 Wisteria Court Orangeburg, NY 10962
74.14-3-34	7 Cedar Avenue	Alexis A. Almonte Cynthia Abreu 7 Cedar Avenue Orangeburg, NY 10962
74.14-3-35	5 Cedar Avenue	Nathan Reiner 5 Cedar Avenue Orangeburg, NY 10962
74.14-3-36	3 Cedar Avenue	Ruben Balin Corona T. Balingcongan 3 Cedar Avenue Orangeburg, NY 10962
74.14-3-37	444 Western Highway	Edward J. Gaffney, Jr. Virginia Davis 444 Western Highway Orangeburg, NY 10962
74.14-3-38	440 Western Highway	Anthony Dimauro Kim Dimauro 440 Western Highway Orangeburg, NY 10962
74.14-3-39	4 Cedar Avenue	Elena Temple 4 Cedar Avenue Orangeburg, NY 10962
74.14-3-40	6 Cedar Avenue	Fernando A. Andrade 6 Cedar Avenue Orangeburg, NY 10962
74.14-3-41	8 Cedar Avenue	Alan Paris Dawn Paris 21 Renie Lane Blauvelt, NY 10913

Tax ID Number	Street Address	Owner's Name/ Mailing Address Per 2014 Assessment Roll
74.14-3-42	22 Kevin Drive	Jeanne Ulrich 22 Kevin Drive Orangeburg, NY 10962
74.14-3-43	18 Kevin Drive	Gary Buhler Louise F. Buhler 18 Kevin Drive Orangeburg, NY 10962
74.14-3-44	14 Kevin Drive	Cornelius Lynady Alice Lynady 14 Kevin Drive Orangeburg, NY 10962
74.14-3-45	10 Kevin Drive	Kenneth J. Holcomb Lois Holcomb 10 Kevin Drive Orangeburg, NY 10962
74.14-3-46	6 Kevin Drive	Brian McCabe Eileen McCabe 6 Kevin Drive Orangeburg, NY 10962
74.14-3-47	4 Kevin Drive	Frank Ficarra 4 Kevin Drive Orangeburg, NY 10962
74.14-3-48.1	445 Western Highway	Yolanda Guzman Affrain Aguilar 445 Western Highway Orangeburg, NY 10962
74.14-3-48.2	443 Western Highway	Cuong Luu Tuong Luu 443 Western Highway Orangeburg, NY 10962
74.14-3-49	430 Western Highway	Cassandra Willock 430 Western Highway Orangeburg, NY 10962

Tax ID Number	Street Address	Owner's Name/ Mailing Address Per 2014 Assessment Roll
74.14-3-50	434 Western Highway	Ervin M. Ramirez 434 Western Highway Orangeburg, NY 10962
74.14-3-51	3 Kevin Drive	Maureen Echemendia 3 Kevin Drive Orangeburg, NY 10962
74.14-3-52	7 Kevin Drive	Caryn Winterdal Bryan Winterdal 7 Kevin Drive Orangeburg, NY 10962
74.14-3-53	11 Kevin Drive	William Hennessy Joanne Hennessy 11 Kevin Drive Orangeburg, NY 10962
74.14-3-54	15 Kevin Drive	James Gallagher Josie Carfi 15 Kevin Drive Orangeburg, NY 10962
74.14-3-55	19 Kevin Drive	John P. Novak Filomena Novak 19 Kevin Drive Orangeburg, NY 10962
74.15-1-1	Railroad Right of Way	NY Central Lines CSX Transportation 500 Water Street (C910) Jacksonville, Florida 32202
74.15-1-2	5 Greenbush Road	BF Orangetown LLC 810 Seventh Avenue, Fl. 10 New York, NY 10019
74.15-1-3	200 Rte 303	Orangeburg Holdings LLC Attn: Dana Beckham PO Box 1000 Mooreville, NC 28115

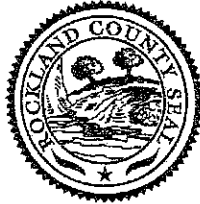


Tax ID Number	Street Address	Owner's Name/ Mailing Address Per 2014 Assessment Roll
74.15-1-5	219 Rte 303	Beckerle Lumber Supply Co. 3 Chestnut Street Spring Valley, NY 10977
74.15-1-7	203 Rte 303	Haralambos Kostopoulos 203 Rte 303 Orangeburg, NY 10962
74.15-1-8	187 Rte 303	Bless Enterprises and Services 187 Rte 303 Orangeburg, NY 10962
74.15-1-9	183 Rte 303	Gregory Delucia 183 Rte 303 Orangeburg, NY 10962
74.15-1-10	139 Rte 303	EJEA Corp. 2509 Webster Avenue Bronx, NY 10458
74.15-1-12	165 Rte 303	303 Associates LLC Attn: Nassau Lens Co. Inc. 170 Legrand Avenue Northvale, NJ 07647
74.15-1-13	171 Rte 303	Minigrip Inc. 171 Route 303 Orangeburg, NY 10962
74.15-1-18	125 Rte 303	Town of Orangetown 26 Orangeburg Road Orangeburg, NY 10962
74.15-1-19	123 Rte 303	NY District-Corps of Eng Real Estate Division 26 Federal Plaza, Room 2007 New York, NY 10278-0090
74.15-1-20	119 Rte 303	Town of Orangetown 26 Orangeburg Road Orangeburg, NY 10962

Tax ID Number	Street Address	Owner's Name/ Mailing Address Per 2014 Assessment Roll
74.18-1-28	20 Brianbeth Place	Yan Lai 20 Brianbeth Place Tappan, NY 10983
74.19-1-1	118 Rte 303	Closter Golf Inc. 153 Homans Avenue Closter, NJ 07624
Palisades Interstate Parkway Parcel	Palisades Interstate Parkway	Palisades Interstate Park Commission Administrative Building 3006 Seven Lakes Drive PO Box 427 Bear Mountain, NY10911-0427

List prepared December 29, 2014

S:\# MATTERS\Birdoff 0163\FB Orangetown LLC 002\Documents\TB Special Permit Notice List 12-2014.Docx



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

Building T  
Pomona, NY 10970  
(845) 364-3434  
Fax: (845) 364-3435

EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

TOWN OF ORANGETOWN  
2015 JAN 28 PM 1:11  
TOWN CLERKS OFFICE

ARLENE R. MILLER  
Deputy Commissioner

January 22, 2015

Orangetown Town Board  
26 Orangeburg Road  
Orangeburg, NY 10962

Tax Data: 72.15-1-21 74.15-1-22

Re: **GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M

Map Date: 11/20/2014

Date Review Received: 12/16/2014

Item: **FB GREENBUSH, LLC (O-1876U)**

Special permit to allow a mixed-use expansion, consisting of a proposed 18,304 sq. ft. commercial building on .97 acres, adjacent to an existing mixed-use located on 15.8 acres. Both parcels are located in the LI zoning district. In addition, an amendment to the existing special permit use for the larger adjacent lot, relating to signage and grading, is required for construction of the new proposed use. West side of NYS Route 303, north side of the exit ramp of the Palisades Interstate Parkway, south side of Stevens Way, east side of the railroad tracks, southeast of Greenbush Road.

**Reason for Referral:**

NYS Route 303, Palisades Interstate Parkway, Western Highway (CR 15)

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***\*Recommend the following modifications***

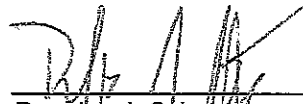
- 1 A review must be completed by the Palisades Interstate Park Commission and any comments or concerns addressed.
- 2 A review shall be completed by the New York State Department of Transportation and any comments or concerns addressed.
- 3 It is not clear if an alternative site plan is required for the mixed-use expansion special permit as required in Section 4.32.(O).ix.(d) of the Town Zoning Ordinance for mixed-use developments. This should be clarified, and provided if required.
- 4 Are any access or other type of easements required for this special permit use? If so, the easements should be clearly delineated on the site plan.

Dist: Bldg - TA - Town Board

**FB GREENBUSH, LLC (O-1876U)**

5 One free standing sign along Route 303, which identifies the mixed-use development, is permitted as long as the square footage does not exceed 300 square feet in sign area per side. A rendering is provided of the "proposed monument sign" on Drawing Number 7. The square footage is provided for the new portion of the sign, totaling 78 square feet per side, but the dimensions for the existing sign area is not provided. The proposed total square footage per side of the monument sign must be provided to demonstrate that the 300 square feet in sign area per side is being met.

6 Section 4.32(P)viii.(b) permits one single directory sign which identifies the mixed-use expansion and the individual establishments on the adjoining mixed-use development, not to exceed 40 square feet in sign area per side or 10 feet in height. It is not clear if this regulation only applies to the sign face, or the entire sign structure. This must be clarified to ensure that the proposed freestanding sign conforms to the maximum allowable sign area.



---

Douglas J. Schuster  
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown  
New York State Department of Transportation  
Palisades Interstate Park Commission  
Rockland County Department of Highways  
Leonard Jackson Associates

Geraldinen Tortorella

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

*The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

*In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

**PLANNING BOARD  
TOWN OF ORANGETOWN**

TO: Town Board

FROM: Planning Board

DATE: January 14, 2015

RE: Referral from the Town Board:

- FB Greenbush LLC for Mixed-Use Expansion Special Permit  
Tax Map Designation: Section 74.15, Block 1, Lot 22
- FB Orangetown LLC for Amended Special Permit for Mixed-Use Development on Tax Map Designation: Section 74.15, Block 1, Lot 21

At the December 9, 2014 Town Board Meeting, the Town Board adopted a resolution referring the attached Petition to the Planning Board for review and comment.

**RECOMMENDATION:** At the January 14, 2015 Planning Board Meeting, the Planning Board recommended Approval of the Special Permit/Amendment Application to the Town Board.

A motion was made and moved by Thomas Warren and seconded by Michael Mandel and carried as follows: Kevin Garvey, aye; Bruce Bond, aye; Michael Mandel, aye; Stephen Sweeney, aye; Thomas Warren, aye, Robert Dell, aye and William Young, aye.

TOWN OF ORANGETOWN  
2015 JAN 21 AM 10 20  
TOWN CLERKS OFFICE



2-B-15, 2/10/15

NOTICE OF POSTING: REQUEST FOR PROPOSALS FOR A LEASE AGREEMENT - GOLF CARTS  
AT BROADACRES GOLF COURSE

STATE OF NEW YORK }  
COUNTY OF ROCKLAND }  
TOWN OF ORANGETOWN }

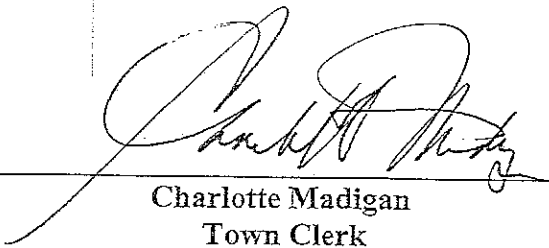
SS.

Charlotte Madigan being duly sworn upon her oath, deposes and says:

That, she is, at all times hereinafter mentioned was, duly elected,  
Qualified and acting Town Clerk of the *TOWN Of ORANGETOWN*, in the County of  
Rockland, State of New York.

That, on the 11th day of December  
she caused to be conspicuously posted and fastened up a notice, a true copy of  
which is annexed hereto and made a part of hereof, in the following places, at least one of  
which is a public place within the *TOWN Of ORANGETOWN*, New York.

1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.
- 5.

  
 Charlotte Madigan  
 Town Clerk

Subscribed and sworn to before me

This 11th day of December, 2015

*Donna A. Morrison*

DONNA A. MORRISON  
Notary Public, State of New York  
No. 01MO5081099  
Qualified in Rockland County  
Commission Expires June 30, 2015

15000  
.....

RP-1

**REQUEST FOR PROPOSALS**

SEALED PROPOSALS WILL BE RECEIVED BY THE TOWN BOARD of the Town of Orangetown at the Town Clerk's Office, Town Hall, No. 26 Orangeburg Road, Orangeburg, New York, until 10:30 A.M. on DECEMBER 31, 2014 for A LEASE AGREEMENT FOR GOLF CARTS AT THE BROADACRES GOLF COURSE, LOCATED WITHIN THE TOWN OF ORANGETOWN, Rockland County, New York, under a License Agreement, and will be opened and read aloud at 11:00 A.M. on that day, in accordance with the Contract Documents on file with and which may be obtained at the Town Clerk's Office.

For all parties interested in submitting a proposal, bid documents may be obtained at the Town Clerk's Office, 26 Orangeburg Road, Orangeburg, New York.

The Town Clerk and Director of Parks, Recreation and Buildings will submit a report to the Town Board of all proposals received and the recommendations concerning the award of a License Agreement at a meeting of the Town Board to be held in January, 2015.

The Town Board reserves the right to waive any informalities in the bidding and to reject any and all bids.

No proposals will be accepted without a Non-collusion Statement as required pursuant to Section 103d of the General Municipal Law.



RP-2

No contract is deemed to have been created until approved by a Town Board Resolution ~~and the~~ Town Attorney, and until after it has been executed by the Supervisor of the Town of Orangetown, at the direction of the Town Board.

By order of the Town Board of the Town of Orangetown.

Aric T. Gorton  
Director

Charlotte Madigan  
Town Clerk

DATED: December 4, 2015

**AFFIDAVIT OF PUBLICATION  
FROM**



CECILIA HERNANDEZ

being duly sworn says that he/she is the principal clerk of **THE JOURNAL**

**NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

**Zone:  
Rockland**

**Run Dates:  
12/10/14**

Signature

Sworn to before me, this 12 day of December, 2014

Notary Signature

101 AM HALL  
Notary Public, State of New York  
No. 123456789  
County of Westchester  
Qualified on 12/10/14

**Legend:**

**WESTCHESTER:**

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolnale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

**ROCKLAND:**

Blauvelt, Congers, Gamerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tailsman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0000214256

Run Dates: 12/10/14

### REQUEST FOR PROPOSALS

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By order of the Town Board of the Town of Orangetown.

Aric T. Gorton  
Director

Charlotte Madigan  
Town Clerk

DATED: December 4, 2015

214256

**BID OPENING TIME**

11:00AM

**DATE**

December 31, 2014

**CONTRACTOR  
NAME  
&  
ADDRESS**

*EZ-GO GOLF  
New York, NY*

*Club Car  
Brookfield, CT*

DATE RECEIVED

12/30/14

12/31/14

TIME RECEIVED

1:16 PM

9:57 am

NON COLLUSION  
STATEMENT

✓

✓

BID BOND or  
CERTIFIED CHECK

NA

NA

3, 4 and 5 Year Lease Agreement for Thirty Six (36) New Gas Carts, and One (1) Player Assistant Cart and Three (3) Utility Carts:

Year 3 Lease Agreement (2015 - 2017) Fair Market Value Lease

<b>Price</b>	\$2825.98 (monthly)	\$33,911.76 (Yearly)	\$34,562.00	\$	\$
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Year 4 Lease Agreement (2015 - 2018)

<b>Price</b>	\$2419.40 (monthly)	\$29,032.80 (Yearly)	\$28,551.00	\$	\$
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Year 5 Lease Agreement (2015 - 2019)

<b>Price</b>	\$2,231.22 (monthly)	\$26,744.64 (Yearly)	\$25,581.00	\$	\$
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*Municipal LEASE*

3 year	\$2,675.67 (monthly)	\$32,108.04 (Yearly)			
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4 year	\$2,297.52 (monthly)	\$27,570.24 (Yearly)			
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5 year	\$2,097.31 (monthly)	\$25,166.08 (Yearly)			
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