

**TOWN OF ORANGETOWN PLANNING BOARD  
Virtual Meeting of Monday, August 31, 2020**

**MEMBERS PRESENT:**

Thomas Warren, Chairman  
Andrew Andrews  
Michael Mandel  
Bruce Bond (alternate)

Stephen Sweeney  
Robert Dell

**MEMBER ABSENT:** William Young, Vice-Chairman and Michael McCrory

**ALSO PRESENT:** Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Cheryl Coopersmith, Chief Clerk Boards and Commissions

Thomas Warren, Chairman, called the Virtual meeting to order at 7:00 p.m. Mr. Warren read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

**The Club Pearl River II**

**PB#20-35**

Recommendation to the Town Board  
to Establish the Value and Term  
of the Performance Bond  
73.10/1/ 5; OP & PAC zoning districts

Recommended to  
the Town Board

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Bruce Bond and seconded by Andrew Andrews and agreed to by all in attendance. The meeting was adjourned at 7:10 p.m. The next Planning Board meeting is scheduled for September 9, 2020.

**DATED: August 31, 2020**

**Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown Planning Board**

TOWN CLERK'S OFFICE  
2020 AUG 31 11:39  
TOWN OF ORANGETOWN

**PB#20-35: The Club at Pearl River II Site Plan  
Recommendation to the Town Board  
to Establish the Value and Term of the Performance Bond**

**Tracking #: 20-08-73.10:1:5**

**Town of Orangetown Planning Board Recommendation  
August 31, 2020  
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**TO:** Donald Brenner, 4 Independence Avenue, Tappan,  
New York 10913

**FROM:** Town of Orangetown Planning Board

**RE:** **The Club at Pearl River II Site Plan:** The application of Donald Brenner, applicant, for a Recommendation to the Town Board to Establish the Value and Term of the Performance Bond at a site to be known as **"The Club at Pearl River II Site Plan – Performance Bond"**, 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 Orangetown. The site is located on the 661 West Blue Hill Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 73.10, Block 1, Lot 5; OP & PAC zoning districts.

Heard by the Planning Board of the Town of Orangetown at a Virtual Meeting held **Monday, August 31, 2020**, at which time the Board made the following determinations:

Donald Brenner appeared and testified for the applicant.

The Board received the following communications:

1. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated August 13, 2020.

The Board reviewed the submitted information. The hearing was then open 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 Bruce Bond and seconded by Michael Mandel and carried as follows: Thomas Warren; Chairman, aye, Bruce Bond, aye; Andrew Andrews, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye, Michael McCrory, absent and Stephen Sweeney, aye.

**RECOMMENDATION:** In view of the foregoing, the Planning Board **Recommends to the Orangetown Town Board** that the value and term of the Performance Bond be in accordance with the Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated August 13, 2020.

TOWN OF ORANGETOWN  
2020 AUG 31 11:39  
TOWN CLERK'S OFFICE

**PB#20-35: The Club at Pearl River II Site Plan  
Recommendation to the Town Board  
to Establish the Value and Term of the Performance Bond**

Tracking #: 20-08-73.10:1:5

**Town of Orangetown Planning Board Decision  
August 31, 2020  
Page 2 of 2**

The term of the Performance Bond shall not exceed two (2) years as set forth in Section 21A-10 of the Town of Orangetown Town Code, which shall be on or before August 31, 2022, and Subject to the Following Conditions:

<u>ITEM</u>	<u>COST</u>
Iron Pins	\$ 7,200.00
As-Built Drawings	\$ 18,000.00
Soil Erosion & Sediment Control	\$ 269,800.00
Sanitary Sewers	\$ 579,840.00
	<b><u>Sub-Total \$ 874,840.00</u></b>
Administrative Close-out (10% of Sub-Total)	\$ 87,480.00
	<b><u>Total \$ 962,324.00</u></b>

Inspection Fee: \$ 26,245.20

(3% of Sub Total of Bond Amount to be submitted to DEME prior to onset of construction)

The foregoing Resolution was made and moved by Bruce Bond and seconded by Andrew Andrews and carried as follows: Thomas Warren; Chairman, aye, Bruce Bond, aye; Andrew Andrews, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye, Michael McCrory, absent and Stephen Sweeney, aye.

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

**Dated: August 31, 2020**  
**Town of Orangetown Planning Board**



TOWN CLERK'S OFFICE

2020 AUG 31 11:39

TOWN OF ORANGETOWN