

TOWN OF ORANGETOWN PLANNING BOARD
Virtual Meeting of Wednesday, February 9, 2022

MEMBERS PRESENT:

Stephen Sweeney	
Denise Lenihan	Andrew Andrews
Michael Mandel	Michael McCrory
Bruce Bond (alternate)	Robert Dell

MEMBER ABSENT: Thomas Warren, Chairman

ALSO, PRESENT: Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer, and Katlyn Bettmann, Senior Clerk Typist.

Michael Mandel called the meeting to order at 7:30 p.m.
Mr. Mandel read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

Sansone Subdivision Plan	PB#22-05
Request for Two 90 Day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office 483 Kings Highway, Sparkill 74.20/3/5; RG zoning district	Granted Two 90 Day Extensions to File the Subdivision

Continued item from January 12, 2022: Hauser Site Plan & Tree Remediation Plan Prepreliminary/ Preliminary/ Final Site Plan, Tree Remediation Plan and SEQRA Review 200 Kings Highway, Tappan 77.07/1/ 35.1; R-15 zoning district	Continued: Submit Revised Plans	PB#21-60
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500 North Middletown Road Site Plan Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review 500 North Middletown Road, Pearl River 64.17/3/1; CO zoning district	Continued: Submit Revised Plans	PB#21-45
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The Reserve at Pearl River Site Plan Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review Veterans Memorial Drive, Pearl River 73.10/1/6; OP/PAC zoning districts	Continued to February 23, 2022 Meeting; needs to appear at Town Board	PB #22-06
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Other Business:

1. The Board reviewed Drainage Consultant proposals from Brooker Engineering, Collier Engineering and Laberge Group and determined the following:

- Letter will be sent to each requesting additional information.
- Determination from each regarding timely submission of reviews. The Board established the Monday prior to the scheduled Planning Board Meet.

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February 9, 2022

Other Business:

2. The Planning Board referred the proposed development, **The Reserve at Pearl River Site Plan** to the Town Board for its review and adoption of a resolution, in accordance with Town Code Chapter 43, Article IV, Section 4.612 - Planned Adult Community (PAC) floating zone Procedures:

4.6.12 Procedures

D(1)

No site development plan or subdivision plat shall receive preliminary approval by the Planning Board, unless the plat or plan proposed for such approval shall first have been referred back to the Town Board for its review, and the Town Board shall have adopted a resolution evidencing the fact that the proposed plat or plan does not substantially deviate from the final concept plan or layout presented to, and reviewed by, the Town Board as part of the zone change process. The adoption of such resolution shall appear as a map note on any approved plat or plan.

A motion was made by Bruce Bond and seconded by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, absent; Michael Mandel, aye; Denise Lenihan, aye; Robert Dell, aye; Michael McCrory, aye; Stephen Sweeney, aye, and Andrew Andrews, aye.

3. A motion was made to **elect Michael Mandel as Vice-Chairman** of the Planning Board. The motion was made by Bruce Bond and second by Denise Lenihan and carried as follows: Thomas Warren - Chairman, absent; Michael Mandel, aye; Denise Lenihan, aye; Robert Dell, aye; Michael McCrory, aye; Stephen Sweeney, aye, Bruce Bond, aye and Andrew Andrews, aye.

4. A motion was made to return to **In-Person Planning Board Meetings**. The motion was made by Bruce Bond and Second by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, absent; Michael Mandel, aye; Denise Lenihan, aye; Robert Dell, aye; Michael McCrory, aye; Bruce Bond, aye; Stephen Sweeney, aye, and Andrew Andrews, aye.

5. Proposed Change to Town Code amending Chapter 31C to authorize Electric Vehicle Charing/Display Kiosks in Certain Zones.

The **Orangetown** Planning Board had no objection to the Town Board being Lead Agency on the Local Law for EV Charging Display Kiosks.

A motion was made by Bruce Bond and second by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, absent; Michael Mandel, aye; Denise Lenihan, aye; Robert Dell, aye; Bruce Bond, aye; Michael McCrory, aye;

Stephen Sweeney, aye, and Andrew Andrews, aye.

It was determined that the Deputy Town Attorney would respond to the Town Board with the Planning Board comments.

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Other Business:

The decisions of the January 12, 2022 Planning Board Meeting were reviewed, edited, and approved. The motion for adoption was made and moved by Andrew Andrews and seconded by Michael McCrory and carried as follows: Thomas Warren – Chairman, absent; Denise Lenihan, aye; Michael Mandel, aye; Stephen Sweeney, absent; Kevin Farry, abstain; Lisa DeFeciani, abstain, Bruce Bond, aye; Michael McCrory, aye; and Andrew Andrews, aye.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Stephen Sweeney and seconded by Andrew Andrews and agreed to by all in attendance. The meeting was adjourned at 10:30 p.m. The next Planning Board meeting is scheduled for February 23, 2022.

DATED: February 9, 2022
Planning Board



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TOWN CLERK'S OFFICE

PB #22-05: Sansone Subdivision Plan Granted Two 90-day Extensions to File the Subdivision with the Rockland County Clerk's Office

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TO: Steven Griffin, 1 Roundhouse Road, Piermont,, New York
FROM: Town of Orangetown Planning Board

RE: Sansone Subdivision Plan: The application of Steven Griffin, owner, for Two 90 Day Extensions to File the Subdivision Map with the Rockland County Clerk's Office at a site to be known as "**Sansone Subdivision and 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 21 and Chapter 21A of the Code of the Town of Orangetown. The site is located at 483 Kings Highway, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 74.20, Block 3, Lot 5; in the RG zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, February 9, 2022**, at which time the Board made the following determinations:

The Board received the following communications:

1. Project Review Committee Report dated January 26, 2022.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated February 7, 2022.
3. Copy of PB#21-21-17, Final Subdivision Plan Approval Subject to Conditions, dated March 10, 2021.
4. An Email from Stephen Griffin, dated January 11, 2022.

The Board reviewed the plan. The meeting was then open to the public.

A motion was made to open the Public Hearing portion of the meeting by Andrew Andrews and second by Denise Lenihan and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Andrew Andrews, aye; Stephen Sweeney, aye, and Bruce Bond, aye.

There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Andrew Andrews and second by Michael McCrory and carried as follows: Thomas Warren - Chairman, absent; Denise Lenihan, aye; Michael Mandel, aye; Robert Dell, aye; Michael McCrory, aye; Andrew Andrews, aye; Stephen Sweeney, aye, and Bruce Bond, aye.

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PB #22-05: Sansone Subdivision Plan Granted Two 90-day Extensions to File the Subdivision with the Rockland County Clerk's Office

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DECISION: In view of the foregoing, the Board **GRANTED Two 90-Day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office.**

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

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.

**Dated: February 9, 2022
Town of Orangetown Planning Board**



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