

**NOTICE IS HEREBY GIVEN**, that the Planning Board of the Town of Orangetown will hold a PUBLIC HEARING on **Wednesday, July 27, 2022** beginning at 7:30 p.m., at the Town of Orangetown Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York. The Town of Orangetown Planning Board will hear, at said time and place, all persons in support of the application, any persons with objections thereto, and anyone interested in the application or otherwise wishing to comment. Any person wishing to appear may appear in person, or by agent or representative. The Planning Board Public Hearing agenda and plans are posted on the Town's website at "Orangetown.com." You are invited to examine the project plans for each item on the Town website or in person by visiting the Planning Board Office at 20 South Greenbush Road, Orangeburg, New York. A Freedom of Information Form must be completed prior to in-person review of the files. The files are available for in-person inspection between the hours of 8:00 AM and 3:00 PM, Monday – Friday.

The Public Hearing will be recorded and be available for viewing within 24 hours after the Hearing via You Tube on the Town's website at Orangetown.com. Minutes of the Public Hearing will be transcribed and made available at a later date.

**BEFORE THE PUBLIC HEARING.**

In advance of the Public Hearing, you may send your comments by email to the Clerk of the Planning Board at: [ccoopersmith@orangetown.com](mailto:ccoopersmith@orangetown.com) by 9:00 a.m. ONE DAY PRIOR TO THE PUBLIC HEARING DATE.

**PB#22-37: Sambrotto Performance Bond:** The application of Raymond Sambrotto, owner, for a request to make changes to the existing Performance Bond at a site known as "Sambrotto Subdivision 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. The site is located at 34 Clausland Mountain Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.15, Block 2, Lot 11 in the R-40 zoning district.

**PB #22-38: SMK Greene Subdivision Plan:** The application of SMK Home Builders, owner, for a Recommendation to the Town Board to Establish the Value and Term of the Performance Bond at a site to be known as "SMK Greene Subdivision 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 of the Code of the Town of Orangetown. The site is located at 318 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, in the Tappan Historic Area and as shown on the Orangetown Tax Map as Section 74.18, Block 2, Lot 34; in the R-15 zoning district.

**PB# 22-39: Chefman Site Plan Reapproval of Final Site Plan Approval, dated July 28, 2021, PB#21-35:** The application of Ralph Newhouse, owner, for Reapproval of Final Site Plan Approval, PB#21-35, dated July 28, 2021, at a site known as "Chefman 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 21A of the Code of the Town of Orangetown. The site is located at 29 Corporate Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.19, Block 1, Lot 8, in the LIO zoning district.

**PB#22-40: Skae Pole Barn Site Plan Reapproval of Final Site Plan Approval, dated December 9, 2020:** The application of Donald Brenner, applicant, for Reapproval of Final Site Plan Approval, PB#20-54, dated December 9, 2020, at a site known as "Skae Pole Barn 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 21A of the Code of the Town of Orangetown. The site is located at 337-339 Blaisdell Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 76.08, Block 1, Lot 4, in the LIO zoning district.

**PB# 22-41: Tri-Bee Consultation:** The application of Tri-Bee LTD, owner, for Consultation for a subdivision and site plan review at a site to be known as "Tri-Bee Consultation", 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 120 & 122 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lots 5.1 & 5.2 in the CS zoning district.

**PB #22-42: Temple Israel Memorial Park Site Plan Amendment:** The application of Lawrence Kintisch, applicant for Congregation Sons of Israel of Nyack, owner for an amendment to a filed site plan at a site known as "Temple Israel Memorial Park Site Plan Amendment", 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 to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 75 Van Wyck Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.20, Block 2, Lot 28 in the R-15 zoning district.

**PB #22-43: Saint Dominic's Family Services Re-subdivision Plan:** The application of Saint Dominic's Family Services, applicant for Sisters of St. Dominic of Blauvelt, New York, owner, for Prepreliminary/ Preliminary/ Final Re-Subdivision Plan Review at a site known as "Saint Dominic's Family Services Re-Subdivision 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 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 500 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.06, Block 3, Lot 1.1 in the R-40 zoning district.

**PB#22-44: Lafamiglia Lanni Restaurant Outdoor Dining Plan:** The application of Sean Quinn & Vittorio Lanni, applicant for Quinn Development, Inc., owner, for Prepreliminary/ Preliminary/ Final Outdoor Dining Plan Review at a site known as "Lafamiglia Lanni Restaurant Outdoor Dining 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 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 645 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 48.1 in the CS zoning district.

**PB# 22-45: 622 Route 303 Site Plan Consultation:** The application of 622 Route 303 LLC, owner, for Consultation for a site plan review at a site to be known as "622 Route 303 Consultation", 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 622 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lots 11.2 & 11.3 in the LIO zoning district.

**PB #22-46: Hauser Site Plan and Tree Remediation Plan:** The application of Joseph Hauser, owner, for Final Site Plan and Tree Remediation Plan Review at a site known as "Hauser Site Plan and Tree Remediation 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 21A of the Code of the Town of Orangetown. The site is located at 200 Kings Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.07, Block 1, Lot 35, in the R-15 zoning district.

**PB#22-32: Suez Water Wells #16 & #20 Site Plan:** The application of Steven Graziano, Veolia Water, applicant for Veolia Water, owner, for Final Site Plan Review at a site known as "Suez Water Wells #16 & #20 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 21A of the Code of the Town of Orangetown. The site is located at 19 Washington Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.06, Block 2, Lot 77 in the R-15 zoning district.

Dated: July 14, 2022