

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Wednesday, March 8, 2023**

**MEMBERS PRESENT:**

Michael Mandel, Vice Chairman  
Andrew Andrews     Kevin Farry  
Michael McCrory     Lisa DeFeciani  
Denise Lenihan

**MEMBER ABSENT:** Thomas Warren, Chairman, and Tara Heidger, (alternate member)

**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, Clerk Typist

Michael Mandel, Vice Chairman 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:

**Orangetown Commerce Center**  
Second Request for an  
Extension of Performance Bond Term  
5 Greenbush Road, Orangeburg  
74.15/1/2; LI zoning

**PB #23-11**

**Granted an  
Extension of  
Time**

**One Washington Avenue Plans**  
Critical Environmental Area  
Prepreliminary/Preliminary/Final Site Plan  
and SEQRA Review  
1 Washington Avenue, South Nyack  
66.70/2/6; R-12 zoning district

**PB #23-12**

**Applicant Request  
for Continuation: Revise  
Plans**

**800 Bradley Hill Road Site Plan**  
Prepreliminary/Preliminary/Final Site Plan  
and SEQRA Review  
800 Bradley Hill Road, Blauvelt  
65.18/1/3; LI zoning district

**PB #23-13**

**Applicant Request  
for Continuation:  
April 26, 2023 Meeting-  
Revise Plans**

**One Ramland Road Site Plan**  
Prepreliminary/Preliminary/Final Site Plan  
and SEQRA Review  
1 Ramland Road, Orangeburg  
73.20/1/24; LIO zoning district

**PB #23-14**

**Applicant Request  
for Continuation:  
April 26, 2023 Meeting-  
Revise Plans**

TOWN OF ORANGETOWN  
2023 MAR 28 P 12:28  
TOWN CLERK'S OFFICE

## March 8, 2023 Planning Board Meeting

### Other Business:

A motion was made to revise the form for the **Consulting Engineers** to the Planning Board. The **Consulting Engineers** need to respond one (1) week prior to the Planning Board Meeting date. The motion only refers to consulting engineers such as Brooker, it does not apply to governmental agencies (state, county, town, utilities etc.).

In addition, a new form shall be developed to accommodate this. A motion was made by Michael Mandel, Vice Chairman and second by Michael McCrory and carried as follows: Thomas Warren, Chairman, absent; Michael Mandel, Vice Chairman, aye; Michael McCrory, aye; Andrew Andrews, aye; Denise Lenihan, aye; Kevin Farry, aye; Tara Heidger, (alternate member), absent; and Lisa DeFeciani, aye.

The decisions of the February 22, 2023 Planning Board Meeting were reviewed, edited, and approved. The motion for adoption was made and moved by Andrew Andrews and seconded by Kevin Farry and carried as follows: Thomas Warren, Chairman, absent; Michael Mandel, Vice Chairman, aye; Michael McCrory, aye; Andrew Andrews, aye; Denise Lenihan, aye; Kevin Farry, aye; Tara Heidger, (alternate member), absent; and Lisa DeFeciani, aye.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Kevin Farry and seconded by Andrew Andrews and agreed to by all in attendance. The meeting was adjourned at 10:00 p.m. The next Planning Board meeting is scheduled for March 22, 2023.

Dated: March 8, 2023

  
Cheryl Coopersmith, Town of Orangetown Planning Board

TOWN OF ORANGETOWN  
2023 MAR 28 P 12:28  
TOWN CLERK'S OFFICE

**Town of Orangetown Planning Board Recommendation  
March 8, 2023  
Page 1 of 2**

**TO: Geraldine Tortorella, Hocherman Tortorella & Wekstein, One  
North Broadway, Suite 701, White Plains, New York 10601**

**FROM: Town of Orangetown Planning Board**

**RE: Orangetown Commerce Center Plans – Extension of  
Performance Bond Term:** The application of BF Orangetown LLC, owner, to  
Extend the Term of the Performance Bond at a site known as “**Orangetown  
Commerce Center Plans – Performance Bond Term Extension**”, 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 5 Greenbush, Orangeburg,  
Town of Orangetown, Rockland County, New York, and as shown on the  
Orangetown Tax Map as Section 74.15, Block 1, Lot 2 in the LI zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held  
**Wednesday, March 8, 2023** at which time the Board made the following  
determinations:

The Board received the following communications:

1. Project Review Committee Report dated February 22, 2023.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning  
Administration and Enforcement, Town of Orangetown, signed by  
Jane Slavin, R.A., AIA, Director, dated March 7, 2023.
3. Interdepartmental memorandum from the Department of Environmental  
Management and Engineering, Town of Orangetown, signed by  
Bruce Peters, dated March 6, 2023.
4. A letter from Hocherman Tortorella & Wekstein, dated January 30, 2023, signed  
by Geraldine N. Tortorella.
5. A copy of PB#19-21, Recommendation to Town Board to Establish the Term  
and Value of the Performance Bond, dated March 27, 2019.

The Hearing was open to the public.

**DECISION:** In view of the foregoing, the Planning Board **Extended the Term of  
the Performance Bond for two years until March 1, 2025, subject to the  
following Comments:**

1. The Office of Building, Zoning, Planning Administration and Enforcement had  
no objection to this request.
2. The Department of Environmental Management and Engineering had no  
objection to the second request for the extension of the Term of the Performance  
Bond.

TOWN CLERK'S OFFICE  
MAR 28 P 12:28  
TOWN OF ORANGETOWN

Town of Orangetown Planning Board Recommendation  
March 8, 2023  
Page 2 of 2

3. The owner/ owner's engineer is reminded that **no construction, remedial cleanup or ANY work what-so-ever** can begin until the Qualified SWPPP Inspector and Contractor certification(s) (as well as the contractor 4-hour training certificate(s) have been provided to DEME and included in the SWPPP's (Town of Orangetown Copy, field copy, etc.)

4. Also, the owner/ owner's Qualified SWPPP inspector is reminded that a digital copy of ALL SWPPP inspections (during construction) must be emailed. ([bpeters@orangetown.com](mailto:bpeters@orangetown.com)) to DEME, as well as keeping paper copies with the field copy of the SWPPP.

The foregoing Resolution was made and moved by Andrew Andrews and seconded by Kevin Farry and carried as follows: Thomas Warren, Chairman, absent; Michael Mandel, Vice Chairman, aye; Michael McCrory, aye; Andrew Andrews, aye; Denise Lenihan, aye; Kevin Farry, aye; Tara Heidger, (alternate member), absent; and Lisa DeFeciani, 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: March 8, 2023  
Cheryl Coopersmith  
Town of Orangetown Planning Board

TOWN CLERK'S OFFICE  
2023 MAR 28 P 12:28  
TOWN OF ORANGETOWN