

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: June 1, 2023

TO: OBAPAE

Environmental Management and Engineering
Rockland County Sewer District #1 ✓
New York State Dept. of Transportation
Palisades Interstate Park Commission
Orange and Rockland Utilities
Orangetown Highway

Rockland County Drainage
Rockland County Health ✓
Rockland County Planning ✓
Rockland County Highway
*re Fire Services ✓
Village of Piermont*

Review of Plans: Lafamiglia Lanni Restaurant Outdoor Dining Plan, 645 Main Street, Sparkill, NY

Section 77.08 Block 5 Lot 48.1; CS zone

This matter is scheduled for:

Chapter 43, CS District, Section 3.11, Column 7, No.1. "same as R-80"; R-80 Column 7, #6, "all restaurants ...shall be within completely enclosed buildings, unless by special permit of the ZBA: Special permit requested; and to renew the variances and Special Permit granted in ZBA#17-56: (Sparkill Temporary Play Area) for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Section 3.11, Group A, Column 4 #9 refers to CS District Section 3.12, Group FF, Section 3.12, and Column 10 (Total Side Yard: 25' required, 0' proposed) and 11 (Rear Yard:25' required, 0' proposed) for outdoor dining. The premises are located at 645 Main Street, Sparkill,, New York and identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 48.1 in the CS zoning district.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: July 5, 2023

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday July 5, 2023**. **Kindly forward your completed review to this office by July 5, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 2023-06-01

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDC-665-22
 ASSIGNED _____
 INSPECTOR: Dom

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: LA FAMIGLIA LANNI INC.

Street Address: 645 MAIN STREET & 3 UNION STREET
SPARKILL, NEW YORK 10956

Tax Map Designation:

Section: <u>77.08</u>	Block: <u>5</u>	Lot(s): <u>48.1 (LOT 1)</u>
Section: <u>77.08</u>	Block: <u>5</u>	Lot(s): <u>48.2 (LOT 3)</u>

Directional Location:

On the WEST side of MAIN STREET, approximately 50 feet NORTH of the intersection of UNION STREET, in the

Town of <u>ORANGETOWN</u> in the hamlet/village of <u>SPARKILL</u>	
Acreage of Parcel <u>0.0829</u>	Zoning District <u>CS</u>
School District <u>SOUTH ORANGETOWN</u>	Postal District <u>SPARKILL</u>
Ambulance District <u>SOUTH ORANGETOWN</u>	Fire District <u>SPARKILL</u>
Water District <u>VEOLIA NORTH AMERICA</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
conversion of parking area established under Town of Orangetown Planning Board Site Plan Approval #11-42 dated September 14, 2011 and previously approved outdoor play area (Town of Orangetown ZBA Appeal #17-56 dated July 19, 2017) to outdoor dining area for existing restaurant, La Famiglia Lanni Inc..

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 2023-06-01 Applicant's Signature: Kimberly Auth

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision: N/A

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ___ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan: N/A

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Town of Orangetown Chapter 43, Table 3.11, CS district, Column 7, No.1 "same as R-80"; R-80 Column 7, #6, "all restaurants... shall be within completely enclosed buildings, unless by special permit of the ZBA. Property = 77.08-5-48.2 (LOT3)

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area NO

Are there streams on the site? If yes, please provide the names. NO

Are there wetlands on the site? If yes, please provide the names and type:

NO

Project History:

Has this project ever been reviewed before? YES, by planning board

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

PB# 22-41 - application dated 2022-03-17
this application supercedes PB # 22-41

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

77.08 - 5 - 48.1 - QUINN DEVELOPMENT
77.08 - 5 - 48.2 > SEAN QUINN
77.08 - 5 - 48.3

Sean Quinn
127 River Road,
Grandview, New York 10960

Town of Orangetown
20 Greenbush Avenue
Orangeburg, New York 10962

Re: Zoning Board of Appeal Application for Area Variances and Special Permit to 3
Union Street, Sparkill, New York 10976

We authorize our architect, Jonathan B. Hodosh, to act as our agent in all matters concerning planning and zoning board applications, building permits, construction, and any variances that may be required for our project at 3 Union Street, Sparkill, New York 10976. This includes signing of applications (including owner's consent) and correspondence; and appearing before all required boards.

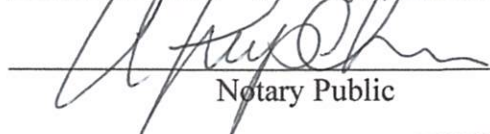
Sincerely,



Owner: Sean Quinn
Mailing 127 River Road,
Address: Grandview, New York 10960

SWORN to before me this

1st day of June, 2023


Notary Public

Audrey M. Lupachino
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LU6417665
Qualified in Rockland County
Commission Expires May 17, 2025

Narrative to Town of Orangetown Zoning Board of Appeals

May 31, 2023

La Famiglia Lanni Inc. Outdoor Seating Site Plan

645 Main Street, Sparkill, New York 10976

SBL: 77.08-5-48.1

3 Union Street, Sparkill, New York 10976

SBL: 77.08-5-48.2

Project Description

Applicant is seeking approval of a Special Permit and renewal of existing Total Side Yard and Rear Yard variances granted July 19, 2017 under ZBA Appeal #17-56, to convert parking area established under Town of Orangetown Planning Board Site Plan Approval #11-42 dated September 14, 2011 and previously approved outdoor play area (Town of Orangetown ZBA Appeal #17-56 dated July 19, 2017) to outdoor dining area for existing restaurant, La Famiglia Lanni Inc.

This parcel is part of a subdivision approval received on 2011-09-14. The approved restaurant is located on lot 1 (77.08 - 5 - 48.1) owned by Quinn Development LLC. The proposed outdoor dining is located on lot 3 (77.08 - 5 - 48.2) owned by Sean Quinn. The proposed outdoor dining is subject to an easement between Quinn Development LLC and Sean Quinn dated March 7, 2023 allowing the restaurant to use the indicated area for outdoor dining.

GEORGE HODOSH ASSOCIATES – ARCHITECTS, P.C.

337 North Main Street, Suite 12, New City, New York 10956

Phone: 845-638-9336 ♦ Website: www.HodoshAssociates.com ♦ Email: info@HodoshAssociates.com



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: March 10, 2022

Applicant: Quinn

Address: 645 Main St, Sparkill, NY

RE: Application Made at: same

Chapter 43, Table 3.11- Column 1 CS District, Column 7 Additional Use Regulations, #1 Refers...Same as R-80, Table 3.11- Column 1 R-80 District, Column 7, #6 All Restaurants shall be within completely enclosed building.

One variances required

Section: 77.08

Block: 5

Lot: 48.1

Dear Quinn:


Please be advised that the Building Permit Application, which you submitted on

February 1, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


3.10.22
Richard Oliver
Deputy Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

Referral to the Planning Board

Date: March 10, 2022 Section: 77.08 Block: 5 Lot: 48.1

Applicant: Quinn

Address: 645 Main St, Sparkill, NY

RE: Application Made at: same

Referred For: **Chapter 43, Section 10.223 Paragraph G-1.**

Applications for a permit shall be made to the Inspector on forms provided by him and shall contain the following information:

(g) Applications for permit within designated critical environmental area.

[1] Applications for a permit for new construction, additions or exterior modifications within the designated critical environmental area of Upper Grandview and environs shall be accompanied by a plot plan which shows the existing contours (at two-foot intervals), all existing trees (as hereinafter specified), construction limit lines, all proposed construction and site alterations, drainage calculations and soils data as required by the Inspector. Said applications shall be referred by the Inspector to the Planning Board for site plan approval.

Comments: Conversion of previously approved easement area to outdoor dining area.

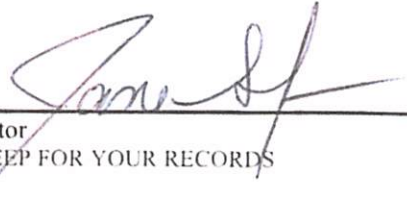
Dear Quinn:

Please be advised that the Building Permit Application, which you submitted on February 1, 2022, has been referred to the Orangetown Planning Board. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the Planning Board, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
8-12-20-CCC


Date
Liz Decort
Cheryl Coopersmith

MIS	PRINT KEY	NAME	ADDRESS
2405	78.21-1-1	James Anderson	P.O. Box 291,Sparkill, NY 10976
2405	78.21-1-13	Daniel M Sherman	415 Valentine Ave,Sparkill, NY 10976
2405	78.21-1-14	Grace S Mitchell	P.O. Box 55,Sparkill, NY 10976
2405	78.21-1-15	John Mc Avoy	407 Valentine Ave,Sparkill, NY 10976
2405	78.21-1-17	Jeremy Bieger	17 Union St,Sparkill, NY 10976
2405	78.21-1-18	Giacomo Marino	P.O. Box 195,Sparkill, NY 10976
2405	78.21-1-19	Michael Palmenti	Box 231,Sparkill, NY 10976
2405	78.21-1-20	15 Piermont Ave LLC	15 Piermont Ave,Piermont, NY 10968
2405	78.21-1-21	Grant B Scully	7 Piermont Ave,Piermont, NY 10968
2405	78.21-1-22	Alexandra Nervegna	9 Piermont Ave,Piermont, NY 10968
2405	78.21-1-23	Richard Font	11 Piermont Ave,Piermont, NY 10968
2489	77.08-4-13	Orange & Rockland Utilities	1 Blue Hill Plz Fl 19,Pearl River, NY 10965
2489	77.08-4-14	William J Murray	Anchin, Block & Anchin LLP, 1375 Broadway Fl 21,New York, NY 10018
2489	77.08-4-18	Attn: Lina Fiks	P.O. Box 291,Sparkill, NY 10976
2489	77.08-4-19	Arbor Hill Garden Center LLC	660 Main St,Sparkill, NY 10976
2489	77.08-4-20	Kathryn E Good	P.O. Box 383,Sparkill, NY 10976
2489	77.08-4-21	Nicholas Gatti	307 Pitcher Ct,Northvale, NJ 07647
2489	77.08-4-22	Nabila Yousufzai	18 Upper Depew Ave,Nyack, NY 10960
2489	77.08-4-23	Sparkill Properties LLC	18 Upper Depew Ave,Nyack, NY 10960
2489	77.08-4-24	Sparkill Properties LLC	16 Bluefield Ln,Blauvelt, NY 10913
2489	77.08-4-25	John Lo Bello	P.O. Box 182,Sparkill, NY 10976
2489	77.08-4-26	Real Buy LLC	P.O. Box 244,Sparkill, NY 10976
2489	77.08-4-27	ELP LLC	26 Orangeburg Rd,Orangeburg, NY 10962
2489	77.08-4-28	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962
2489	77.08-5-2	Town Of Orangetown	7 Piermont Ave,Piermont, NY 10968
2489	77.08-5-3	Grant B Scully	P.O. Box 231,Sparkill, NY 10976
2489	77.08-5-4	Michael Palmenti	P.O. Box 195,Sparkill, NY 10976
2489	77.08-5-4	Giacomo Marino	17 Union St,Sparkill, NY 10976
2489	77.08-5-5	Jeremy Bieger	15 Union St,Sparkill, NY 10976
2489	77.08-5-6	Judy A Peaks	31 Stillo Dr,Airmont, NY 10952
2489	77.08-5-7	Russell Fahmi	9 Union St,Sparkill, NY 10976
2489	77.08-5-8	Andrea Schettino	7 Union St,Sparkill, NY 10976
2489	77.08-5-9	David Weiner	P.O. Box 146,Sparkill, NY 10976
2489	77.08-5-10	David L Scharf	6 New St,Sparkill, NY 10976
2489	77.08-5-11	Bryan P Carney	2 New St,Sparkill, NY 10976
2489	77.08-5-12	Patricia A Carney	P.O. Box 373,Sparkill, NY 10976
2489	77.08-5-13.1	Phyllis Favre	P.O. Box 373,Sparkill, NY 10976
2489	77.08-5-13.2	George Favre	40 Oriole St,Pearl River, NY 10965
2489	77.08-5-14	Union Spark LLC	40 Oriole St,Pearl River, NY 10965
2489	77.08-5-15	Union Spark LLC	56 N Greenbush Rd,W Nyack, NY 10994
2489	77.08-5-16	The UAC Group LLC	P.O. Box 695,Palisades, NY 10964
2489	77.08-5-17	Coffey Street Amigos LLC	18 Paulding Pl,Sparkill, NY 10976
2489	77.08-5-18	Edmilson Amaral	12 Paulding Pl,Sparkill, NY 10976
2489	77.08-5-19	Robert J Schindele	P.O. Box 399,Sparkill, NY 10976
2489	77.08-5-42	Godinez Sons Inc	
2489	77.08-5-43	Adolfo Godinez	4 Sgt Bollinger Ct,Tappan, NY 10983
2489	77.08-5-44.1	Paul Rigano	631 Main St,Sparkill, NY 10976
2489	77.08-5-44.2	Nicholas Turner	635 Main St,Sparkill, NY 10976
2489	77.08-5-45	Coffey Street Amigos LLC	P.O. Box 695,Palisades, NY 10964
2489	77.08-5-45.1	Coffey Street Amigos LLC	P.O. Box 695,Palisades, NY 10964
2489	77.08-5-46	John Lobello	16 Bluefield La,Blauvelt, NY 10913
2489	77.08-5-47	643 Main Street Corp	605 Knollwood Ct,Valley Cottage, NY 10989
2489	77.08-5-50	657 Main Street LLC	P.O. Box 66,Sparkill, NY 10976
2489	77.08-5-51	David Jefferson	P.O. Box 51,Pearl river, NY 10965
2489	78.05-1-1	Andrew Wiley	10 Union St,Sparkill, NY 10976
2489	78.05-1-1	Virginia Mac Callum	12 Union St,Sparkill, NY 10976-1214
2489	78.05-1-2	Rose Reidy	P.O. Box 177,Sparkill, NY 10976
2489	78.05-1-3	Christ Episcopal Church	424 Valentine Ave,Sparkill, NY 10976
2489	78.05-1-4	Ashwin Rao	1 New St,Sparkill, NY 10976
2489	78.05-1-6	Brian M Murphy	647 Main St,Sparkill, NY 10976
2489	77.08-5-49.1	Ann Bonsanti	P.O. Box 333,Sparkill, NY 10976
2489	77.08-5-49.2	Highland Mews Realty LLC	P.O. Box 333,Sparkill, NY 10976
2489	77.08-5-49.3	Highland Mews Realty LLC	P.O. Box 333,Sparkill, NY 10976
2489	77.08-5-49.4	Highland Mews Realty LLC	P.O. Box 333,Sparkill, NY 10976
2489	77.08-5-48.1	Quinn Development LLC	127 River Rd,Grandview, NY 10960
2489	77.08-5-48.2	Sean Quinn	127 River Rd,Grandview, NY 10960
2489	77.08-5-48.3	Sean Quinn	127 River Rd,Grandview, NY 10960

Clerk of Boards Review:
 Date: _____ Initials: _____

Building Dept. (Accepted By):
 Date: _____ Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
 Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
 20 Greenbush Road
 Orangeburg, New York 10962
 Tel: (845) 359-8410 ext. 4330
 Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: LA FAMILIA LANNI INC
 PROPERTY ADDRESS: 645 MAIN ST., SPARKILL N.Y.
 TAX LOT ID: 77.08 - 5 - 48.1
 NAME OF APPLICANT: KIMBERLEY AUTH - LA FAMILIA LANNI INC
 OWNER OF PROPERTY: SEAN QUINN - QUINN DEVELOPMENT LLC

Land Use Application/Brief Description of Project: Conversion of parking area established under Town of Orangetown Planning Board Site Plan Approval #11-42 dated September 14, 2011 and a previously approved outdoor play area (Town of Orangetown ZBA Appeal #17-56 dated July 19, 2017) to outdoor dining area for existing restaurant, La Famiglia Lanni, Inc.

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required of both the owner and applicant (if not the same) when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below. (kindly label the supplemental sheets).

Name of Entity:	QUINN DEVELOPMENT LLC
Address:	127 RIVER ROAD, GRANDVIEW, NEW YORK
Telephone Number:	(917) 757-9543
E-Mail Address:	seanquinn4@gmail.com
State/Date of Formation:	
Contact Person:	SEAN QUINN

PART TWO:

6. Please list all persons, officers, limited or general partners, directors, members, shareholders, managers, authorized persons, beneficial owners, and any others with any interest in or with the above referenced entity.
7. Please NOTE that an "authorized person" means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title, who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity.
8. List all persons with a membership or voting interest or controlling position in the Entity. Please provide that parties' business or personal address and telephone number, email address and other contact information.
9. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Individual	Address	Telephone	Email	Interest or Role in Entity
1. SEAN QUINN	121 RIVER ROAD	(917) 757-	seanquinn1@gmail.com	100%
2.	GRANDVIEW, N.Y.	9543		
3.				
4.				
5.				
6.				

PART THREE:

10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
15. **NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.**

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

I, SEAN QUINN

PRESIDENT, being duly sworn, deposes and says that I am (Title) QUINN DEVELOPMENT LLC, an active or qualified member of the QUINN DEVELOPMENT LLC, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

[Signature]
Signature

Sworn to and subscribed in my presence

This 1st day of June, 20 13

[Signature]
NOTARY PUBLIC

Audrey M. Lupachino
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LU6417665
Qualified in Rockland County
Commission Expires May 17, 2025

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

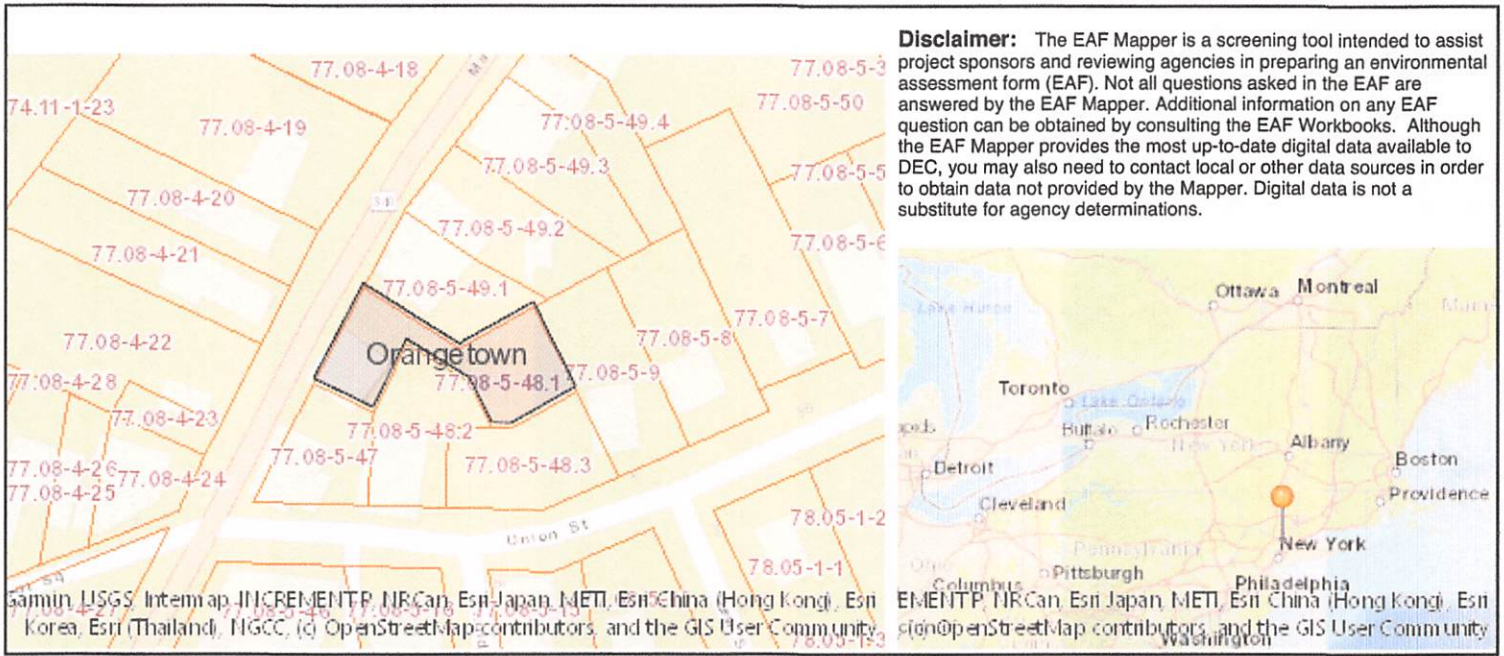
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 645 MAIN - La Famiglia Lanni			
Project Location (describe, and attach a location map): 645 Main Street, Sparkill, New York 10976			
Brief Description of Proposed Action: REVISED 12/29/2022 Conversion of previously approved outdoor play area (Orangetown ZBA Appeal #17-56 dated July 19, 2017) to outdoor dining for a proposed restaurant.			
Name of Applicant or Sponsor: Kimberly Auth		Telephone: 917-757-9543	
		E-Mail:	
Address: 924 Route 9W South			
City/PO: Nyack		State: New York	Zip Code: 10960
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Orangetown Planning Board, Zoning Board, ACABOR, and OBZPAE permit.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.01 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.2841 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Sparkill Creek, Reason:Protect open space & aesthetic beauty, Agency:Piermont, Village of, Date:4-24-85 If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Least Bittern	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Kimberley Auth</u> Date: <u>2023-06-01</u>		
Signature: <u>Kimberley Auth</u> Title: <u>applicant</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Sparkill Creek, Reason:Protect open space & aesthetic beauty, Agency:Piermont, Village of, Date:4-24-85
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Least Bittern
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGETOWN, N.Y. 10962**

**Jane Slavin, RA
Director**

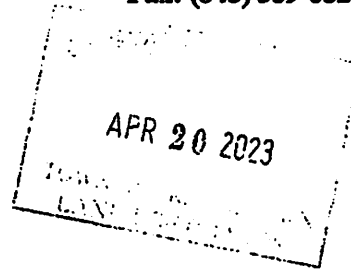
(845) 359-8410

Fax: (845) 359-8526

Date: April 19, 2023

To: Planning Board

**From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.**



**Subject: Lafamiglia Lanni Restaurant Outdoor Dining Plan PB #23-08
Prepreliminary/ Preliminary/ Final Outdoor Dining Plan
and SEQRA Review
645 Main Street, Sparkill
Section 77.08, Block 5, Lot 48.1, CS zoning district**

Submission Reviewed:

**La Famiglia Lanni, Inc. proposed outdoor dining plan as prepared by George Hodosh,
last revised 3/8/2023.**

- 1) This parcel is part of a sub-division approval received on September 14, 2011,
PB#11-41, Sparkill Subdivision Plan.**
- 2) Per Chapter 43, Table 3.11, CS district, Column 7, No. 1, "same as R-80"; R-80
Column 7, #6, "all restaurants ...shall be within completely enclosed buildings,
unless by special permit of the ZBA." Applicant must obtain a special permit from
the ZBA.**
- 3) The applicant is reminded that no work can begin and no permit will be issued
until all comments are met from the various agencies, all approvals are obtained,
the Final Site Plan is stamped and the construction plans are reviewed and
approved by the inspector.**

**PB #23-08: Lafamiglia Lanni Restaurant
Outdoor Dining Site Plan – Sparkill Overlay Zone
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDG #665-22

**Town of Orangetown Planning Board Decision
April 26, 2023
Page 1 of 10**

**TO: Jonathan Hodosh, Hodosh Associates, 120 N. Main Street, New
City, New York 10956
FROM: Orangetown Planning Board**

RE: Lafamiglia Lanni Restaurant Outdoor Dining Site Plan: The application of Sean Quinn & Vittorio Lanni, applicant for Quinn Development, Inc., owner, for Prepreliminary/ Preliminary/ Final Outdoor Dining Site 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 & 48.2 in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held April 26, 2023 at which time the Board made the following determinations:

Jonathan Hodosh, Sean Quin, Donald Brenner, Vittorio Lanni and Kimberley Auth Lanni appeared and testified before the Board.

The Board received the following communications:

1. Project Review Committee Reports dated January 25, 2023 and April 12, 2023.
2. Interdepartmental memorandums from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Jane Slavin, Director, Deputy Building Inspector dated January 26, 2023 and April 19, 2023.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated February 6, 2023 and April 24, 2023.
4. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated January 24, 2023, and April 11, 2023.
5. Site Plan prepared by Hodosh Associates, dated July 29, 2021.
6. Letter and Notice from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated January 30 & April 19, 2023 and from Jake Palant, dated January 12, 2023.
7. Letter from the Village of Piermont, signed by Daniel Spitzer, Chair Planning Board dated April 11, 2023.
8. Letter and Notice from Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer dated January 11, 2023.
9. Notice from the Rockland County Department of Highways, signed by Dyan Rajasingham, Engineer II dated January 5, 2023.
10. Letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, dated January 20, 2023.

120 N. MAIN STREET
NEW YORK, NY 10956

TOWN OF ORANGETOWN

**PB #23-08: Lafamiglia Lanni Restaurant
Outdoor Dining Site Plan – Sparkill Overlay Zone
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDG #665-22

**Town of Orangetown Planning Board Decision
April 26, 2023
Page 2 of 10**

11. Notices from the Town of Orangetown Zoning Board of Appeals, signed by Patricia Castelli, Acting Chairman, dated January 4, 2023.
12. Short Environmental Assessment Form dated December 29, 2022, revised March 16, 2023, signed by Kimberly Auth.
13. Outdoor Dining Site Plan prepared by George Hodosh, dated July 29, 2021, last revised March 8, 2023:
 - Cover Sheet
 - A3a: Seating Plan
 - SP: Enlarged Site Plan Detail
14. Copy of Zoning Board of Appeals Decision #17-56, dated July 19, 2017.
15. Submitted at meeting by applicant, photographs of the existing site.
16. Emails from the following area residents:
 - Marilyn Heitman, dated January 23 and April 14, 2023.
 - Andrea Schettino, dated April 24, 2023.
 - Devra Kinery, dated April 24, 2023.
 - Teresa King-Sullivan, dated April 24, 2023.
 - Zacha Tuttle, dated April 24, 2023.
 - Christie Trento, dated April 24, 2023.
 - Christine Mikler, dated April 24, 2023.
 - Martha Schindele, dated April 22, 2023.
 - Virginia MacCallum, dated April 23, 2023.

The Board reviewed the plans. The hearing was then opened to the Public.

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel and second by Lisa DeFeciani and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Tara Heidger, (alternate member), absent; and Andrew Andrews, aye.

Public Comment:

Alan Mehlbach, 10 Union Street, Sparkill; raised concerns regarding noise, food waste, rodents, all impacting his quality of life. He noted that the drawing does not match the existing site and that parking is already filled up.

Virginia MacCallum, 10 Union Street, Sparkill; raised concerns regarding the granting of the variance. A preschool and a restaurant are very different uses. The quality of life for the neighbors was a concern.

Michelle Prober, 10 Haring Avenue, Sparkill; supports the patio and enjoys Sparkill.

Paula Heitman, 7 Union Street, Sparkill; noted that the houses and parking lot are close to one another. She raised concerns of increased noise and parking.

Marilyn Heitman, 7 Union Street, Sparkill; raised concerns since the outdoor dining area would be next to her apartment.

APR 26 2023
TOWN OF ORANGETOWN

**PB #23-08: Lafamiglia Lanni Restaurant
Outdoor Dining Site Plan – Sparkill Overlay Zone
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDG #665-22

**Town of Orangetown Planning Board Decision
April 26, 2023
Page 3 of 10**

James Cleary, 20 Van Terrace, Sparkill; raised concerns regarding the traffic circulation and pedestrian traffic on the streets.
Jeff Goodman, 12 Edward Street, Sparkill; does not have a problem with the outdoor dining, other restaurants in the area are right on the sidewalk.
Andrea Schettino, 9 Union Street, Sparkill; noted that the difference is that the proposed outdoor dining area borders on a residential area.
Chris O'Rourke, 4 Union Street, Sparkill; held that the applicant is terrific.
Nolan Fryer, 3 Union Street, Sparkill; is in full support of the outdoor dining area.

There being no one to be heard from the Public, a motion was made by Michael Mandel and seconded by Kevin Farry and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel, Vice-Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Tara Heidger, (alternate member), absent; and Andrew Andrews, aye.

SEQRA

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (a) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Tara Heidger (alternate member), absent, and Andrew Andrews, aye; the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, and the applicant's consultant and having heard from the following

APPROVED AND FORWARDED:
37 MAY 25 AM 23
TOWN OF ORANGETOWN

**PB #23-08: Lafamiglia Lanni Restaurant
Outdoor Dining Site Plan – Sparkill Overlay Zone
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDG #665-22

**Town of Orangetown Planning Board Decision
April 26, 2023
Page 4 of 10**

offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Health, Rockland County Sewer District #1, and having reviewed the drawings presented by the applicant's professional consultants; a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Kevin Farry and seconded by Michael Mandel and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Tara Heidger, (alternate member) absent; and Andrew Andrews, aye, the Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Preliminary Site Plan Approval Subject to the Following Conditions:**

TOWN OF ORANGETOWN
2023 MAY 25 A 11:28
TOWN OF ORANGETOWN

**PB #23-08: Lafamiglia Lanni Restaurant
Outdoor Dining Site Plan – Sparkill Overlay Zone
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDG #665-22

**Town of Orangetown Planning Board Decision
April 26, 2023
Page 5 of 10**

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."
2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. The Site Plan shall be updated to include the planters around the seating.
5. Signage shall be erected for the driveway "One way and do not enter."
6. The applicant shall reappear at the Town of Orangetown Zoning Board of Appeals to renew the Zoning Variance #17-56, side and rear yard variance and Special Permit.
7. The hours of operation shall be 5:00 p.m. to 9:30 P.M., 7 days a week, and if possible, be open for lunch starting in June. The outdoor dining area would be seasonal use only - weather permitting, no bar and no music.
8. This parcel is part of a sub-division approval received on September 14, 2011, PB#11-41, Sparkill Subdivision Plan.

TOWN OF ORANGETOWN
2023 MAY 25 A.M. 10:28
TOWN OF ORANGETOWN

**PB #23-08: Lafamiglia Lanni Restaurant
Outdoor Dining Site Plan – Sparkill Overlay Zone
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDG #665-22

**Town of Orangetown Planning Board Decision
April 26, 2023
Page 6 of 10.**

9. Per Chapter 43, Table 3.11, CS district, Column 7, No. 1, "same as R-80"; R-80 Column 7, #6, "all restaurants ... shall be within completely enclosed buildings, unless by special permit of the ZBA." Applicant must obtain a special permit from the ZBA.

10. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and the construction plans are reviewed and approved by the inspector.

11. The Department of Environmental Management and Engineering has no further comment on this project at this time.

12. The Town of Orangetown Bureau of Fire Bureau reviewed the submitted information and had no comments at this time

13. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:

- **Of the Orangetown Code, chapter 42, Section 3.11 (attachment 5) Column 7, item No.1 indicates that the same additional use regulations for the R-80 zoning district shall apply to the CS zoning district. Per Section 3.11 (attachment 1), Column 7 No. 6, all restaurants or foo serving facilities in the R-80 district shall be within completely enclosed buildings, unless by special permit of the Zoning Board of Appeals. A special permit application must be submitted to the Town and forwarded to our department for review. The proposed outdoor dining must comply with the special findings and additional requirements outlined in Section 4.31 of the Orangetown Zoning code.**
- **A review shall be completed by the County of Rockland Department of Highways and any required permits obtained from them.**
- **A review shall be completed by the NYS Department of Transportation and any required permits obtained.**
- **The Village of Piermont is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 275 feet northeast of the site. As required under Section 239nn of the State General Municipal Law, the Village of Piermont must be given the opportunity to review the proposed site plan and provide any concerns related to the project to the Town of Orangetown.**

**TOWN OF ORANGETOWN
2023 MAY 25 A 11:28
TOWN CLERK'S OFFICE**

**PB #23-08: Lafamiglia Lanni Restaurant
Outdoor Dining Site Plan – Sparkill Overlay Zone
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDG #665-22

**Town of Orangetown Planning Board Decision
April 26, 2023
Page 7 of 10**

Continuation of Condition #13...

- A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- A review must be completed by the County of Rockland Office of Fire and Emergency Services, Town of Orangetown Fire Inspector, or the Sparkill Fire District to ensure that the site is designed in a safe manner and there is sufficient maneuverability on the site for emergency vehicles.
- For any proposed outdoor lighting, a lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.
- All proposed signage shall be indicated on the site plan and must conform to the sign ordinance in Chapter 31C of the Orangetown Code.
- The Designated Street Line (DSL) must be indicated on the site plan. Any lot area deductions must be indicated. Any additional variances required due to a change in measurement must be submitted to this department for review, as required by NYS General Municipal Law, Section 239-m(3)(a)(v).
- In recent years there has been an increase in requests for outdoor dining areas at local restaurants. The Town shall consider adopting specific special permit use standards for outdoor dining to address potential concerns relating to noise, hours of operation, lighting, etc. It is also recommended that the increase in outdoor dining be addressed in the Town's update of their Comprehensive Plan.
- All county interests within 500 feet of the site, and all corresponding Referral Agencies, must be indicated on Page 6 of the Orangetown application form.
- Map notes must be provided that include district details and site-specific information such as zoning designation, owner information, and existing and proposed use.
- The maximum number of stories permitted for a building must be indicated on the Bulk Table.
- The Orangetown Application indicates the property receives water service from SUEZ. The application must be corrected to Veolia North America.
- The boundary between Tax Lot 77.08-4-48.3 and 77.08-5-48.2 must be clarified on the site plan drawing and should use a consistent line weight with the other lot lines depicted.

14. The Village of Piermont reviewed the submitted information and had no comment at this time.

TOWN OF ORANGETOWN
2023 MAY 26 A 11:28
TOWN CLERK'S OFFICE

**PB #23-08: Lafamiglia Lanni Restaurant
Outdoor Dining Site Plan – Sparkill Overlay Zone
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDG #665-22

**Town of Orangetown Planning Board Decision
April 26, 2023
Page 8 of 10**

15. The Rockland County Department of Health reviewed the information and offered the following comment;

- The applicant is to contact Patrice Robertson of the Rockland County Department of Health to discuss the total amount of seats proposed. It must be verified that the number of bathrooms provided is adequate for the total number of seats proposed for the Food Service Establishment permit. She can be reached at (845) 364-2601.

16. Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and no future correspondence is requested for this site.

17. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Town of Orangetown Zoning Board of Appeals
- Rockland County Health Department
- Rockland County Sewer District No. 1
- Rockland County Department of Planning

18. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decision prior to signing the final plans.

19. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

20. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

21. TREE PROTECTION: The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.**
- b. There will be no excavation or stockpiling of earth underneath the trees.**
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.**
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:**

- One (1) foot radius from trunk per inch DBH

RECEIVED

MAY 26 11:28

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
April 26, 2023
Page 9 of 10**

Continuation of Condition #21...

- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:

- Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.

- Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

22. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

23. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

24. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

TOWN OF ORANGETOWN
2023 MAY 26 A.M. 10:28
TOWN ENGINEER

**PB #23-08: Lafamiglia Lanni Restaurant
Outdoor Dining Site Plan – Sparkill Overlay Zone
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDG #665-22

**Town of Orangetown Planning Board Decision
April 26, 2023
Page 10 of 10**

25. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

26. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

27. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

28. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by Michael Mandel and seconded Kevin Farry and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Tara Heidger, (alternate member), absent; and Andrew Andrews, aye.

The Clerk to 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 the Office of the Planning Board.

Dated: April 26, 2023
Cheryl Coopersmith
Town of Orangetown Planning Board
Attachment



SEARCHED
SERIALIZED
INDEXED
MAY 1 2023
TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

**PB #23-08: Lafamiglia Lanni Restaurant Outdoor Dining Site Plan
Sparkill Overlay Zone
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
April 26, 2023**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

NAME OF ACTION: Lafamiglia Lanni Restaurant Outdoor Dining Site Plan - Sparkill Overlay Zone

SEQR STATUS: Type I _____ Unlisted XXXXXX
CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

**DESCRIPTION OF ACTION: Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

LOCATION: 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 & 48.2 in the CS zoning district.

REASONS SUPPORTING THIS DETERMINATION:

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning
Administration and Enforcement
Town of Orangetown
20 Greenbush Road, Orangeburg, NY 10962
Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant, Involved Agencies

DECISION

TOTAL SIDE YARD AND REAR YARD VARIANCES APPROVED FOR FIVE YEARS FOR THE TEMPORARY PLAY AREA

To: Quinn Development (Sparkill Temporary Play Area) ZBA #17-56
127 River Road Date: July 19, 2017
Grandview, New York Permit # 45917

(Prior Decision printed for computer)

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#17-56: Application of Quinn Development (Sparkill Temporary Play Area) for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Section 3.11, Group A, Column 4 #9 refers to CS District Section 3.12, Group FF, Section 3.12, and Column 10 (Total Side Yard: 25' required, 0' proposed) and 11 (Rear Yard: 25' required, 0' proposed) for a temporary play area at a private nursery school. The premises are located at 1-3 Union Street, Sparkill, New York and are identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 48.2; in the CS zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, July 19, 2017 at which time the Board made the determination hereinafter set forth.

Donald Brenner, Attorney, and Liana Sargsyan Quinn appeared and testified.

The following documents were presented:

1. Architectural plans dated August 16, 2016 by Jonathan Hodash, Registered Architect with the latest revision date of May 26, 2016, based on a survey dated November 6, 2012 by William Youngblood, LS..
2. Planning Board decision dated April 26, 2017.
3. A letter dated July 19, 2017 from the Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
4. A letter dated June 26, 2017 from the Rockland County Health Department signed by Scott McKane, P.E., Senior Public Health Engineer.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board acting as Lead Agency for these applications, pursuant to coordinated review under the State Environmental Quality Review Act Regulations § 617.6 (b)(3); and since the Planning conducted SEQRA reviews and, on April 26, 2017 rendered environmental determinations of no significant adverse environmental impacts to result from the proposed land use actions (i.e. a "Negative Declarations" of "Neg Dec."), the ZBA is bound by the Planning Board's Neg Dec and the ZBA cannot require further SEQRA review pursuant to SEQRA Regulations § 617.6 (b)(3). The motion was seconded by Mr. Quinn and carried as follows: Ms. Salomon, aye; Mr. Quinn, aye; Mr. Feroldi, aye; Mr. Sullivan, aye; and Mr. Bosco, aye. Ms. Castelli was absent.

Donald Brenner testified that the applicant has stated to the Planning Board that when the third building is built they will close the playground; that they will have sufficient parking for two buildings with the play area because they are providing nine spaces and when they build the third building and dismantle the play area they will provide 13 spaces, and required; and they would appreciate a five year approval and they would come back to renew the "temporary play area" if the third building is not built.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested total side yard and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The total number of required off-street parking spaces for the existing two buildings is nine spaces. The proposed play area will cease to exist when the third building is constructed and the applicant will provide 13 off-street parking spaces as required by code.
2. The temporary play area is granted for five years from the date that this Decision is stamped and filed. The applicant must apply for renewal of the temporary play area prior to expiration of the five year approval period.
3. The requested total side yard and rear yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The total number of required parking off-street spaces for the existing two buildings is nine spaces. The proposed play yard will cease to exist when the third building is constructed and the applicant will provide 13 off-street parking spaces as required by code.
4. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
5. The requested total side yard and rear yard variances, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The total number of required off-street parking spaces for the existing two buildings is nine spaces. The proposed play area will cease to exist when the third building is constructed and the applicant will provide 13 off-street parking spaces as required by code.
6. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

DECISION: In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application for the requested total side yard and rear yard variances are **APPROVED** for a five year period for the temporary play area, from the date this Decision is stamped and filed; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the requested total side yard and rear yard variances for the temporary play area are granted for a five year period from the date this Decision is stamped and filed, was presented and moved by Mr. Quinn, seconded by Mr. Bosco and carried as follows: Mr. Bosco, aye; Mr. Feroldi, aye; Mr. Quinn, aye; Mr. Sullivan, aye; and Ms. Salomon, aye. Ms. Castelli was absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: July 19, 2017

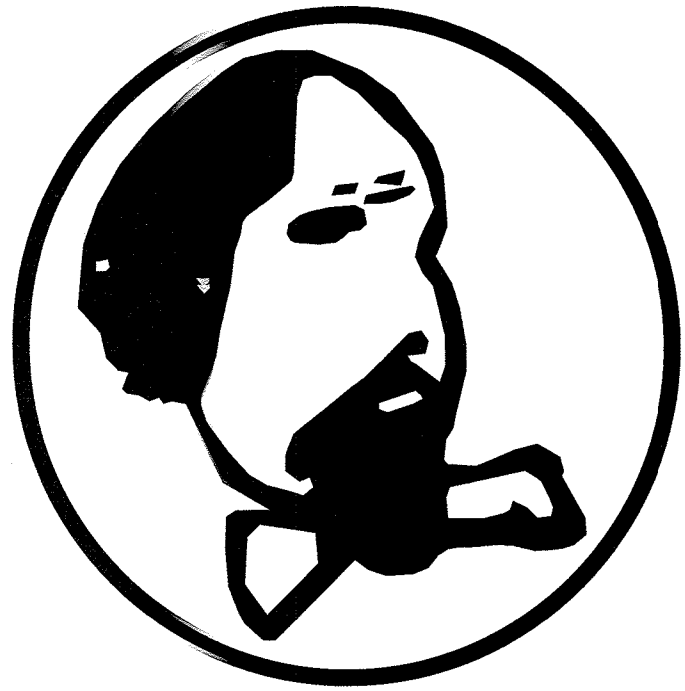
ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By _____
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-R.A.O.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR



LA FAMIGLIA LANNI INC.

645 MAIN STREET, SPARKILL, NEW YORK 10976

TAX MAP 1D: 77.08-5-48.1 (LOT 1) & 77.08-5-48.2 (LOT 3)

GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

120 NORTH MAIN STREET, SUITE 501, NEW CITY, NEW YORK 10956
TEL: 845.638.9336 FAX: 845.638.9380

29 JULY 2021
LAST REVISED: 31 MAY 2023

DRAWING LIST

- COVER SHEET ▲▲▲▲▲
- D1 FIRST FLOOR DEMOLITION PLAN
- D2 SECOND FLOOR DEMOLITION PLAN
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 CODE COMPLIANCE
- A3a SEATING PLAN ▲▲▲▲
- A4 EQUIPMENT LAYOUT PLAN
- P1 PLUMBING RISER DIAGRAM
- E1 FIRST FLOOR ELECTRICAL PLAN
- GN GENERAL NOTES
- SP ENLARGED SITE PLAN DETAIL

LA FAMIGLIA LANNI INC., 21054

APPLICABLE CODES:

- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
- 2020 PLUMBING CODE OF NEW YORK STATE
- 2020 MECHANICAL CODE OF NEW YORK STATE
- 2017 NATIONAL ELECTRICAL CODE (NEC)

TOTAL REQUIRED PARKING SPACES FOR LOT 1:

RESTAURANT (INDOOR) 1,187.5 SQ.FT. (PER BUILDING INSPECTOR). 535 SQ.FT. (OUTDOOR SEATING AREA).
TOTAL SQ.FT. 1,722.5 SQ.FT. /200 = 9
(2) 1 BEDROOM APARTMENTS @ 1.5 = 3
TOTAL REQUIRED SPACES = 12

SCOPE OF WORK:

CONVERT EXISTING EDUCATION GROUP E OCCUPANCY TO ASSEMBLY GROUP A-2 (RESTAURANT)

TOTAL REQUIRED PARKING SPACES FOR LOT 3:

(2) 2 BEDROOM APARTMENTS @ 2 = 4
TOTAL REQUIRED SPACES = 4

BULK TABLE FOR PROPOSED OUTDOOR DINING AREA

TO BE INSTALLED ON LOT 3
ZONE: CS

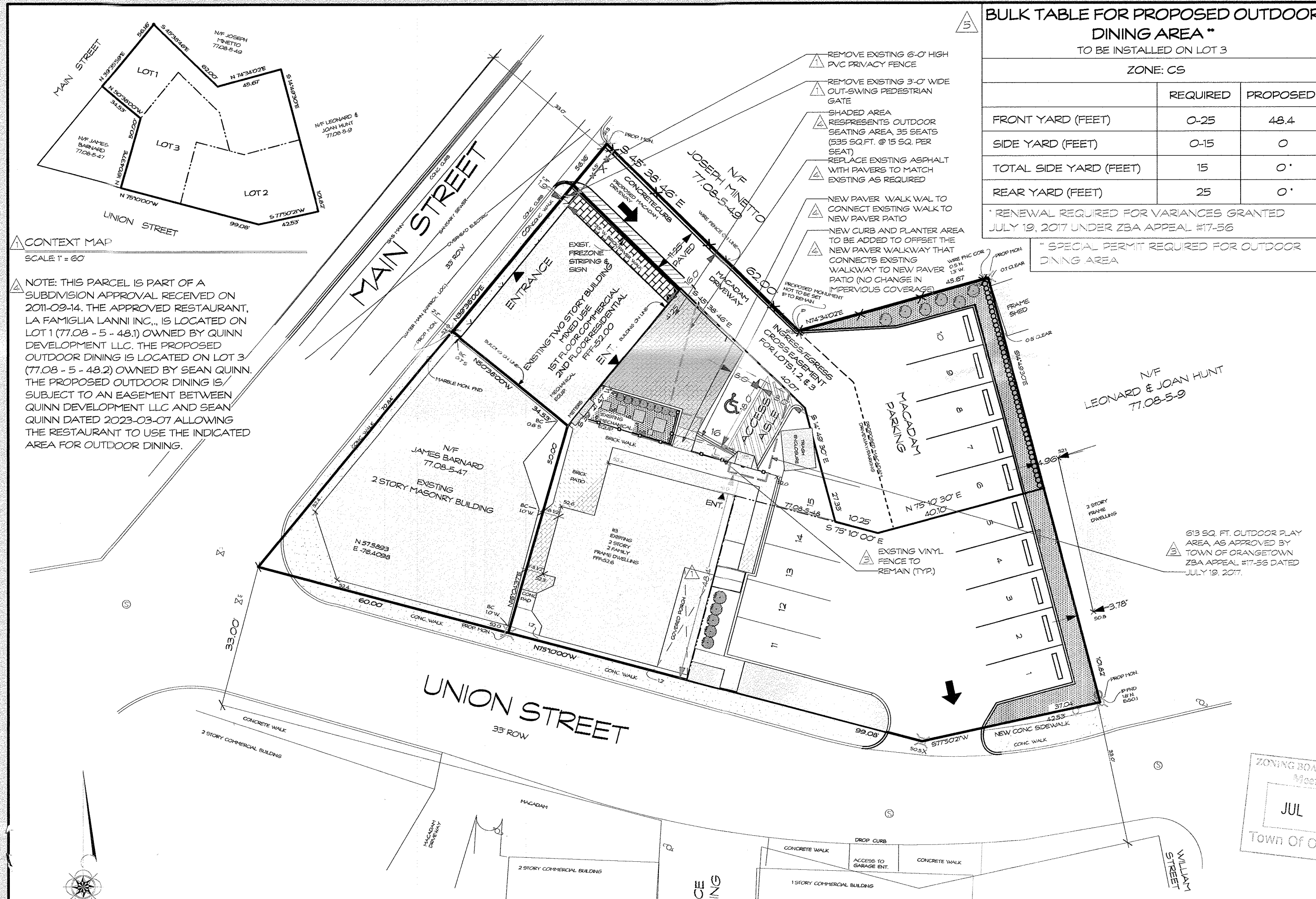
	REQUIRED	PROPOSED
FRONT YARD (FEET)	0-25	48.4
SIDE YARD (FEET)	0-15	0
TOTAL SIDE YARD (FEET)	15	0'
REAR YARD (FEET)	25	0'

* RENEWAL REQUIRED FOR VARIANCES GRANTED JULY 19, 2017 UNDER ZBA APPEAL #17-56
** SPECIAL PERMIT REQUIRED FOR OUTDOOR DINING AREA

BULK TABLE

ZONE: CS	MAXIMUM FLOOR AREA RATIO	MINIMUM LOT AREA	MINIMUM LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	REAR FRONT YARD (FEET)	REAR SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM HEIGHT (FEET)	PARKING
REQUIRED	1.00	2,500	25	25	0 OR 25	0/15	15	25	30'	**
PROVIDED LOT 1	0.53	4,709	56	40	*1.9	0	16	*0	30	REQ. 12 PROV. 5'
PROVIDED LOT 2	0.73	4,055	101	98.9	*1.8	0	49	*0	30	REQ. 0 PROV. 9
PROVIDED LOT 3	0.97	3,611	37	42.9	*1.8	0	25.9	*0	30	REQ. 4 PROV. 2'

* - VARIANCE GRANTED - 2-16-11-ZBA #11-13
** PARKING REQUIREMENTS PER ARTICLE XIV SPARKILL, HAMLET CENTER OVERLAY DISTRICT, 14.5 F.(9)
1 1/2 SPACES PER ONE-BEDROOM DWELLING UNIT
2 SPACES PER TWO-BEDROOM DWELLING UNIT
ONE SPACE PER 200 SQUARE FEET OF RESTAURANT SPACE OR FOOD SERVICE ESTABLISHMENT SPACE
*** PARKING REQUIREMENTS FOR LOTS 1 & 3 PROVIDED VIA LEASE AGREEMENT BETWEEN SEAN QUINN AND QUINN DEVELOPMENT LLC DATED DECEMBER 10, 2021, AND AMENDED JANUARY 06, 2022.



CONTEXT MAP
SCALE: 1" = 60'

NOTE: THIS PARCEL IS PART OF A SUBDIVISION APPROVAL RECEIVED ON 2011-09-14. THE APPROVED RESTAURANT, LA FAMIGLIA LANNI INC., IS LOCATED ON LOT 1 (77.08-5-48.1) OWNED BY QUINN DEVELOPMENT LLC. THE PROPOSED OUTDOOR DINING IS LOCATED ON LOT 3 (77.08-5-48.2) OWNED BY SEAN QUINN. THE PROPOSED OUTDOOR DINING IS SUBJECT TO AN EASEMENT BETWEEN QUINN DEVELOPMENT LLC AND SEAN QUINN DATED 2023-03-07 ALLOWING THE RESTAURANT TO USE THE INDICATED AREA FOR OUTDOOR DINING.

SCALE: 1" = 20'

PLAT PLAN BASED UPON
SITE PLAN FOR QUINN LOCATED IN SPARKILL, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK BY WILLIAM D. YOUNGBLOOD, LAND SURVEYING, P.C. SURVEYORS AND LAND PLANNERS 16 NORTH MAIN STREET, HARRIMAN, NY, 10926
WILLIAM D. YOUNGBLOOD, L.S. #150466
DATED OCT. 5, 2010, WITH LATEST REVISION NOV. 6, 2012
AND ARCHITECTS' FIELD MEASUREMENTS AND OBSERVATIONS

PROPOSED HOURS OF OPERATION FOR OUTDOOR SEATING:
12PM - 10PM 7 DAYS A WEEK

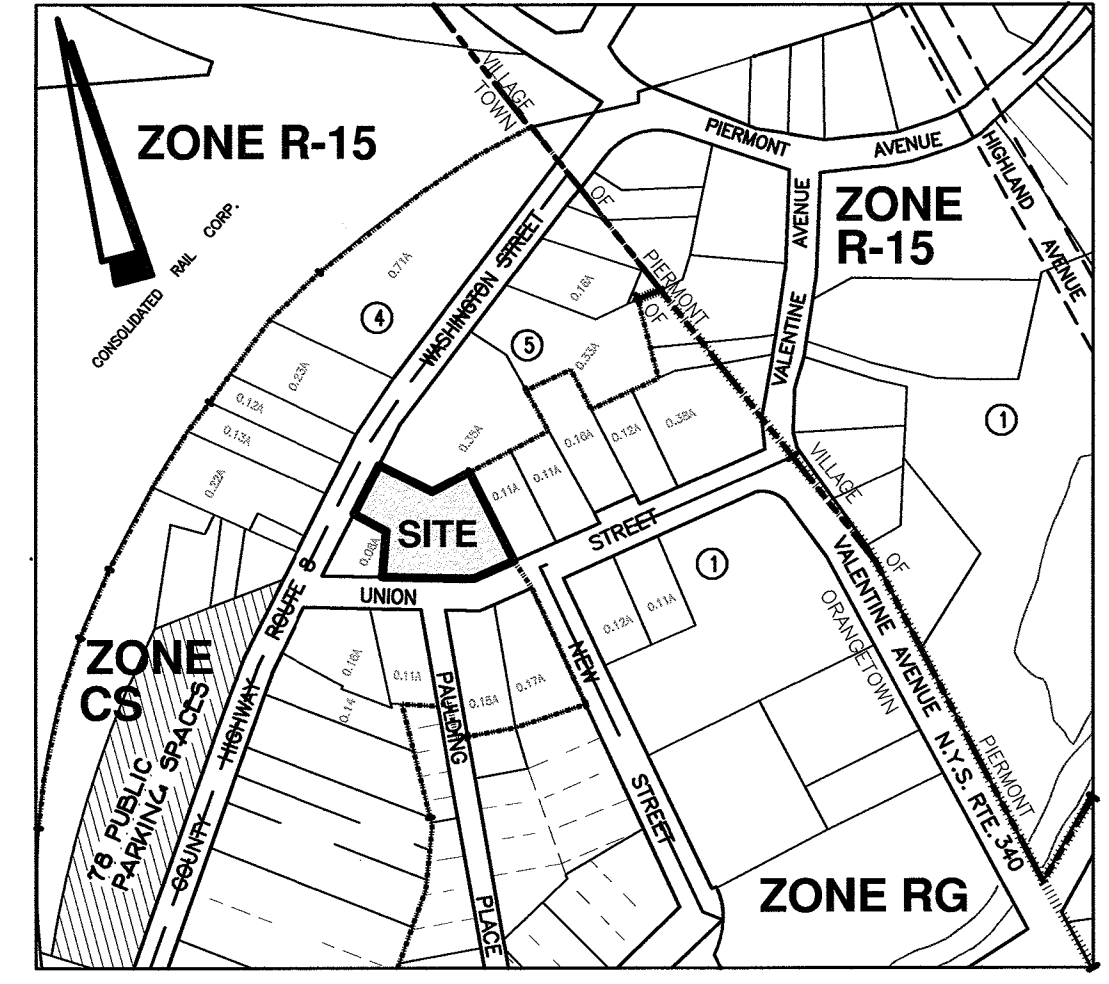
PROPOSED SEATING:

40 INTERIOR SEATS PER 2020 BUILDING CODE OF NEW YORK STATE

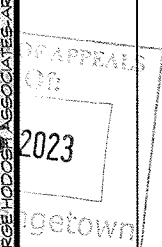
35 EXTERIOR SEATS PER ROCKLAND COUNTY BOARD OF HEALTH

75 TOTAL INTERIOR AND EXTERIOR SEATS

NOTE: AS A CONDITION OF THE OUTDOOR DINING APPROVAL THE PROPOSED OUTDOOR DINING OPERATION WILL CEASE IF ANY FUTURE CONSTRUCTION PER THE PREVIOUSLY APPROVED PLAN IS CONTEMPLATED.



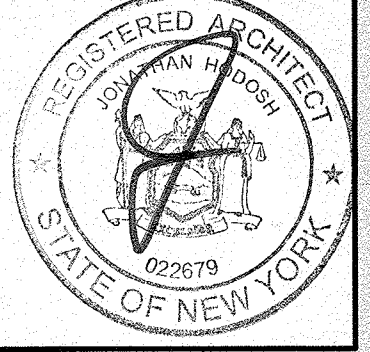
VICINITY MAP
SCALE: 1" = 300'

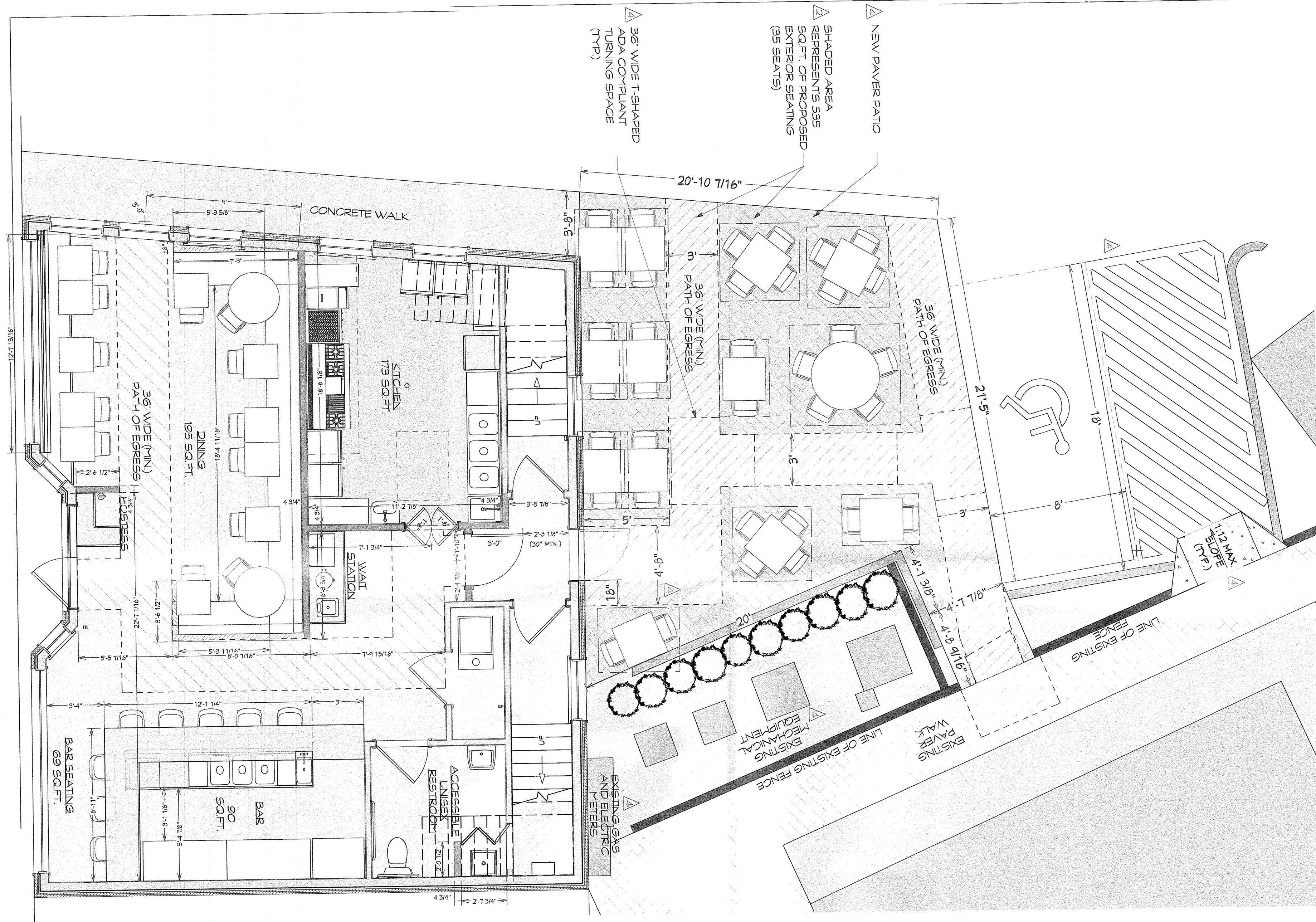


REVISIONS

DATE	DESCRIPTION	BY
2022-08-04	PERMIT SET 3 - REV. PER PLANNING BOARD MEETING	SAB
2022-12-09	PERMIT SET 3 - REV. PER DIRECTORS EMAIL	APL
2023-03-08	PERMIT SET 3 - REV. PER DIRECTORS SKETCH	SAB/APL
2023-05-31	PERMIT SET 4 - REV. FOR ZBA APPLICATION	SAB

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.





SEATING PLAN
SCALE: 1/4" = 1'-0"

PROPOSED ADDITIONS/ ALTERATIONS:

LA FAMILIA LANNING LLC
645 MAIN STREET, SPARKILL, NEW YORK 10976

SHEET TITLE:
SEATING PLAN

SCALE:	1/4" = 1'-0"
DATE:	2021-07-12
JOB #:	21024
DRAWN BY:	DNK, GND
CHECKED BY:	JBH



**GEORGE HODOSH ASSOCIATES-
ARCHITECTS, P.C.**

22 THIRD STREET, NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9350

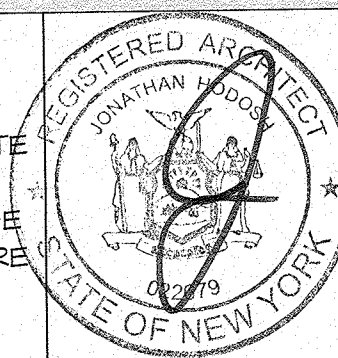
2022 GEORGE HODOSH ASSOCIATES-ARCH, P.C.

ROTATED PLAN PER ZBA SUBMITTAL 2023-05-31

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		EXISTING WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL		PROPOSED WINDOW		
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.



REVISIONS

2021-12-10	PERMIT SET 2 - REMOVE OUTDOOR SEATING PER BUILDING INSPECTOR	SAB
2021-12-23	PERMIT SET 2 - PARKING LEASE NOTE ADDED PER BUILDING INSPECTOR	SAB
2022-01-06	PLANNING BOARD SET	SAB
2022-02-22	PERMIT SET 2 - SEATING PLAN	SAB
2022-04-01	PERMIT SET 3	SAB

2022-04-19	PERMIT SET 3 - REV. PER PLAN REVIEW	SAB
2022-07-22	PERMIT SET 3 - REV. PER PRC REVIEW	SAB
2022-08-04	PERMIT SET 3 - REV. PER PLANNING BOARD MEETING	SAB
2022-12-09	PERMIT SET 3 - REV. PER DIRECTORS E-MAIL	A+L
2023-03-03	PERMIT SET 3 - REV. PER DIRECTORS SKETCH	SAB

A3a

