

**Town of Orangetown Planning Board Agenda
PUBLIC HEARING of Wednesday, June 11, 2025**

Notice is hereby given that the Town of Orangetown Planning Board will hold a Public Hearing on **Wednesday, June 11, 2025 at 7:30 p.m.**, in the Town of Orangetown, Land Use Board Meeting Room – North West Corner 26 Orangeburg Road, Orangeburg, New York. At the Public Hearing, the Planning Board shall consider the following items.

Continued Item from December 11, 2024 Planning Board Meeting:

Felix Obrig Site Plan Review – Critical Environmental Area

PB #24-48

Pre-preliminary/Preliminary/Final Site Plan Review
and SEQRA Review

POSTPONED BY APPLICANT

257 Piermont Ave, South Nyack
66.62-2-36; R-12 Zoning District

New Item:

Hegarty Homes Major Subdivision Review

PB #25-30

Pre-preliminary/Preliminary/Final Subdivision Review
and SEQRA Review

676 & 682 Western Highway
38 Ellsworth Drive, Blauvelt
70.05-1-14.1, 14.2 & 17.1; R-15 Zoning District

**La Famiglia Lanni Outdoor Dining Site Plan Review
Sparkill Overlay Zone**

PB #25-31

Final Site Plan Review
645 Main Street, Sparkill
77.08-5-48.1 & 48.2; CC Zoning District

Other Business:

**RE: Referral / Proposed Local Law
Amendment to Chapter 43 “Zoning” / Accessory Structures
Additional Bulk Regulations and Exceptions**

Revised June 11, 2025
Dated June 1, 2025