

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, April 23, 2025

MEMBERS PRESENT:

Thomas Warren, Chairman
Michael Mandel, Vice Chairman
Andrew Andrews
Lisa DeFeciani
Denise Lenihan
Matthew Miller
Bruce Bond (alternate member)

MEMBER ABSENT: Michael McCrory

ALSO, PRESENT: Rick Oliver and Glenn Maier, Building Inspectors, Office of Building, Zoning, Planning Administration and Enforcement, Rick Pakola and Dennis Michaels, Deputy Town Attorneys; Katlyn Bettmann, and Ann Marie Ambrose, Stenographer.

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

New Items:

Mike Burke Construction, Inc.	PB #25-25
Conditional Use Permit,	Final Approval
Prepreliminary/Preliminary/ Final Review and SEQRA Review 11-15 Highview Avenue, Orangeburg Section 74.11, Block 1, Lot 24; LI district	Subject to Conditions Conditional Use Permit Neg. Dec.

GAA - Seasonal Concession Stand Site Plan	PB #25-26
Prepreliminary/Preliminary/ Final Site Plan Review and SEQRA Review 160 Old Orangeburg Road, Orangeburg Section 73.12, Block 1, Lot ; RPC-R district	POSTPONED BY APPLICANT

Mativ Holding Inc. Site Plan / Parking Plan	PB #25-27
Final Site Plan Review 25 Corporate Drive, Orangeburg Section 73.19, Block 1, Lot 6 LIO Zoning District	Final Site and Parking Plans Approved Subject to Conditions

The decisions of the March 26, 2025 Planning Board Meeting were reviewed and approved. The motion for adoption was made and moved by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

TOWN OF ORANGETOWN
2025 MAY 15 A 11:32
TOWN CLERK'S OFFICE

April 23, 2025 Planning Board Meeting

The decisions of the April 9, 2025 Planning Board Meeting were reviewed and approved. The motion for adoption was made and moved by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Andrew Andrews and second by Michael Mandel, Vice Chair, and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The meeting was adjourned at 8:00 p.m. The next Planning Board meeting is scheduled for May 14, 2025.

Dated: April 23, 2025

Town of Orangetown Planning Board

Chyl Cooper

TOWN OF ORANGETOWN
2025 MAY 15 A 11:33
TOWN CLERK'S OFFICE

**PB #25-25: Mike Burke Construction, Inc. Permit #0755-25
Conditional Use Permit**

**Final Approval Subject to
Conditions/ Neg. Dec.
Town of Orangetown Planning Board Decision
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**TO: Michael Burke, 11 Highview Avenue, Orangeburg, New York
FROM: Orangetown Planning Board**

RE: Michael Burke Construction, Inc. Conditional Use Permit: The application of Michael Burke, applicant for Mellifont LLC, owner, for Prepreliminary/ Preliminary/ Final Conditional Use Permit Review at a site known as **"Mike Burke Construction, Inc. Conditional Use Permit"**, 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 11-15 Highview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lot 24 in the LI zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, April 23, 2025** the Board made the following determinations:

David Resnick and Mike Burke appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated April 21, 2025.
2. Letter and notice from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated April 17, 2025 and Jake Palant, dated March 18, 2024.
3. Letter from the Rockland County Drainage Agency, signed by Liron Derguti, Engineer I, dated March 20, 2025.
4. Letter from the Rockland County Sewer District No.1, signed by Nicholas King, Engineer II, dated April 22, 2025.
5. Short Environmental Assessment Form signed by David Resnick, Esq., dated January 16, 2025.
6. Project Narrative prepared by David Resnick, Esq., dated January 6, 2025.
7. Plan prepared by Atzl, Nasher & Zigler, dated March 20, 2023, last revised April 18, 2023, entitled "Mellifont LLC Site Plan".

The Board reviewed the submitted plan and information. The hearing was then opened to the Public.

TOWN CLERK'S OFFICE
2025 MAY 15 A 11:34
TOWN OF ORANGETOWN

**PB #25-25: Mike Burke Construction, Inc. Permit #0755-25
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A motion was made to open the Public Hearing portion of the meeting by Michael Mandel, Vice Chair and second by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

There being no one to be heard from the Public, a motion was made to Michael Mandel, Vice Chair and second by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), 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. A motion was made to Michael Mandel, Vice Chair and second by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), 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, the applicant’s professional representatives, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project

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2025 MAY 15 4:11:34
TOWN OF ORANGETOWN

**PB #25-25: Mike Burke Construction, Inc. Permit #0755-25
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Review Committee, 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: Rockland County Sewer District No.1, Rockland County Department of Planning, and having reviewed a proposed Conditional Use Permit information and Site Plan, 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.

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2025 MAY 15 A 11: 34
TOWN CLERK'S OFFICE

**PB #25-25: Mike Burke Construction, Inc. Permit #0755-25
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On motion Michael Mandel- Vice Chair and seconded by Bruce Bond and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye, the Board made a Negative Declaration pursuant to SEQRA.

Conditional Use Permit:

In view of the foregoing and the testimony before the Board, the application was GRANTED A CONDITIONAL USE PERMIT, pursuant to Chapter 43, Section 8.1 of the Town of Orangetown Zoning Code. The Board made the following Findings and Comments:

- The proposed use, size and character is in harmony with the development in the district in which it is proposed to be situated and will not be detrimental to the zoning classification of such properties.
- The proposed location and size of the use, nature and intensity of operations involved, and the site layout in relation to access streets will not be hazardous to pedestrian or vehicular traffic.
- The proposed location and height of the building and landscaping will not hinder or discourage development or use of adjacent land and buildings.
- The proposed use will not require additional public services or create fiscal burdens upon the Town of Orangetown greater than those which characterize uses permitted by right.

On motion by Michael Mandel, Vice Chair and seconded by Andrew Andrews and carried as *follows*: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye, ***the Conditional Use Permit was Granted subject to Conditions.***

DECISION: In view of the foregoing and the testimony before the Board, the application was **Granted Conditional Use Permit Approval Subject to the Following Conditions:**

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2025 MAY 15 A 11:35
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**PB #25-25: Mike Burke Construction, Inc. Permit #0755-25
Conditional Use Permit**

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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. 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. The Conditional Use Permit area shall be clearly identified on the Site Plan.
4. The project name shall be included in the drawing title block.
5. 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.
6. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:
 - The Planning Board shall be satisfied that the contractor storage yard complies with the conditional use standards outlined under Chapter 43, Article VIII, Section 8.10 of the Orangetown Code.
 - A review must be completed by the County of Rockland Highway Department, any comments or concerns addressed, and any required permits obtained.
 - A review must be completed by the County of Rockland of Health Department, any comments or concerns addressed, and any required permits obtained.

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2025 MAY 15 A 11:35
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**PB #25-25: Mike Burke Construction, Inc. Permit #0755-25
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Continuation of Condition #6...

- Several questions on the Short Environmental Assessment Form (SEAF) are answered incorrectly. The EAF Mapper Application, provided by NYS Department of Environmental Conservation, indicates that questions 12b, 13a., and 20 on the SEAF should be answered affirmatively. To ensure accurate SEQRA documentation, the Town must encourage applicants to use this tool to complete the SEAF as it populates the answers to certain questions using New York State database information.
- Pursuant to New York state general municipal law, sections 239-m and 239-n, if any of the conditions of this GML review are overridden by the Planning Board, then the local land use board must file a report with the County Commissioner of Planning of the final action.
- Pursuant to Executive order 01-2017, County agencies are prohibited from issuing a County Permit, licensed, or approval until the report is filed with the County Commissioner of Planning.

7. The 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 request no future correspondence for this site.

8. The Rockland County Drainage Agency (RCDA) reviewed the submitted information and offered the following:

- The site is outside the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846. Therefore, a Stream Control Act permit from the RCDA is not required for developments within the site. Also, the RCDA has no further comments regarding the proposal, pursuant to the State Environmental Quality Review (SEQR).

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

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

11. 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.

TOWN OF ORANGETOWN
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**PB #25-25: Mike Burke Construction, Inc. Permit #0755-25
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**Final Approval Subject to
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12. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Rockland County Sewer District #1
- Rockland County Department of Planning

13. 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.

14. 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.

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

16. If the applicant, during the course of construction, 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 shall submit their recommendations as to the special treatment 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 recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant'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. Wetlands - U.S. Army Corps of Engineers).

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**PB #25-25: Mike Burke Construction, Inc. Permit #0755-25
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17. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

18. 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 DEMA 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

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

The foregoing Resolution was made and moved by Michael Mandel, Vice-Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The Clerk to the Board is hereby authorized, directed and 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 23, 2025
Town of Orangetown Planning Board
attachment



TOWN OF ORANGETOWN
2025 MAY 15 A 11:36
TOWN CLERK'S OFFICE

**NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

**PB #25-25: Mike Burke Construction, Inc. Permit #0755-25
Conditional Use Permit**

**Final Approval Subject to Conditions/ Neg. Dec.
Town of Orangetown Planning Board Decision
April 23, 2025**

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: Mike Burke Construction, Inc. Conditional Use Permit

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

DESCRIPTION OF ACTION: Conditional Use Permit

LOCATION: The site is located at 11-15 Highview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lot 24 in the LI 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's 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

TOWN OF ORANGETOWN
2025 MAY 15 A 11: 37

**PB #25-27: Mativ Holdings Inc. Site Plan
Town of Orangetown Planning Board Decision
Final Site Plan Approval Subject to Conditions**

Permit #5293-24

**April 23, 2025
Page 1 of 8**

**TO: Rick Mallard, 25 Corporate Drive, Orangeburg, NY
FROM: Orangetown Planning Board**

RE: PB#24-47: Mativ Holding Inc, a Continued Item: The application of Richard Mallard, Applicant for Mativ Holding Inc., owner, for Final Site Plan Review at a site to be known as **“Mativ Holding Inc. Site Plan / Parking 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 25 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.19, Block 1, Lot 6; LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **April 23, 2025** at which time the Board made the following determinations:

Richard Mallard and Matthew Checca appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated April 21, 2025.
2. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated April 18, 2025.
3. Letter dated April 18, 2025 and Email dated March 21, 2025 from Brooker Engineering, signed by Joseph Nyitray, Jr., PE.
4. Letter from Rockland County Sewer District No.1, signed by Nicholas King, Engineer I, dated April 22, 2025.
5. Email from Orange & Rockland Utilities, from Alfred Gaddi, PE, dated April 20, 2025.
6. Proposed Parking Lot Site Plans prepared by Stonefield Engineering, signed by Zachary Chaplin, dated April 10, 2025.
7. Draft Copy of Preliminary Site Plan Approval Subject to Conditions, dated April 9, 2025.

The hearing was then opened to the Public.

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel - Vice Chair and second Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

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There being no one to be heard from the public, a motion was made to close the public portion of the meeting by Michael Mandel-Vice Chair and second by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

Reaffirmation of 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 – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), 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 having heard from the following 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: New York State Department of Transportation, 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:

TOWN CLERK'S OFFICE
2025 MAY 15 A 11: 37
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**#25-27:Mativ Holdings Inc. Site Plan
Town of Orangetown Planning Board Decision
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #5293-24

**April 23, 2025
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- 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's 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 Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye, the Board made a Negative Declaration pursuant to SEQRA.

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2025 MAY 15 A 11: 37
TOWN OF ORANGETOWN

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

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. 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 signed by the Chairman and the construction plans are reviewed and approved by the inspector.
4. The applicant shall comply with all previous and pertinent conditions of all Town of Orangetown Board Decisions; PB #24-47:Mativ Holdings Inc. Site Plan, Preliminary Site Plan Approval Subject to Conditions.
5. The total area of disturbance (a.o.d.) listed on drawing C-5 is still 0.76 acres. This shall be corrected. Also, the a.o.d. shall be depicted and labeled on drawing C-8.
6. The existing Town owned sanitary force main, running within the entire length of the 30-foot-wide access and utility easement, shall be shown on drawings C-2 & C-5.
7. The post construction stormwater maintenance agreement, provided in Appendix G of the Stormwater Management Report, is under review.
8. The Town of Orangetown Bureau of Fire Prevention reviewed the submitted information and offered the following comments:
 - The 120' hammerhead shall be 60' to the center of the roadway from each end. The plan appears to scale at 68' (north end) and 52' (south end) from the center of the roadway. 2020 NYS FC Figure D103.1 – 120' Hammerhead.
 - Show that the grass Pavers are capable of supporting the imposed load of a fire truck weighting up to 75,000 pounds.

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9. Drainage Review – Brooker Engineering:

The application was reviewed by Brooker Engineering, the Planning Board Drainage Consultant. It is Brooker's opinion that increases in stormwater runoff can be successfully mitigated for this project, and therefore recommend that Mativ Holding Inc. Site Plan be approved for drainage subject to the following Project Comments.

Project Description:

The subject site is an existing medical research lab with accompanying parking lots to the north and west. The site area is 4.14 acres and the total area of disturbance is 42,437 SF. The application proposes the expansion of the northern parking area with 39 new parking spaces. Also included is the expansion of the existing stormwater management system, lighting, landscaping and general site improvements. The proposed development also consists of the replacement of full-depth asphalt at the west parking area, and the addition of heavy-duty pavement at the loading dock. Porous pavement is proposed at one row of the new north parking spaces. The site slopes gently downhill from Corporate Drive toward the rear of the site where an existing brook traverses the site from east to west.

Project Comments:

- Substitute Detail #9 – filtration Bioretention Basing (F-5) on drawing C-13 with Figure 6.20 Filtration Bioretention (F-5) from the New York Stormwater Design Manual. This detail shows the perforated underdrain. Also, revise the groundwater elevation to match the site in the detail.

10. The 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 request no future correspondence for this site.

11. Based on the drawings provided, Orange and Rockland Utilities notes that there may be a conflict with the existing gas service depending on final grading. All code 753 rules must be followed.

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

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

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14. 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. 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 §21 and §6A.

15. TREE PROTECTION: The following note shall be placed on the Subdivision 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
- 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.

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16. All landscaping shown on the subdivision 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.

17. 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.

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

19. 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).

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

21. 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

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22. 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 by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), 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 23, 2025
Town of Orangetown Planning Board**



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Copy of SEQRA Review from PB #24-47, dated April 9, 2025, Preliminary Site Plan Review

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

Mativ Holdings Inc. Site Plan **Permit #5293-24**
Town of Orangetown Planning Board Decision
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.

April 9, 2025

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: Mativ Holdings Inc. Site

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 25 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.19, Block 1, Lot 6; LIO 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
26 Orangeburg 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

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