

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, February 12, 2025

MEMBERS PRESENT:

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

MEMBER ABSENT: none

ALSO, PRESENT: Jane Slavin, RA, Director, Office of Building, Zoning, Planning Administration and Enforcement, Rick Pakola, Deputy Town Attorney, 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:

Rockland Country Club Wash Station Site Plan **PB #25-05**
Amendment to Filed Site Plan - PB # 23-39
Prepreliminary/Preliminary/Final Site Plan and SEQRA Review
597 Route 340, Sparkill
78.09-1-24; R-80 Zoning District

Montar 303 Subdivision **PB #25-06**
Prepreliminary/Preliminary/Final Site Plan
and SEQRA Review
636 N. Greenbush Road, Blauvelt
65.15-1-1; R-40 Zoning District
65.15-1-2; LO Zoning District

39 South William Street Site Plan **PB #25-11**
Recommendation to the Town Board to establish the Term and Value of the Performance Bond;
39 South William Street, Pearl River
68.20-1-30.2; CS zoning district

South Orangetown Ambulance Corp Site Plan **PB #25-12**
Recommendation to the Town Board to establish the Term and Value of the Performance Bond;
70 Independence Avenue, Tappan
74.18/3/39 and 74.18-3-40; R-15 zoning district

Gatto Lane Site Plan **PB #25-13**
Recommendation to the Town Board to establish the Term and Value of the Performance Bond;
Gatto Lane, Pearl River
68.07-2-1;R-15/PAC zoning district

TOWN CLERK'S OFFICE
2025 FEB 27 P 2:04
TOWN OF ORANGETOWN

The decisions of the January 22, 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 – Chairman, aye; Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, (abstain); 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 seconded by Michael Mandel - Vice Chairman and agreed by all in attendance. The meeting was adjourned at 9:22 pm. The next Planning Board meeting is scheduled for February 26 2025.

Dated: February 12, 2025
Jane Slavin, RA, Director OBZPAE
Town of Orangetown Planning Board



TOWN OF ORANGETOWN
2025 FEB 27 P 2:04
TOWN CLERK'S OFFICE

**PB #25-05: Rockland Country Club Wash Station Site Plan
Final Site Plan Approval with Conditions/Neg Dec.
Town of Orangetown Planning Board Decision
February 12, 2025
Page 1 of 5**

**TO: Bart M. Rodi, P.E.
234 South Grant Avenue, Congers, NY 10920**

FROM: Town of Orangetown Planning Board

RE: PB# 25-05 Rockland Country Club Wash Station Site Plan: The application of Bart Rodi, applicant for Rockland Country Club, owner, for Amendment to Filed Site Plan – Finalized Item from November 8, 2023 Planning Board Meeting; PB # 23-39 Prepreliminary/Preliminary/Final Site Plan and SEQRA Review, Review at a site known as “Rockland Country Club Golf Cart Wash Station Site Plan”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown. The site is located at 597 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 24 in the R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **February 12, 2025** at which time the Board made the following determinations:

Bart Rodi, PE, Chris Smith, Rockland Country Club and Steven Yassky, Rockland Realty, appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated January 22, 2025.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, February 7, 2025.
3. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated January 21, 2025.
4. Drainage review prepared by Brooker Engineering, dated January 24, 2025.
5. Letter from Rockland County Planning, Dated February 3, 2025.
6. Email from Bart Rodi, dated May 11, 2023.
7. Letter from Bart Rodi, P.E., received November 12, 2024.
8. SEAF dated 9/23/23.
9. Notices from Rockland County Planning, dated December 24, 2024.
10. Site Plan, Rockland Country Club, Prepared and signed by Bart M. Rodi, P.E., last revised November 16, 2024.

The Board reviewed the plan. 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 seconded Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

There being no one to be heard from the Public, a motion was made to close the public portion by Andrew Andrews and seconded by Michael Mandell – Vice Chair and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

TOWN CLERK'S OFFICE
2025 FEB 27 P 2:04
TOWN OF ORANGETOWN

**PB #25-05: Rockland Country Club Wash Station Site Plan
Final Site Plan Approval with Conditions/Neg Dec.
Town of Orangetown Planning Board Decision
February 12, 2025
Page 2 of 5**

At the **February 12, 2025 Town of Orangetown Planning Board Meeting**, the Board declared a **Negative Declaration for the Rockland Country Club Wash Station Site Plan** according to the requirements of the New York State Environmental Quality Review Act.

The site is located at 597 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 24 in the R-80 zoning district.

SEQRA

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (al) 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 – Vice Chair and seconded Lisa DeFeciani and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Andrew Andrews, aye; the Board made a Negative Declaration pursuant to SEQRA.

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, namely Colliers Engineering and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project 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 Department of Highways, Rockland County Highway Department, Town of Orangetown Zoning Board of Appeals, Rockland County Department of Health, and having reviewed a proposed Site Plan prepared by Bart M. Rodi, P.E, a summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action:

- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing air quality or noise levels;
- 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;

**PB #25-05: Rockland Country Club Wash Station Site Plan
Final Site Plan Approval with Conditions/Neg Dec.
Town of Orangetown Planning Board Decision
February 12, 2025
Page 3 of 5**

- 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.

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

1. The following note shall be placed on the 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. Applicant received Final Planning Board approval on November 8, 2023, PB#23-39. Previous approval proposed the wash station in front of the existing one-story garage. This amended application is to move the proposed location back out of the front yard to the left side of the existing one-story building.
4. Applicant received ACABOR approval on January 4, 2024, ACABOR #24-01, as presented. If there is no change in the exterior of the proposed wash station, ACABOR review is not required.
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.

From Bureau of Fire Prevention letter dated January 21, 2025:

6. The Bureau of Fire Prevention has no comments at this time.

From Drainage review letter by Brooker Engineering, dated January 24, 2025:

7. Provide a detail of the chemical containment and recovery sump pit.
8. Indicate the location of the pump discharge line from the sump pit.
9. For the next submission provide a narrative that responds to each comment. The narrative should also indicate if any other discretionary revisions have been made to the plans that are not related to review comments.
10. It is our opinion that increases in stormwater runoff can be successfully mitigated for this project. We therefore recommend that Rockland Country Club Wash Station Site Plan Amendment to Files Site Plan be approved for drainage subject to the above Project Comments.

TOWN CLERK'S OFFICE
2025 FEB 12 10:07 AM
TOWN OF ORANGETOWN

From Rockland County Department of Planning review letter dated February 3, 2025:

Recommend the Following Modifications

11. The Planning Board shall be satisfied that the site plan is in compliance with the provision of Section 21A-13B.(2) for Site Development Plan Approval of the Orangetown zoning regulations. This specifically includes “boundaries of the property and existing lot lines by metes and bounds” per Section 21A-13B.(2) (b).
12. A review shall be completed by the New York State Department of Transportation and all required permits obtained.
13. The applicant shall comply with the conditions of the Rockland County Drainage Agency in their letter of July 5, 2023, and any required permits obtained.
14. A review must be done by the Rockland County Department of Health to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
15. The Palisades Interstate Park Commission shall be given the opportunity to review the proposal and any comments or concerns addressed.
16. The August 25, 2023 letter from the Orangetown Chief Fire Inspector stated that the Town Bureau of Fire Prevention has no comments at this time. In addition, the Rockland County Office of Fire and Emergency Services or The Sparkill Fire District shall have the opportunity to review this site plan to ensure that the site is designed in a safe manner and there is sufficient maneuverability on the site for emergency vehicles.
17. The Planning Board must be satisfied that the application meets all requirements of Section 8.7 A through D, of the local code. Due to the environmentally sensitive attributes on this part of the site, the handling and disposal of wash water must be properly addressed and the Sparkill Creek and nearby wetlands properly protected.
18. We again commend the applicant for reducing the total impervious surface area of the site. This reduction in impervious surfaces will help to reduce off-site runoff of stormwater and lessen degradation of the nearby wetlands.
19. Pursuant to New York State General Municipal Law (GML) Sections 239-m and 239-n, any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County’s Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
20. In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County agencies are prohibited from issuing a County permit, license, or approval until the report is filed with the County’s Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner’s report approving the proposed action or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board’s override.

TOWN OF ORANGETOWN
2025 FEB 23 P 2:04
TOWN CLERK S. OF HILL

From Rockland County Drainage Agency review letter dated January 8, 2025:

21. The above referenced site is within the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, and therefore, a Stream Control Act permit from the RCDA is required for the current proposal. Please have the applicant submit an application to the RCDA directly. The RCDA will provide project specific comments upon receipt and review of the permit application submission. Copies of permit application package and Chapter 846: Rockland County Stream Control Act are being mailed to the property owner with a copy of this letter and are also available at the County website, within Highway Department, Drainage Division. The RCDA encourages the applicant to schedule a pre-application meeting before the submission of the permit application.
22. By copy of this letter the RCDA is notifying municipal land use boards and departments that the site is within the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846, as noted above. All future development proposals for this site will require a review and a written determination from the RCDA as to whether a permit is required. The RCDA recommends that the municipal departments ensure the site has no outstanding violations and the applicant has secured the required permit from the RCDA, prior to granting development permits.
23. The Rockland County Drainage Agency does not object to the Planning Board assuming responsibilities of lead agency for SEQR purposes in the above referenced matter.

The foregoing resolution was made and moved by Michael Mandel – Vice Chair and seconded Denise Lenihan and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, aye; Andrew Andrews, aye; Michael McCrory, aye and Lisa DeFeciani, aye.

The Director 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: February 12, 2025
Jane Slavin, RA Director OBZPAE
Town of Orangetown Planning Board



TOWN OF ORANGETOWN
2025 FEB 27 P 2:04
TOWN CLERK'S OFFICE

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

**PB #25-05: Rockland Country Club Wash Station Site Plan
Final Site Plan Approval with Conditions/Neg Dec.
Town of Orangetown Planning Board Decision
February 12, 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: Project Sycamore Phase III Site Plan
Neg Dec**

SEQR STATUS: Type 1 _____ Unlisted _____ XXXXX
CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXX

DESCRIPTION OF ACTION: Site Plan

LOCATION: The site is located at 597 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 24 in the R-80 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, Town Supervisor, Applicant, Involved Agencies

TOWN OF ORANGETOWN
2025 FEB 27 P 2:04
TOWN CLERK'S OFFICE

PB #25-06: Montar 303 Subdivision
Final Subdivision Approval with Conditions/Neg Dec.
Town of Orangetown Planning Board Decision
February 12, 2025
Page 1 of 6

TO: Donald Brenner, P.E., LL.B.
4 Independence Avenue, Tappan, NY 10983

FROM: Town of Orangetown Planning Board

RE: PB# 25-06 Montar 303 Subdivision: The application of Rathmagurry Realty, applicant and owner, for Prepreliminary/ Preliminary/Final subdivision Plan Review at a site to be known as "**Montar 303 Subdivision**", 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 636 N. Greenbush Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 1; R-40 zoning district, and Section 65.15, Block 1, Lot 2; LO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **February 12, 2025** at which time the Board made the following determinations:

Donald Brenner, P.E., appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated January 22, 2025.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, February 7, 2025.
3. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated January 21, 2025.
4. Interdepartmental memorandum from the Office of Recreation & Parks, Town of Orangetown, signed by Aric T. Gorton, Superintendent of Parks.
5. Drainage review prepared by Brooker Engineering, dated January 27, 2025.
6. Letter from Rockland County Planning, Dated February 5, 2025.
7. Letter from Rockland County Drainage Agency, Dated January 8, 2025
8. Letter from Rockland County Sewer District No. 1, Dated February 11, 2025.
9. Email from Orange & Rockland Utilities, Inc., by Alfred Gaddi, P.E., Dated December 30, 2024.
10. Letter from NYS Department of Transportation, by David Groucher, Dated February 6, 2025.
11. Email from NYS Department of Transportation, by Shahid Quadri, Dated February 6, 2025.
12. Project Narrative, Received December 3, 2024
13. SEAF dated 3/26/24.
14. Notice from Town of Clarkstown, Dated January 30, 2025.
15. Notices from Town of Orangetown ZBA, dated January 15, 2025.
16. Notices from Rockland County Planning, dated December 30, 2024.
17. Notices from Rockland County Highway, dated December 31, 2024.
18. Notice from NYS DOT, dated February 6, 2025.
19. Subdivision Plan, Rathmagurry Realty, Inc, Prepared and signed and sealed by Jay A. Greenwell, PLS, LLC Dated, July 25, 2024.

TOWN CLERK'S OFFICE
2025 FEB 27 P 2: 04
TOWN OF ORANGETOWN

PB #25-06: Montar 303 Subdivision
Final Subdivision Approval with Conditions/Neg Dec.
Town of Orangetown Planning Board Decision
February 12, 2025
Page 1 of 6

The Board reviewed the plan. 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 seconded Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

There being no one to be heard from the Public, a motion was made to close the public portion by Michael Mandell – Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

At the February 12, 2025 Town of Orangetown Planning Board Meeting, the Board declared a Negative Declaration for the Montar 303 Subdivison Plan according to the requirements of the New York State Environmental Quality Review Act.

The site is located at 636 N. Greenbush Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 1; R-40 zoning district, and Section 65.15, Block 1, Lot 2; LO zoning district.

SEQRA

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (al) 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 – Vice Chair and seconded Lisa DeFeciani and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Andrew Andrews, aye; the Board made a Negative Declaration pursuant to SEQRA.

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, namely Colliers Engineering and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project 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 Department of Highways, Rockland County Highway Department, Town of Orangetown Zoning Board of Appeals, Rockland County Department of Health, and having reviewed a proposed Subdivision Plan by prepared by Jay A. Greenwell, P.L.S, a summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action;

2025 FEB 27 P 2:04
TOWN OF ORANGETOWN

PB #25-06: Montar 303 Subdivision
Final Subdivision Approval with Conditions/Neg Dec.
Town of Orangetown Planning Board Decision
February 12, 2025
Page 1 of 6

- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing air quality or noise levels;
- 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.

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

From OBZPAE letter dated February 7, 2025:

1. Per Chapter II, Section 2-4A, ACABOR review is required, however this requirement may be waived by the Planning Board at the request of the applicant.

From Bureau of Fire Prevention letter dated January 21, 2025:

2. The Bureau of Fire Prevention has no comments at this time.

From Office of Recreation and Parks letter dated January 22, 2025:

3. In review of the Montar 303 Subdivision, the Town of Orangetown Parks and Recreation Department recommends, pursuant to Orangetown Zoning Code Section 21-20E and Town Board Resolution #396, dated May 8, 2006, which sets the amount of \$6,300.00 per lot for single family homes, that the Planning Board waive the requirement for the reservation of parkland and condition approval on payment of \$12,600.00 in lieu of parkland.

From Drainage review letter by Brooker Engineering, dated January 27, 2025:

4. It is our opinion that increases in stormwater runoff can be successfully mitigated for this project. We therefore recommend that Montar 303 Subdivision be approved for drainage subject.

TOWN CLERK'S OFFICE
2025 FEB 27 P 2:05
TOWN OF ORANGETOWN

From Rockland County Department of Planning review letter dated February 5, 2025:

Recommend the Following Modifications

5. The Town of Clarkstown is one of the reasons this proposal was referred to this department for review. The municipal boundary adjoins the northern property line of the site. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations with respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards to predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.
6. The Town of Clarkstown must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Clarkstown must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.
7. The applicant shall comply with the comments made by County of Rockland Drainage Agency in their letter dated January 8, 2025.
8. The New York State Department of Transportation shall be given the opportunity to review the proposal, any comments or concerns addressed, and any required permits obtained.
9. As required by the Rockland County Stream Control Act, the subdivision must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
10. Once a subdivision has been approved, a filed map cannot be used to convey property, nor can the tax maps be updated with the lot changes, until the deeds are filed with the County Clerk, conveying the portions of the lots that are required to achieve the lot configuration indicated on the subdivision map.
11. The applicant and the Town must make sure that the deeds are properly filed with the Rockland County Clerk to ensure that the tax maps are properly updated.
12. Pursuant to New York State General Municipal Law (GML) Sections 239-m and 239-n, any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County's Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

PLANNING OFFICE
2025 FEB 27 P 2:05
TOWN OF ORANGETOWN

PB #25-06: Montar 303 Subdivision
Final Subdivision Approval with Conditions/Neg Dec.
Town of Orangetown Planning Board Decision
February 12, 2025
Page 1 of 6

13. In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County agencies are prohibited from issuing a County permit, license, or approval until the report is filed with the County's Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner's report approving the proposed action or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

From Rockland County Sewer District No. 1 dated February 11, 2025:

14. The project narrative states that the property owner has a contract with a commercial developer to construct a self-storage facility on the commercially zoned LO parcel. A previous application for this property, which is outside the boundaries of Rockland County Sewer District No. 1, had proposed a sanitary sewer extension that would connect to the District's sewer system on Route 303 in the Town of Clarkstown. If a sanitary sewer extension is proposed for this project and any structure on either of these lots will connect to the District's sewer system, the developer must apply for an "out-of-District" hook up to the District's sewers. A permit application **for each connection** must be submitted to the Executive Director, which must be supplemented by any plans, specifications, insurance, indemnification, or other information considered pertinent in the judgment of the Executive Director. Each application must be accompanied by:
- a. A resolution from the Town of Orangetown Town Board approving the hookup of the sewer from this project to the Rockland County Sewer District No. 1 sewer system.
 - b. A resolution from the District's Board of Commissioners approving the hookup of the Sewers from the buildings in Orangetown to the District's sewer system. The applicant must request the out-of-District connection and the resolution in writing.
 - c. An out-of-District connection fee of three thousand seven hundred dollars (\$3,700.00) **per connected unit**, which must be paid within thirty (30) days of the Board of Sewer Commissioners' approval of the connection.
 - d. The annual sewer use fee for operations and maintenance, which must be paid within ten (10) days of sewer service becoming available and pro-rated as of that date.
 - e. The area benefit fee, which commences on the date of the Board of Sewer Commissioners' approval of the connection. Area benefit is calculated by an annual tax rate per one hundred dollars (\$100.00) of assessed value. This fee must be paid before release of approval.
 - f. An executed copy of a covenant agreeing to abide by the rules, laws and regulations of the District and its Law, as it may be amended, including the payment of annual sewer use fees and annual area benefit fees. This covenant must be:
 - i. In recordable form, including all prior mortgages or other encumbrances,
 - ii. Accompanied by requisite fees for recording as set forth by the County Clerk,
 - iii. Accompanied by an up-to-date Title Report and paid policy of Title insurance,
 - iv. Acknowledged by owner of the land, and
 - v. Accompanied by a complete site survey and property description.

30110844720 NWO1
2025 FEB 21 P 2:05
TOWN OF ORANGETOWN

**PB #25-06: Montar 303 Subdivision
Final Subdivision Approval with Conditions/Neg Dec.
Town of Orangetown Planning Board Decision
February 12, 2025
Page 1 of 6**

15. Out-of-District connections require approval from the Rockland County Department of Health. A copy of the approval documents must be submitted to the District.
16. Out-of-District connections also currently require prior approval from the New York State Department of Environmental Conservation.
17. The following comments apply if the developer applies for an out-of-District connection:
 - a. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
 - b. Rockland County Sewer District No. 1 requires sanitary sewer construction to conform to District standards. This includes but is not limited to relative air, vacuum and deflection testing of mainline sewer and manhole construction. The District must receive and approve certification of test results from a licensed professional engineer before approving the sewers on this project. If the District's standards differ from Town of Orangetown standards, the stricter standards will apply.
 - c. In order to reduce infiltration into the system, the District requires that the precast and doghouse sanitary manhole construction be in accordance with the District's standards. The District's standard details require the joints to have butyl rubber seals with mortar in and out, and then to be coated with "Infi-shield" EPDM rubber seal wrap or approved equal.
 - d. We request that submission to Rockland County Sewer District No. 1 of an as-built drawing any proposed sanitary sewer extension be made a condition of granting certificates of occupancy.

From Orange and Rockland email dated December 30, 2024:

18. Based on the plans provided, there are no gas facilities on the property. Please contact O&R's new service department for any new services.

From NYS DOT email dated February 6, 2024:

19. As the proposed subdivision abuts NYS Route 303, any proposed development/construction should effect the State Highway. As such we would want to be involved in the review of any future proposed construction.
20. Also, in such case, we would require a drainage analysis/study showing that there is no additional storm runoff (compared to existing) to the State R.O.W. Some Municipalities have stricter requirements such 10% reduction compared to existing. If that is the case, then the more conservative would govern.
21. Also, for any proposed construction, a NYSDOT Highway Work Permit would most likely be required.

The foregoing resolution was made and moved by Denise Lenihan and seconded by Andrew Andrews, amended by Michael Mandel-Vice Chairman to waive ACABOR and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, aye; Michael McCrory, aye and Lisa DeFeciani, aye.

The Director 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: February 12, 2025
Jane Slavin, RA Director OBZPAE
Town of Orangetown Planning Board**



**DECISION
2025 FEB 27 P 2:05
TOWN OF ORANGETOWN**

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

**PB #25-06: Montar 303 Subdivision
Final Subdivision Approval with Conditions/Neg Dec.
Town of Orangetown Planning Board Decision
February 12, 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: Project Sycamore Phase III Site Plan
Neg Dec**

SEQR STATUS: Type 1 _____ Unlisted _____ XXXXX
CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXX

DESCRIPTION OF ACTION: Site Plan

LOCATION: The site is located at 636 N. Greenbush Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 1; R-40 zoning district, and Section 65.15, Block 1, Lot 2; LO 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, Town Supervisor, Applicant, Involved Agencies

TOWN OF ORANGETOWN
2025 FEB 27 P 2:05
TOWN CLERK'S OFFICE

PB #25-11:
39 South William Street Site Plan
Establish the Term and Value of the Performance Bond
Town of Orangetown Planning Board Decision
February 12, 2025
Page 1 of 2

TO: Edward O'Hara
941 McLean Avenue
Yonkers, NY 10704

RE: PB#25-11 - 39 South William Street Site Plan Performance Bond:

The application of Edward Ohara, owner, to Establish the Term and Value of the Performance Bond at a site known as "39 South William Street Site Plan", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located at 39 South William Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20 Block 1, Lot 30.2 in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held Wednesday, February 12, 2025 at which time the Board made the following Determination:

Edward O'Hara, applicant, appeared and testified.
The Board received the following communications:

1. Project Review Committee Report dated January 22, 2025.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, February 7, 2025.
3. Interdepartmental memorandum signed by Bruce Peters, P.E., dated January 22, 2025.

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel – Vice Chair and seconded by Lenihan and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

There being no one to be heard from the Public, a motion was made to close the public portion by Michael Mandel – Vice Chair and seconded by Denise Lenihan and carried as follows: Thomas Warren – Chairman, aye; Andrew Andrews, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

DECISION: In view of the foregoing, the amount of the Performance Bond was established in accordance with the interdepartmental memorandum from Bruce Peters, P.E., Department of Environmental Engineering, Town of Orangetown, Dated January 22, 2025. The term of the Performance Bond shall not exceed town (2) years as set forth in Section 21A-10 of the Town of Orangetown Town Code, which shall be on or before February 12, 2027, and Subject to the Following Condition;

TOWN OF ORANGETOWN
2025 FEB 27 P 2:05
TOWN CLERK'S OFFICE

PB #25-11:
39 South William Street Site Plan
Establish the Term and Value of the Performance Bond
Town of Orangetown Planning Board Decision
February 12, 2025
Page 2 of 2

<u>ITEM</u>	<u>COST</u>
As-Built drawings	\$ 1,800.00
Storm sewers	\$ 11,075.00
Soil Erosion and Sediment Control	\$ 13,075.00
<u>Sub-Total</u>	<u>\$ 26,375.00</u>
Administrative Close-out (20% of Sub Total)	\$ 5,275.00
<u>Total Bond =</u>	<u>\$ 31,650.00</u>

Inspection Fee:
 (3% of Sub Total of Original Bond Amount) \$ 791.25
 To be submitted to DEME prior to the onset of construction.
 All Bonds are to conform to current town regulations.

The foregoing resolution was made and moved by Michael Mandel – Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye and Lisa DeFeciani, aye.

The Director 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: February 12, 2025
Jane Slavin, RA Director OBZPAE
Town of Orangetown Planning Board



TOWN OF ORANGETOWN
 2025 FEB 27 P 2: 05
 TOWN CLERK'S OFFICE

PB #25-12:
South Orangetown Ambulance Corp Site Plan
Establish the Term and Value of the Performance Bond
Town of Orangetown Planning Board Decision
February 12, 2025
Page 1 of 2

TO: Donald Brenner, P.E., LL.B.
4 Independence Avenue, Tappan, NY 10983

FROM: Town of Orangetown Planning Board

PB#25-12 South Orangetown Ambulance Corp Site Plan Performance

Bond: The application of The South Orangetown Ambulance Corp, owner, to Establish the Term and Value of the Performance Bond at a site known as “South Orangetown Ambulance Corp Site Plan”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located at 10 Independence Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18 Block 3, Lot 39 and 40, in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held Wednesday, February 12, 2025 at which time the Board made the following Determination:

Donald Brenner, Attorney and Peter Romisher owner’s representative, appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated January 22, 2025.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, February 7, 2025.
3. Interdepartmental memorandum signed by Bruce Peters, P.E., dated January 9, 2025 and January 14, 2025.

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel – Vice Chair and seconded Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

There being no one to be heard from the Public, a motion was made to close the public portion by Michael Mandel – Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

DECISION: In view of the foregoing, the amount of the Performance Bond was established in accordance with the interdepartmental memorandum from Bruce Peters, P.E., Department of Environmental Engineering, Town of Orangetown, Dated January 9, 2025 and January 14, 2025. The term of the Performance Bond shall not exceed town (2) years as set forth in Section 21A-10 of the Town of Orangetown Town Code, which shall be on or before February 12, 2027, and Subject to the Following Condition;

TOWN CLERK'S OFFICE
2025 FEB 27 P 2:05
TOWN OF ORANGETOWN

**PB #25-12:
 South Orangetown Ambulance Corp Site Plan
 Establish the Term and Value of the Performance Bond
 Town of Orangetown Planning Board Decision
 February 12, 2025
 Page 2 of 2**

<u>ITEM</u>	<u>COST</u>
As-Built drawings	\$ 1,800.00
Storm sewers	\$ 13,350.00
Soil Erosion and Sediment Control	\$ 17,500.00
<u>Sub-Total</u>	<u>\$ 32,550.00</u>
Administrative Close-out (20% of Sub Total)	\$ 6,510.00
<u>Total Bond =</u>	<u>\$ 39,060.00</u>

Inspection Fee:
 (3% of Sub Total of Original Bond Amount) \$ 976.50
 To be submitted to DEME prior to the onset of construction.
 All Bonds are to conform to current town regulations.

The foregoing resolution was made and moved by Michael Mandel – Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye and Lisa DeFeciani, aye.

The Director 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: February 12, 2025
Jane Slavin, RA Director OBZPAE
Town of Orangetown Planning Board



TOWN OF ORANGETOWN
 2025 FEB 27 P 2: 05
 TOWN CLERK'S OFFICE

PB #25-13:
Gatto Lane
Establish the Term and Value of the Performance Bond
Town of Orangetown Planning Board Decision
February 12, 2025
Page 1 of 2

TO: Kevney Moses, Toll Brothers
42 Old Ridgebury Road, Danbury, CT 06810

FROM: Town of Orangetown Planning Board

PB#25-13 Gatto Lane Site Plan Performance Bond:

The application of Toll Brothers, owner, to Establish the Term and Value of the Performance Bond at a site known as "Gatto Lane Site Plan", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located at Gatto Lane, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.07, Block 2, Lot 1, in the R-15/PAC zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held Wednesday, February 12, 2025 at which time the Board made the following Determination:

No one appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated January 22, 2025.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, February 7, 2025.
3. Interdepartmental memorandum and email signed by Bruce Peters, P.E., dated February 3, 2025.

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel – Vice Chair and seconded Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

There being no one to be heard from the Public, a motion was made to close the public portion by Michael Mandel – Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Mathew Miller, aye.

DECISION: In view of the foregoing, the amount of the Performance Bond was established in accordance with the interdepartmental memorandum and email from Bruce Peters, P.E., Department of Environmental Engineering, Town of Orangetown, Dated February 3, 2025. The term of the Performance Bond shall not exceed town (2) years as set forth in Section 21A-10 of the Town of Orangetown Town Code, which shall be on or before February 12, 2027, and Subject to the Following Condition;

TOWN CLERK'S OFFICE
2025 FEB 27 P 2:05
TOWN OF ORANGETOWN

**PB #25-13:
 Gatto Lane
 Establish the Term and Value of the Performance Bond
 Town of Orangetown Planning Board Decision
 February 12, 2025
 Page 2 of 2**

<u>ITEM</u>	<u>COST</u>
Road	\$ 131,200.00
Concrete Curbing	\$ 41,300.00
Concrete Sidewalk + HC Ramp	\$ 13,200.00
Street Sign	\$ 500.00
Monumentation	\$ 1,750.00
Iron Pins	\$ 450.00
As-Built drawings	\$ 18,000.00
Storm sewers	\$ 79,275.00
Soil Erosion and Sediment Control	\$ 185,500.00
Sanitary Sewers	\$ 243,310.00
<u>Sub-Total</u>	<u>\$ 714,485.00</u>
Administrative Close-out (20% of Sub Total)	\$ 71,448.50
<u>Total Bond =</u>	<u>\$ 785,933.50</u>

Inspection Fee:
 (3% of Sub Total of Original Bond Amount) \$ 21,434.55
 To be submitted to DEME prior to the onset of construction.
 All Bonds are to conform to current town regulations.

The foregoing resolution was made and moved by Michael Mandel – Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye and Lisa DeFeciani, aye.

The Director 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: February 12, 2025
Jane Slavin, RA Director OBZPAE
Town of Orangetown Planning Board



TOWN OF ORANGETOWN
 2025 FEB 27 P 2: 06
 TOWN CLERK'S OFFICE