

Town of Orangetown Planning Board Public Hearing Agenda of Wednesday, July 23, 2025

Notice is hereby given that the Town of Orangetown Planning Board will hold a Public Hearing on **Wednesday, July 23, 2025 at 7:30 p.m.**, in the Town of Orangetown, Land Use Board Meeting Room – North West Corner 26 Orangeburg Road, Orangeburg, New York. At the Public Hearing, the Planning Board shall consider the following items.

Continued Items:

St. Thomas Aquinas College Fitness Court Site Plan **PB #25-34**
Continued from July 9, 2025 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
125 Route 340, Sparkill
74.12-1-29 & 74.16-1-1; R-40 Zoning District

Databank Orangeburg Phase Two Site Plan Review **PB #25-02**
Continued from January 8, 2025 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
2000 Corporate Drive, Orangeburg
73.15-1-19; LIO Zoning District

New Items:

214 South Boulevard Site Plan Review – Critical Environmental Area **PB #25-39**
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
214 South Boulevard, South Nyack
66.69-1-2.3; R-12 HC Zoning District

19 College Avenue Site Plan Review – Critical Environmental Area **PB #25-40**
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
19 College Avenue, South Nyack
66.69-1-2.11; R-12 HC Zoning District

27 College Avenue Site Plan Review – Critical Environmental Area **PB #25-41**
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
19 College Avenue, South Nyack
66.69-1-2.12; R-12 HC Zoning District

Donnelly Subdivision Plan Review **PB #25-42**
Pre-preliminary, Preliminary, & Final Subdivision Plan Review and SEQRA Review
276 Sickletown Road, Orangeburg
64.20-1-9; R-40 Zoning District

WPT Acquisitions LLC Final Site Plan Review **PB #25-43**
Final Site Plan Review and SEQRA Review
518 Route 303, 13 Mountainview Road, and 21 Mountainview Road, Orangeburg
74.07-1-2, 33, and 26; LI, CC, LO Zoning Districts

WPT Acquisitions LLC Final Re-Subdivision Plan Review

PB #25-44

Final Re-Subdivision Plan Review and SEQRA Review

518 Route 303, 13 Mountainview Road, and 21 Mountainview Road, Orangeburg

74.07-1-2, 33, and 36; LI, CC, LO Zoning Districts

Other Business:

Montar 303 Subdivision

PB #25-47

Request for (2) 90 Day Extensions for Filing at Rockland County Clerk

Amendment to Condition #3 in PB# 25-06 Decision (Money-in-lieu-of-land)

636 N. Greenbush Road, Blauvelt

65.15-1-1; R-40 Zoning District

65.15-1-2; LO Zoning District

Blinn Open Space Subdivision

Town of Clarkstown Zoning Board of Appeals Appeal #4418

General Municipal Law Referral

2 Old Stone Road, Valley Cottage

59.12-1-12.2; R-160 Zoning District

Revised: July 15, 2025

Revised: July 14, 2025

Revised: July 10, 2025

Dated: June 20, 2025