

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, June 11, 2025

MEMBERS PRESENT:

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

MEMBER ABSENT: Matthew Miller

ALSO, PRESENT: Rick Oliver, Acting Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Sokuna Mam; 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:

Continued Item from December 11, 2024 Planning Board Meeting:

Felix Obrig Site Plan Review – Critical Environmental Area PB #24-48
Pre-preliminary/Preliminary/Final Site Plan Review
and SEQRA Review **Postponed by**
257 Piermont Ave, South Nyack **Applicant**
66.62-2-36; R-12 Zoning District

New Item:

Hegarty Homes Major Subdivision Review PB #25-30
Pre-preliminary/Preliminary/Final Subdivision Review
and SEQRA Review **Continued: Needs**
676 & 682 Western Highway **Drainage**
38 Ellsworth Drive, Blauvelt
70.05-1-14.1, 14.2 & 17.1; R-15 Zoning District

La Famiglia Lanni Outdoor Dining Site Plan Review PB #25-31
Sparkill Overlay Zone
Final Site Plan Review **Final Site Plan**
645 Main Street, Sparkill **Approval Subject to**
77.08-5-48.1 & 48.2; CC Zoning District **Conditions**

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Other Business:

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

The Board reviewed the Town Board package and had no comments and consented to the Town Board to act as lead agency.

The decisions of the May 28, 2025 Planning Board Meeting were reviewed and approved with amendment correction. The motion for adoption 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, absent; Denise Lenihan, aye; Michael McCrory, aye; 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 Bruce Bond, (alternate member), and second by Denise Lenihan and carried as follows: Thomas Warren - Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, absent; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The meeting was adjourned at 8:32 p.m. The next Planning Board meeting is scheduled for July 9, 2025.

Dated: June 11, 2025



Audrey Lupachino
Planning Assistant
Town of Orangetown Planning Board

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**PB #25-31: La Famiglia Lanni Outdoor Dining
Site Plan Review – Sparkill Overlay Zone
Final Site Plan Approval Subject to Conditions**

Permit #: BLDG-665-22

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**TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York 10983**
FROM: Orangetown Planning Board

RE: La Famiglia Lanni Outdoor Dining Site Plan Review – Sparkill Overlay Zone: The application of Kimberly Auth, applicant, for the owner, Quinn Development, for Final Site Plan Review at a site to be known as “**La Famiglia Lanni Outdoor Dining Site Plan Review – Sparkill Overlay Zone**” 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 645 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lots 48.1 & 48.2; CS zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, June 11, 2025** the Board made the following determinations:

Donald Brenner, Sean Quinn, and Vittorio Lanni appeared and testified before the Board.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Rick Oliver, Acting Director dated June 5, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated June 9, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated May 23, 2025.
4. Plans prepared by George Hodosh Associates-Architects, P.C., dated July 29, 2021 last revised April 26, 2023;
 - a. Cover Sheet
 - b. First Floor Seating Plan
5. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated May 28, 2025.
6. Email from Orange & Rockland from Alfred Gaddi, PE dated June 9, 2025
7. Short Environmental Assessment Form dated May 12, 2025, signed by Kimberly Auth.
8. Town of Orangetown Zoning Board of Appeals Decision ZBA# 23-21 dated May 21, 2025.

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The Board reviewed the submitted plan and information. 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 Chairman and second by Andrew Andrews and carried as follows: Thomas Warren - Chairman, aye; Denise Lenihan, aye; Michael Mandel - Vice Chairman, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye; Matthew Miller, absent.

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

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. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. The 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.

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5. The hours of operation of the outdoor seating shall be limited as follows, per the conditions set forth in the ZBA #23-21 decision:
 - a. Tuesday through Saturday: 12PM – 10PM
 - b. Sunday: 12PM – 8PM
 - c. Monday: Closed

6. Applicant shall correct the Short Environmental Assessment Form item #2 to add "Town of Orangetown Planning Board and Zoning Board of Appeals"; and item # 20 to add "Least Bittern", as per EAF mapper.

7. Town of Orangetown Zoning Board of Appeals (ZBA) approval allows 28 seats maximum and the plans shows 31 seats. The plan must be revised to show 28 seats maximum, as approved.

8. ZBA approval allows Outdoor Dining for a period of 1 year, and must be re-approved each year thereafter to continue this use. The applicant is responsible for acquiring ZBA approval PRIOR to the beginning of the Outdoor Dining season each additional year.

9. The 36" wide egress path to/from restaurant parking area to remain unaltered, and unencumbered.

10. Fire truck access lane/ Cross lot driveway access shall not be impeded at any time.

11. Outdoor Dining use hours are Tuesday thru Saturday 12 pm until 10 pm; Sunday 12 pm until 8 pm. No persons, guests or employees are allowed to be outside after 10 pm Tuesday through Saturday and after 8 pm on Sunday unless entering or exiting the premises. Restaurant is Closed on Mondays.

12. A fire extinguisher must be mounted in the dining area for emergency use.

13. Street line must be added to the site plan.

14. Town of Orangetown Department of Environmental Management and Engineering reminds the applicant that their Fat, Oil, and Grease (F.O.G.) permit will expire on September 1, 2025 and must be renewed. Please contact the Town's F.O.G. coordinator.

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15. Town of Orangetown Fire Prevention Bureau had no comments at this time.
16. Rockland County Department of Planning had no comments and deemed the proposed action to have no significant county-wide or inter-community impact and therefore the action is a local decision.
17. Orange and Rockland had the following comment:
 - a. Based on the drawings provided, there may be gas conflicts with the proposed work if regarding or digging is involved. Please contact O&R's new business department for disconnects/reconnects. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.
18. 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.
19. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.
20. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A. 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.

The foregoing Resolution was made and moved by Michael Mandel - Vice Chair and seconded by Michael McCorry and carried as follows: Thomas Warren - Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, absent; Denise Lenihan, aye; Michael McCorry, aye; 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: June 11, 2025



**Audrey Lupachino
Planning Assistant**

Town of Orangetown Planning Board

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