

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, March 26, 2025

MEMBERS PRESENT:

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

MEMBER ABSENT: Thomas Warren, Chairman and Matthew Miller

ALSO, PRESENT: Jane Slavin, RA, Director, Office of Building, Zoning, Planning Administration and Enforcement, Rick Pakola, Deputy Town Attorney; Elizabeth Decort, and Ann Marie Ambrose, Stenographer.

Michael Mandel, Vice-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 from December 11, 2024 Meeting

**Saint Thomas Aquinas College Track
and Field Site Plan**
Prepreliminary/Preliminary/ Final
Site Plan and SEQRA Review
175 NY-340, Sparkill
Section 74.16, Block 1, Lot 2.1
R-40 Zoning District

PB #24-49

**Final Site Plan
Approval Subject
to Conditions
Neg. Dec.**

Continued from December 11, 2024 Meeting:

622 Route 303 Site Plan Al Foxie Way
Prepreliminary/Preliminary/Final Site Plan
and SEQRA Review
622 Route 303, Blauvelt
Section 65.14, Block 1, Lots 11.2 & 11.3
LI Zoning District

PB #23-34

**Preliminary Site Plan
Subject to Conditions
Neg. Dec.**

New items:

**Verizon Wireless Communication Facility
Co-Location on Existing Station**
Prepreliminary/Preliminary/Final Plan,
Special Permit and SEQRA Review
38 North Middletown Road, Pearl River
Section 69.13, Lot 1, Lot 8; CC zoning district

PB# 25-18

**Special Permit
Final with Conditions
Granted
Neg. Dec.**

**TOWN OF ORANGETOWN
2025 APR 30 A 10: 12
TOWN CLERK'S OFFICE**

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, March 26, 2025

39 Tweed Boulevard Site Plan Amendment **PB #25-19**
Critical Environmental Area **Amendment to**
Amendment to PB# 24-16, **Final Site Plan**
Replacement of Retaining Wall Plan **Approval Subject to Conditions**
Prepreliminary/Preliminary/ **Neg. Dec.**
Final Site Plan Review
39 Tweed Boulevard, Upper Grandview
Section 71.09, Block 1, Lot 40; R-22 zoning district

Homeland Towers, LLC **PB# 25-20**
and Verizon Wireless Consultation **Consultation**
New Monopole Telecommunications Tower
Co-Location at Existing Station
61 Route 9W, Palisades
Section 80.10, Block 1, Lot 1; R-80 zoning district

Onyx Equities Re-Subdivision Plan **PB #25-21**
Request for Two 90 Day extensions to File **Granted Two 90**
Subdivision Plan with Rockland **Day Extensions to File**
County Clerk's Office **with the County Clerk's**
64 & 140 Leber Road, Blauvelt **Office**
Section 70.06, Block 1, Lots 50.4 & 47
R-40 and LO zoning district

The decisions of the March 12, 2025 Planning Board Meeting were reviewed and approved. The motion for adoption was made and moved by Andrew Andrews and seconded by Bruce Bond and carried as follows: Thomas Warren – Chair, absent; 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 Andrew Andrews and second by Michael McCrory and carried as follows: Thomas Warren – Chair, absent; 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 8:28 p.m. The next Planning Board meeting is scheduled for April 9, 2025.


Dated: March 26, 2025
Town of Orangetown Planning Board

TOWN OF ORANGETOWN
2025 APR 30 A 10: 12
TOWN CLERK'S OFFICE

**PB #24-49: Saint Thomas Aquinas College
Track and Field Site Plan
Town of Orangetown Planning Board Decision
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #4568-24

**March 26, 2025
Page 1 of 16**

**TO: Justin Ferrazzano, Colliers Engineering, 300 Tice Blvd,
Woodcliff Lake, NJ 07677**
FROM: Orangetown Planning Board

RE: STAC Track and Field Site Plan, A Continued Item: The application of Joseph Donnini, for Dominican Convent, owner, for Prepreliminary/Preliminary/Final Site Plan Review at a site to be known as “**STAC Track and Field 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 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 175 NY Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 2.1; R-40 zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **October 23 and December 11, 2024 and March 26, 2025** at which time the Board made the following determinations:

October 23, 2024

Justin Ferrazzano and Joe Donini appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated October 17, 2024.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated October 22, 2024.
3. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated October 8, 2024.
4. Letter from Brooker Engineering, signed by Dennis Rocks, PE, dated October 23, 2024.
5. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated October 9, 2024 and Notice from Jake Palant dated September 23, 2024.
6. Letter from Rockland County Health Department, signed by Elizabeth Mello, PE, dated October 3, 2024.
7. Letter from Rockland County Sewer District No.1, signed by Nicholas King, Engineer I, dated October 7, 2024.
8. Email from Orange & Rockland Utilities, from Alfred Gaddi, PE, dated September 24, 2024.
9. Notice from the Town of Orangetown Zoning Board of Appeals, signed by Michael Bosco, dated October 16, 2024.

**TOWN OF ORANGETOWN
2025 APR 30 A 10:12
TOWN CLERK'S OFFICE**

**March 26, 2025
Page 2 of 16**

10. Copy of the Short Environmental Assessment Form, dated April 23, 2024, signed by Justin Ferrazzano.
11. Project Narrative, prepared by Colliers Engineering & Design.
12. Site Plans prepared by Collier Engineering & Design, dated August 21, 2024.

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 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

There being no one from the Public a motion 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, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

The applicant requested a **CONTINUATION**.

December 11, 2024

Justin Ferrazzano and Joe Donini appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated November 27, 2024.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated November 25, 2024.
3. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated November 25, 2024.
4. Letter from Brooker Engineering, signed by Dennis Rocks, PE, dated December 10, 2024.
5. Letter from the New York State Department of Transportation, dated December 11, 2024
6. Site Plans prepared by Colliers Engineering, last revised November 13, 2024.

**TOWN OF ORANGETOWN
2025 APR 30 A 10: 12
TOWN CLERK'S OFFICE**

**PB #24-49: Saint Thomas Aquinas College
Track and Field Site Plan
Town of Orangetown Planning Board Decision
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #4568-24

**March 26, 2025
Page 3 of 16**

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 Lisa DeFeciani and carried as follows: Thomas Warren – Chair, aye; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

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

The applicant requested a **CONTINUATION**.

March 26, 2025

Justin Ferrazzano and Joe Donini appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated March 24, 2025.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated March 24, 2025.
3. An interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated March 6, 2025.
4. Letter from Brooker Engineering, signed by Frank Toto, Project Engineer, dated March 26, 2025.
5. Revised Short Environmental Assessment Form dated February 5, 2025.
6. Site Plans prepared by Colliers Engineering, last dated February 5, 2025.

The hearing was then opened to the Public.

A motion was made to open the Public Hearing portion of the meeting by Bruce Bond and second Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; 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.

There being no one from the Public a motion was made by Andrew Andrews and second by Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; 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.

TOWN OF ORANGETOWN
2025 APR 30 A 10:12
TOWN CLERK'S OFFICE

**PB #24-49: Saint Thomas Aquinas College
Track and Field Site Plan
Town of Orangetown Planning Board Decision
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #4568-24

**March 26, 2025
Page 4 of 16**

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 Denise Lenihan and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, absent; 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 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: Rockland County Sewer District #1, 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:

- 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;

**TOWN OF ORANGETOWN
2025 APR 30 A 10: 12
TOWN CLERK'S OFFICE**

**PB #24-49: Saint Thomas Aquinas College
Track and Field Site Plan
Town of Orangetown Planning Board Decision
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #4568-24

**March 26, 2025
Page 5 of 16**

- 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 Bruce Bond and seconded by Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; 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 Board made a Negative Declaration pursuant to SEQRA.

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.

**TOWN OF ORANGETOWN
2025 APR 30 A 10: 12
TOWN CLERK'S OFFICE**

**PB #24-49:Saint Thomas Aquinas College
Track and Field Site Plan
Town of Orangetown Planning Board Decision
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #4568-24

**March 26, 2025
Page 6 of 16**

3. The proposed track is considered an expansion of an existing non-conforming use. Per Chapter 43, Article IX, Section 9.34, Zoning Board of Appeals approval is required.
4. The required front yard setback is 50' with 24.12' proposed to the track, Zoning Board of Appeals Variance is required.
5. A 4'-0" tall fence is proposed on top of a 4'-0" tall retaining wall in the front yard. Per 5.226, maximum height permitted is 4 ½ feet. Zoning Board of Appeals Variance is required.
6. Per section 2-4, Town of Orangetown Architecture and Community Appearance Board of Review (ACABOR), review and approval is required. Planning Board may waive this requirement at the request of the applicant.
7. Per Chapter 11, Section 2-4A, review is required by the Town of Orangetown Architecture and Community Appearance Board of Review (ACABOR). However, this requirement may be waived by the Planning Board at the request of the applicant. The Planning Board made a motion to waive the requirement of ACABOR Review.

A motion to waive ACABOR review of this application was made by Andrew Andrews and second Bruce Bond and carried as follows: Thomas Warren – Chair, absent; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, absent; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye;

8. The Short Environmental Assessment Form appears to be in order.
9. 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.
10. The Town of Orangetown Department of Environmental Management and Engineering offered the following comments:
 1. The applicant/ applicant's engineer is advised and reminded that proposed project must be designed in accordance with the new *New York State Stormwater Management Design Manual* - dated July 31, 2024 (NYS-SMDM - 24.)

**TOWN OF ORANGETOWN
2025 APR 30 A 10:12
TOWN CLERK'S OFFICE**

March 26, 2025
Page 7 of 16

Continuation of Condition #10...

2. Revised drawing 2 of 11 shows 3-4 drainage pipes (unlisted size, material, slope length) coming onto the project site from the west, along with a catch basin that some tie into. It appears that these pipes are directing/ delivering stormwater runoff from the parking area for the existing masonry building west of the project site, through the project site. This drawing also shows an existing 12-inch CMP drainage pipe to be removed.

First, the size, slope, length and material of these pipes are to be determined and labeled on the plan. Second, the existence and removal of the 12-inch CMP pipe must be described under Section 1.0, Existing Conditions of the SWPP as well as in the Sequence of Construction. Third, the existing field inlet with grate, that is to be modified and converted to a drainage manhole, shall also be mentioned under Existing Conditions, fully described under Proposed Conditions and Sequence of Construction and a detail for this modification shall be added to the drawings.

3. The proposed project is taking place on land leased, but not owned, by the applicant. The Post Construction Stormwater Maintenance Agreement, which will be required for this project, must be agreed to and signed by the actual owner of the property. This means that the owner, not the applicant, will be the named responsible party. DEME requires that the applicant obtain a signed letter from the owner(s) **PRIOR to STAMPING OF THE FINAL SITE PLAN BY THE PLANNING BOARD CHAIR** (as well as prior to DEME approving and accepting the SWPPP), stating that they (the owner) understand that they will be responsible for all of the post construction stormwater facilities, their maintenance, upkeep, repairs, etc. in perpetuity or until the property changes hands. The applicant is reminded that the owner must provide an actual specific name and specific contact information with the PC-SWMA, not a corporation business, group, etc. DEME also suggests that the applicant and owner enter into an agreement to help define each other's roles as relates to the stormwater management facilities of this project both during and after construction.

4. The SWPPP supplied is under review. A formal review shall be sent to the applicant's engineer under separate cover. However, below is a tentative list of corrections/ additions needed to the SWPPP:

- a.) **Introduction - Existing Condition** – paragraph 2, lists the overall size of the three foundations to be removed and the varying depth for the three combined. The Demolition drawing (2) shall be revised to show all of the dimensions of the three foundations as well as listing the actual depth of each.

TOWN OF ORANGETOWN
2025 APR 30 A 10:12
TOWN CLERK'S OFFICE

March 26, 2025
Page 8 of 16

Continuation of Condition #10...

- b.) See comment #2 above
- c.) The Introduction shall list the Contractor for the project - if not yet known, leave blank spaces for business name, business email address, business address, business telephone number, contact person, contact person's 24/7 cell number, contact person's email.
- d.) Response #3, page 7 of 19, of the applicant's engineer's letter of 2/05/25, shall be added to the SWPPP under Proposed Conditions.
- e.) Paragraph #4 under Proposed Conditions, states that groundwater was encountered at IF-4 (most likely IT-04 – the engineer shall verify this labeling) at a depth of 8 feet. However, Test Pit log IT-04, Appendix 14, shows water at 96 inches but also states at the bottom that no seasonably high groundwater was detected. This inconsistency shall be corrected.
- f.) The **Introduction** shall mention and describe (list) the flows (1yr., 2yr., 10yr. & 100yr.) from existing drainage piping (see comment #2 above), and how they/ their flows could affect the existing channel along Route 340. This is important and required as the exhaust from these existing pipes as well as the proposed post construction stormwater exhausts, all exist in the same area/ same drainage swale/ ditch along Route 340.
- g.) The Proposed Conditions section of the **Introduction** shall clearly explain **how Chapter 5 – Runoff Reduction Technics**, of the NYS-SMDM - 24 are specifically being satisfied by the stormwater management design proposed.
- h.) The local IDF curves utilized for the pre and post construction drainage calculations shall be added to Appendices 4A & 4B. Also, the IDF curves shall be separated for each storm analyzed (not all on one graph/ chart.)
- i.) The Sequence of construction – note 5, briefly discusses the proposed demolition. However, this brief description is incomplete as the extent of the existing buried structures is not yet fully known – see comment #4a above. Therefore, once the full extent of the required demolition is determined, a more complete/ detailed description of that work shall be added to the Sequence of Construction, including the area(s) to be disturbed, the size of each area, the depth of each area, the timing to complete this work, etc.

TOWN OF ORANGETOWN
2025 APR 30 A 10: 12
TOWN CLERK'S OFFICE

March 26, 2025

Page 9 of 16

Continuation of Condition #10...

j.) The Sequence of Construction shall be revised to include the a.o.d., demolition, soil erosion and sediment control device installation and removal timing, approximate timing for each item, amount of disturbance for each item, etc.

k.) The water quantity and quality shall discuss and provide the water quality and quantity parameters, requirements, design, facilities, calculations etc. for the proposed project. Currently, under Proposed Point Discharges (after table 4 in the SWPPP) there is no mention of the discharge from the existing piping that is to remain. See comment #2 above. Flow rates from the analyzed storms must be included for this piping to properly calculate and predict what these combined discharges will have on the existing swale.

l.) The exhaust/ level spreader from the proposed basin cannot be accessed solely from the "owner's" property. If ever any maintenance (emergency or routine) or repairs are needed on the proposed retaining wall that runs along the south side of the basin, it most likely will include needing access through the Route 340 R.O.W. Has the applicant contacted the NYSDOT to see if a formal agreement arranged to allow said maintenance or repairs? Is an agreement like this even possible?

m.) An appendix shall be included containing the required "during" construction checklists for all of the proposed stormwater management facilities as well as all of the proposed soil erosion and sediment control features. The checklists found in Appendix F of the *NYS Standards and Specifications for Erosion and Sediment Control* (AKA the "Blue Book" - November 2016) shall be included. Also, some practice specific checklists can be found in Appendix F on the NYS-SMDM – 24.

n.) An appendix shall be included containing the required post construction checklists for all of the proposed stormwater management facilities: infiltration practices, catch basin, piping, etc. Some sample checklists can be found online within the **New York State Construction Stormwater Toolbox – Stormwater Management Practices Inspection Checklist** PDF file.

5. As per the SWPPP, initial soil/ perc testing was performed on the site in October 2023. However, because the project was not officially submitted to the Planning Board at that time, the testing requirements under the new NYS-SMDM – 24 must be followed. Specifically, the initial testing did not include any analysis of the soil permeability. Therefore, updated/ manual complaint soil analysis (including soil permeability), perc tests and determination of groundwater elevations shall be performed at all of the of the proposed stormwater system locations. These tests/ investigations shall be performed in the spring when the ground water table is typically at its highest. These tests shall be performed **PRIOR to the SITE Plan STAMPING by the Planning Board Chair**, to ensure the adequacy of the design. The information/ test results/ elevations shall be added and incorporated into the SWPPP and drainage calculations. DEME shall be notified at least 48 hours in advance of these field tests/ investigations. Copies of all correspondence related to these issues shall be submitted to DEME.

TOWN OF ORANGETOWN
APR 30 A 10:13
TOWN CLERK'S OFFICE

March 26, 2025
Page 10 of 16

Continuation of Condition #10...

6. Because the revised stormwater management system proposes to utilize an infiltration basin design, the applicant/ applicant's engineer is advised/ reminded that the testing regimen specified in Appendix D of the NYSDEC-SMDM - 24 must be followed and documented, including but not limited to the following:

Feasibility Testing:

1. One (1) field Perc test per practice.

Design Testing:

2. **Two (2) test pits/boring and (2) permeability tests** for an Area of Practice **2500 SF** or less,
3. **Two (2) test pits/boring and (3) permeability tests** for an Area of Practice **2500 SF** to **< 5000 SF**,
4. **Three (3) test pits/boring and (4) permeability tests** for an Area of Practice **5000 SF** to **< 7500 SF**,
5. **Three (3) test pits/boring and (5) permeability tests** for an Area of Practice **7500 SF** to **< 10000 SF**,
6. For **> 10000 SF** Area of Practice, add **1 test pit/ boring** for each additional **5000 SF** of practice and add **1 permeability test** for each additional **2,500 SF** of practice.

7. Because the revised stormwater management system proposes to utilize an infiltration basin design, the soil permeability for the proposed infiltration basin sites must be determined, the testing results added to the SWPPP (most likely in Appendix 14), provided a summary table of the results in the Proposed Conditions of the **Introduction** and a mentioned and described in the Water Quality/ Water Quantity section of the SWPPP.

8. Because the revised stormwater management system proposes to utilize an infiltration basin design, the applicant's engineer is reminded that as per the NYSDEC-SMDM – 24, *"The bottom of infiltration facility shall be separated by at least two (2) feet vertically from the seasonally high-water table or bedrock layer, as documented by on-site soil testing."*

TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE

March 26, 2025
Page 11 of 16

Continuation of Condition #10...

9. Because the revised stormwater management system proposes to utilize an infiltration basin design, the project narrative and calculations shall clearly verify that the required WQv for the project will infiltrate/ dewater within 48 hours.

10. Because the revised stormwater management system proposes to utilize an infiltration basin design, adherence to NYSDEC – SMDM, Appendix H shall be provided in the SWPPP, e.g. design for snowmelt when calculating WQv, snowpack treatment, Rain -on-snow events, etc.

11. "Blow-ups" of all of the required - revised stormwater management systems shall be provided on the drawings. These blow-ups shall include cross-sections, storage volume for given design storms and elevations, practice specific buffers (if applicable), practice specific plantings (if applicable), access to the proposed level spreader, access to all inspection/ maintenance manholes, emergency overflow spillways with elevations, etc.

12. The applicant's engineer's letter of 2/05/25 states in Response #11, page 14 of 19, that the proposed pervious pavers are for emergency vehicular access, not stormwater. This explanation shall be added to the Proposed Conditions section of the SWPPP.

13. The Soil Erosion & Sediment Control Plan shows erosion control devices being installed on property not owned by the applicant, specifically the Dominican Convert and the NYSDOT. The applicant/ applicant's engineer shall provide all correspondence and documentation for any permits, easements, agreements, etc. that the applicant must obtain in order to install and maintain the specified SESC controls on neighboring property.

14. Response #20, page 16 of 19 of the applicant's engineer's letter of 2/05/25, shall be added to the Proposed Conditions section of the SWPPP.

15. Profiles for **ALL existing (that enters or is proposed to remain in the project area)** and proposed drainage piping shall be added to the plans.

16. As-Builts shall be submitted to DEME for review and approval for all of the existing and proposed stormwater piping/ infrastructure and stormwater management systems.

TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE

March 26, 2025
Page 12 of 16

Continuation of Condition #10...

17. A post construction stormwater maintenance agreement (in accordance with NYSDEC Phase II regulations) for the proposed stormwater systems shall be submitted to DEME and the Town Attorney's office for review and approval. Said agreement shall include a maintenance and management schedule, individual inspection checklists for all existing and proposed stormwater facilities, contact person with cell phone number, yearly report to be submitted to DEME, etc. See comment #3 above.

18. DEME and the Planning Board shall be copied in on all correspondence (including any and all approvals) with the New York State Department of Environmental Conservation, U.S. Army Corps. of Engineers, the Rockland County Drainage Agency, etc., in connection with this proposed site plan

19. The datum for the contours shall be given. Also, a note shall be added to the Site Plan indicating the source benchmark for the referenced datum (including the BM elevation.)

11. PRIOR to the site plan stamping by the Planning Board Chair, the applicant shall be all conditions of this decision. A motion was made by Bruce Bond and second by Andrew Andrews and carried as follows: Thomas Warren – Chair, absent; Michael Mandel, Vice Chair, nay; Andrew Andrews, aye, Matthew Miller, absent; Denise Lenihan, aye; Michael McCrory, nay; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

12. The Town of Orangetown Bureau of Fire Prevention reviewed the submitted information and had no comments at this time.

13. Drainage Review – Brooker Engineering:

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

TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE

**March 26, 2025
Page 13 of 16**

Continuation of Condition #13...

Project Description:

EAF:

- Both Yes and No are checked for #12a, 12b, 15 and 16 of the Short Environmental Assessment Form. Please review the response to each of the numbers.
- Please include a discussion of the level spreader in the description for 17b.

Site Plan

Sheet #2: The existing contour elevations are illegible. Revise the plan to show the existing contour elevations

Sheet #4: Provide a detail for proposed concrete swale with 12" opening crossing.

Sheet #5 & 6: Provide invert elevations for all pipe junctions.

Sheet 6A: Review the rim elevations of S-1, S-2 and S-3 with the proposed grade shown on Profile of Pipe Run1.

Sheet 6A: Include all incoming pipes to the subsurface infiltration basin on Profile of Pipe Run 1 or add additional profiles as necessary.

Sheet #9: Detail 11 depicts a misleading connection to the subsurface infiltration basin. This detail shall be further clarified on how the channel drain connects to the subsurface infiltration system

Sheet #10:

- Review the location of the ladder rungs shown in Detail 2. They are currently proposed directly above the incoming 36" HDPE pipe.
- Review the Concrete base dimensions of the outlet control Structure shown in Detail 2.
- The name of the out let control structure detail on Sheet 10 shall be consistent with the name shown on Sheet 6.
- Show the dimensions of the proposed trash rack to ensure it may be raised open for maintenance.

Provide a detail of the riprap pad for the level spreader.

Provide a cross-section view of the level spreader pipe.

Stormwater Pollution Prevention Plan

- Page 2: Update the State Pollution Discharge Elimination System Permit from SPDES GP-0-20-001 to SPDE GP-0-25-00
- Page 4: Add reference to Atlas 14 in item 10 of Section 2.0 Methodology.
- Appendix 4C: Pipe capacity table shall be reviewed. Full pipe capacities shall be calculated and shown in the table.
- Provide full size drainage maps.
- Include calculations for the proposed WQv and clarify if the level spreader pipe is included in the proposed WQv.
- Include justification for the infiltration rate used for the level spreader pipe in Appendix 4B.
- The invert of the (20) 4" diameter orifices shown for the level spreader on Sheet 6 is inconsistent with the invert in the HrdroCAD model.

TOWN OF ORANGETOWN
20 APR 30 A 10:13
TOWN CLERK'S OFFICE

**March 26, 2025
Page 14 of 16**

Continuation of Condition #13...

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 the review comments.

14. 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.

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

16. 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.

17. 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 $\frac{3}{4}$ inch of plywood or boards, or equal over the area to be protected.

**TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE**

**March 26, 2025
Page 15 of 16**

Continuation of Condition #17...

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.

18. 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.

19. 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.

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

21. 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).

**TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE**

**PB #24-49: Saint Thomas Aquinas College
Track and Field Site Plan
Town of Orangetown Planning Board Decision
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #4568-24

March 26, 2025

Page 16 of 16

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

23. 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

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

The foregoing Resolution was made and moved by Bruce Bond seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, absent; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, absent; Denise Lenihan, aye; Michael McCrory, nay; 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: March 26, 2025
Town of Orangetown Planning Board



TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE

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

**Saint Thomas Aquinas College Track
and Field Site Plan
Final Site Plan Approval Subject to Conditions
Neg. Dec.
March 26, 2025**

PB #24-49

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: Saint Thomas Aquinas College Track and Field Site Plan

SEQR STATUS: Type I _____ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

**DESCRIPTION OF ACTION: Final Site Plan Approval Subject to Conditions/
Neg. Dec.**

LOCATION: The site is located at 175 Rt. 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 2.1; R-40 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

TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE

**PB #23-34: 662 Route 303 Site Plan
Preliminary Site Plan Approval Subject to
Conditions**

Permit #BLDC-2891-23

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 1 of 10**

**TO: Justin Ferrazzano, Brooker Engineering, Chestnut Ridge, New
Jersey
FROM: Orangetown Planning Board**

RE: PB# 23-34: 622 Route 303 Site Plan: The application of 622 Rt. 303, LLC, owner, for Prepreliminary/ Preliminary Site Plan Review at a site to be known as "**Al Foxie Way - 622 Route 303 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 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 622 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lot 11.2 & 11.3; LI zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, June 28, 2023, June 12, 2024 (Consultations), December 11, 2024 and March 26, 2025 meetings**, at which time the Board made the following determinations;

December 11, 2024

At the **December 11, 2024 Town of Orangetown Planning Board Meeting**, the **Board declared a Negative Declaration for the 622 Route 303 Site Plan Al Foxie Way** according to the requirements of the New York State Environmental Quality Review Act.

The site is located at 622 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lots 11.2 & 11.3 in the LI zoning districts.

SEQRA

The proposed action is classified as an "Type 1" 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 open the Public Hearing by Michael Mandel – Vice Chairman and second by Andrew Andrews and carried as follows: Matthew Miller, absent; Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel – Vice Chairman, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye.

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

**TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE**

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 2 of 10**

On motion by Lisa DeFeciani and seconded by Bruce Bond, (alternate member) and carried as follows: Matthew Miller, absent; Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel – Vice Chairman, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye, the Board Declared itself Lead Agency.

On motion by Michael Mandel – Vice Chairman and second by Andrew Andrews and carried as follows: Matthew Miller, absent; Thomas Warren – Chairman, aye; Denise Lenihan, absent; Michael Mandel – Vice Chairman, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye. The Board Declared a Negative Declaration

The Board determined that a planning consultant needed to be hired to conduct traffic and hydraulic analysis of the site.

A motion was made by Michael Mandel and second by Denise Lenihan and carried as follows : Thomas Warren- Chairman, aye; Michael Mandel- Vice Chairman, aye; Michael McCrory, absent; Andrew Andrews, aye; Denise Lenihan, aye; Kevin Farry, aye; Tara Heidger, (alternate member), aye; and Lisa DeFeciani, aye.

The Applicant requested a CONTINUATION.

March 26, 2025

Lino Schiaretta, Jason Ferrazzano and Phillip Grealy appeared and testified. The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, Director, dated March 7, 2025.
2. Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated March 11 and March 25, 2025.
3. Interdepartmental memorandums from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated February 21, 2025.

TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 3 of 10**

4. Letter from Brooker Engineering, dated March 13, 2025.
5. Letter from New York State Department of Environmental Conservation, Parks, Recreation and Historic Preservation, dated March 23, 2025.
6. Letter from prepared by Colliers, dated March 5, 2025.
7. Full Environmental Assessment Form (EAF), dated November 11, 2024.

8. Site Plans prepared by Colliers, dated January 22, 2025.
9. Letter from AKRF, Planning Board Consultant dated February 25, 2025.
10. Email from Colliers dated February 25, 2025, from Justin Ferrazzano.

The Board reviewed the information and plans and open the meeting up to the Public.

A motion was made to open the Public Hearing portion of the meeting by Michael McCrory second by Bruce Bond and carried as follows: Thomas Warren – Chair, absent; 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.

Public Comment:

Venessa Lapin, 569 Western Highway, Blauvelt, raised concerns regarding the allowable size of the development, Planning Board is not addressing the community concerns about large warehouses. The Overlay Zone was meant to beautiful. Also, the water course is not addressed. Ms Lapin requested the Board to reduce the size of the warehouse.

Liz Dudley, area resident, requested the Board to reconsider the proposed size of the warehouse.

There being no one else to be heard from the Public, a motion was made to Andrew Andrews and second by Bruce Bond and carried as follows: Thomas Warren – Chair, absent; 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.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Preliminary 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."

TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 4 of 10**

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. There is an existing NYS class C stream that runs through the property in the vicinity of the federal wetlands and shall be shown on the plans. A watercourse diversion review and approval are required by the Town Board per Chapter 41, Article 1.
4. The LEAF part D.2-I indicates hours of operation as 24/7. Per Chapter 43, Table 3.11, LI district, Column #7, Additional Use Regulations, #1, same as R-80; R-80 #1-; "No trucking movement of any kind shall be permitted in any district between the hours of 11:00pm and 6:00 am, unless permission has been granted by the ZBA."
5. Per Chapter 43, Table 3.11, LI district, Column #7, #2, same as CS #6; "no outdoor loading berths are permitted except by permission of the ZBA or Planning Board. This permission may be given at the time of the site review...or at the time of approval of a commercial subdivision."
6. Per Chapter 43, Table 3.12, column #12, maximum building height permitted is 29.35 feet with 50.75 feet proposed per the zoning chart and architectural elevations, variance required.
7. ACABOR review and approval is required for the site development and the proposed new building and lighting.
8. Applicants narrative letter dated 11/13/24 indicates that the proposed mechanical equipment will be roof mounted and their locations will be provided prior to final approval. Applicant is advised that they must be shown prior to submission to ACABOR and indicate proposed screening, if any.
9. There is no monument sign or building signage shown, applicant must submit a separate application for future signage.
10. The FEAF appears to be in order.
11. 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.

TOWN OF ORANGETOWN
2025 APR 30 A 10:13
TOWN CLERK'S OFFICE

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 5 of 10**

12. DEME has the following comments/ recommendations.

I. DEME is STILL unable to review the current project application documents for the following reasons:

- a. The Watercourse Diversion Permit Request (WDPR) is an absolute essential component of the viability and layout of this project/ site plan. DEME has provided comments and raised serious concerns over the current design and layout of this item in its past reviews.

2. DEME received a copy of a letter from the applicant's engineer dated March 19, 2025 responding to DEM letter dated March 11, 2025 relating to the Water course Diversion Permit. Please find the following issues/ deficiencies with the revised culvert design under Al Foxie Way:

DEME received a copy of a letter from the applicant's engineer dated 3/19/25 responding to DEME's letter to the Planning Board (dated 3/11/25) relating to the Watercourse Diversion Permit being sought by the applicant. Please find the following issues/ deficiencies with the revised culvert design under Al Foxie Way:

The applicant's engineer has again revised the proposed culvert improvement under Al Foxie Way to address deficiencies of the existing culvert as relates to the requested Watercourse Diversion Permit request, specifically: its ability to carry the 100yr. storm (as calculated by the applicant's engineer) and its ability to meet the NYS 50 & 100yr requirements for 1 foot of freeboard and road overtopping.

The new design now calls for two (2) 12-inch PVC pipes to be below and in between the existing 36 CPP (or RCP depending on what drawing or detail you are looking at), literally right on top of each other (see figure 1 - page 2 of 5 of the referenced engineer's letter) and a 15-inch PVC pipe above the 2-12s, right on top of them. NO EXPLANATION is provided on how these pipes will be actually be installed. DEME has the following questions/ comments on this revised design.

- a. How EXACTLY will the material between the existing 36-inch pipes be excavated in order to install the 3 proposed pipes? There is only about 13 inches of clearance between these pipes (engineer's letter refers to it correctly as a pinch point.) If a mechanical excavator is used, how will the engineer/ contractor ensure that the existing pipes aren't damaged during excavation? What will happen if it is discovered during the excavating that the 2 -36-inches pipes do not run exactly parallel and are actually closer together? Has the applicant/ applicant's engineer performed any investigations or dug any test holes to ensure the 36-inch pipes do indeed run straight and true?

TOWN OF ORANGETOWN
2025 APR 30 A 10:14
TOWN CLERK'S OFFICE

Town of Orangetown Planning Board Decision
March 26, 2025
Page 6 of 10

Continuation of Condition #12...

b. Once the material between the existing 36-inch pipes is removed, how will those pipes be supported and kept in place? What will prevent them from rolling into the open space between them that must exist for some period of time in order to install the new pipes?

c. The detail for this proposed design (figure 1- page 2 of 5 of the referenced engineer's letter) shows the 3 proposed pipes literally right on top of each other. That is not a standard design. How will these pipes be "held in place" during construction? What will prevent them from rolling off of each other? How exactly will the material around these pipes be properly compacted, especially in the areas between where the pipes touch and outside diameters of the pipes? Given the fact that there is only 13 inches between the 2-36-inch pipes AND that the outside diameter of a 12-inch PVC pipe is approximately 12.75 inches, it won't even be possible to compact those areas by hand. Also, how will the material from the "top" 12-inch pipe to underneath and around the bottom 12-inch pipe, as well as the excavated area around the 36-inch pipes be properly compacted. Again, once these pipes are in place and IF they are centered exactly between the 2-36-inch pipes, there will only be about 0.125 (1/8) inches between the walls of the 12-inch pipes and the existing 36-inch pipes - how will material be properly placed to support these pipes and how will it be compacted?

d. As per the design drawings and Figure 2 (page 3 of 5 of the referenced engineer's letter) there is an existing manhole along the eastern 36-inch pipe, within Al Foxie way. HOW CAN THE PROPOSED 12-inch and 15-inch PIPES BE CONSTRUCTED AS SHOWN WITHOUT RUNNING INTO THE EXISTING MANHOLE?

e. A larger scale profile shall be provided with the next submission.

f. The new 12 and 15-inch pipes are just labeled as PVC, what type of PVC is being proposed?

g. Figure 1 identifies the existing 2-36-inch pipes as RCP and Figure 2 labels these pipes as CPP. The applicant's engineer shall verify the specific/ actual type of pipe that exists

DEME strongly requests the applicant and design engineer review any proposed design(s) for the culvert improvement, to ensure and demonstrate constructability PRIOR TO RESUBMISSION TO THE PLANNING BOARD.

TOWN OF ORANGETOWN
2025 APR 30 A 10:14
TOWN CLERK'S OFFICE

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 7 of 10**

Continuation of Condition #12....

3. The previous comments, from DEMEs letter to the Planning Board (dated 3/11 /25), have not been satisfied but have been responded to with "will be corrected", "will be shown", will be provided: 2c, 2d, 2e, 2f, 2g, 2h.

4. DEME has STILL not had the opportunity review the revised drainage design because it is critical that the Watercourse Diversion Permit Request design is completed first.

13. Brooker Engineering, the Planning Board Drainage Consultant, and offered the following comments:

Drainage Review Recommendation:

The June 10, 2024 report concluded that on site drainage mitigation has been reviewed and previous comments addressed. This application has provided sufficient information to demonstrate that potential significant impacts with respect to the stream diversion design can be mitigated and therefore recommend that 622 Route 303 Site Plan be approved for drainage subject to the following comments:

The Stream Diversion:

This review and the following comments are focused on the proposed 60" diversion culvert design that will intercept off-site contributing peak discharges that pass Al Foxie Way and enter the site from the south:

1. Provide a summary table for the culvert within Al Foxie Way showing the existing vs. the proposed 100-year storm event elevations to confirm that there will be no overtopping.

Grading & Drainage Plan:

Several drainage structures proposed in front of the building do not appear in this site plan set.

General:

In the next submission provide a narrative that responds to each comment and indicate how the site Plans and SWPPP have been revised. The narrative shall also indicate if any other discretionary revisions have been made to the plans that are not related to review comments.

14. Based upon the material provided, it is the opinion of the NYS SHIPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

TOWN OF ORANGETOWN
2025 APR 30 A 10:14
TOWN CLERK'S OFFICE

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 8 of 10**

15. Place a note on the site plan that no tree removal from November 1st to March 31st in order to protect endangered bat species that may be present on the site.

16. The Town of Orangetown Bureau of Fire Prevention had not further comments at this time. However, the following must be included on the Construction Plans:

- Installation of a NFPA 13 compliant sprinkler system
- Installation of a fire alarm system to the NFPA 72 standard
- Installation of a key lock box
- Emergency responder radio coverage if required
- Copy of Veolia's Willingness to serve application

17. 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.

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

19. TREE PROTECTION: The following note shall be placed on the Site 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:

**TOWN OF ORANGETOWN
2025 APR 30 A 10: 14
TOWN CLERK'S OFFICE**

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 9 of 10**

Continuation of Condition #19...

- 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.

20. 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.

21. 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.

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

23. 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).

**TOWN OF ORANGETOWN
2025 APR 30 - A 10: 14
TOWN CLERK'S OFFICE**

**PB #23-34: 662 Route 303 Site Plan
Preliminary Site Plan Approval Subject to
Conditions**

Permit #BLDC-2891-23

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 10 of 10**

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

25. 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

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

The foregoing Resolution was made and moved by Michael Mandel, Vice Chairman and second by Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, absent; Denise Lenihan, aye; Michael McCrory, nay; 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: March 26, 2025 
Town of Orangetown Planning Board

**TOWN OF ORANGETOWN
2025 APR 30 A 10: 14
TOWN CLERK'S OFFICE**

**PB# 25-18: Verizon Wireless Communication Facility
Co-Location on Existing Station
Special Permit Granted**

Permit #0738-25

March 26, 2025

Page 1 of 5

TO: Michael Sheridan, 94 White Plains Road, Tarrytown, NY 10591

FROM: Town of Orangetown Planning Board

RE: Verizon Wireless Communication Facility Co-Location on Existing Station: The application of Michael P. Sheridan, Esq. for Verizon Wireless, applicant for Prepreliminary/ Preliminary/Final Special Permit Review at a site known as “ **Verizon Wireless Communication Facility Co-Location on Existing Station**”, 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 38 N Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 8; CC zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, March 26, 2025**, at which time the Board made the following determinations:

Michael Sheridan appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, signed by Jane Slavin, RA, Director, dated March 24, 2025.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Bruce Peters, dated March 25, 2025.
3. Interdepartmental Memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief, dated March 7, 2025.
4. Letter from Brooker Engineering, dated March 19, 2025.
5. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated March 25, 2025.
6. Plans prepared by KMB Design Group, last dated September 17, 2024.
7. Reports entitled:
 - “Radio Frequency Electromagnetic Energy Jurisdictional Report”, prepared by EBI Consulting, dated November 15, 2024, and
 - “Structural Analysis Report”, dated August 20, 2024.
8. Email from Orange and Rockland Utilities dated March 23, 2025, from Alfred Gaddi, Gas Engineering.

**TOWN OF ORANGETOWN
2025 APR 30 A 10:14
TOWN CLERK'S OFFICE**

**PB# 25-18: Verizon Wireless Communication Facility
Co-Location on Existing Station
Special Permit Granted**

Permit #0738-25

March 26, 2025

Page 2 of 5

The Hearing was open to the public.

A motion was made to open the Public Hearing portion of the meeting by Andrew Andrews and second Michael McCrory and carried as follows: Thomas Warren – Chair, absent; 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 hearing was then opened to the Public.

There being no one from the Public a motion was made by Bruce Bond and second by Andrew Andrews and carried as follows: Thomas Warren – Chair, absent; 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.

SEQRA

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (ak) 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 Andrew Andrews and seconded by Bruce Bond and carried as follows: Thomas Warren – Chair, absent; 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 Board declared itself as 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): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested Rockland County Department of Planning, and having reviewed proposed Site Plans, a summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action:

TOWN OF ORANGETOWN
025 APR 30 A 10: 14
TOWN CLERK'S OFFICE

**PB# 25-18: Verizon Wireless Communication Facility
Co-Location on Existing Station
Special Permit Granted**

Permit #0738-25

**March 26, 2025
Page 3 of 5**

- 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 Bruce Bond and second by Michael McCrory, the motion was carried as follows: Thomas Warren, absent; 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 Board made a Negative Declaration pursuant to SEQRA.

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

- 1.The size and type of the battery to be used shall be provided.
2. RF signage and safety information warnings shall be posted on the roof, as per EBI Consulting, Appendix B, of its November 15, 2024 report.
3. 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."

TOWN OF ORANGETOWN
2025 APR 30 A 10:14
TOWN CLERK'S OFFICE

**PB# 25-18: Verizon Wireless Communication Facility
Co-Location on Existing Station
Special Permit Granted**

Permit #0738-25

March 26, 2025

Page 4 of 5

4. 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.
5. Per Chapter 43, Article VII, Section 8.15, D-2; ACABOR review and approval is required.
6. The Short Environmental Assessment Form appears to be in order.
7. 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 Chair of the Planning Board and the construction plans are reviewed and approved by the Building Inspector.
8. DEME has no comment on this project at this time.
9. The Town of Orangetown Bureau of Fire Prevention had the following questions:
 1. Are there any potential health hazards to fire fighters working in proximity to the proposed equipment?
 2. What size/type of batteries are proposed for the battery cabinet.
10. The Drainage Consultant to the Planning Board, Brooker Engineering offered the following:

In its opinion, there are no increases in stormwater runoff for this project and recommend that Verizon Wireless Communication Facility be approved for drainage.
11. Based on the drawings provided, there does not seem to be any trenching or road/earth disturbance for this work, only work on top of an existing building, assuming this is correct, Orange and Rockland Utilities does not have conflicts with the existing gas facilities.
12. Rockland County Department of Planning offered the following:

A review must be done by the Rockland County Department of Health.
A review must be completed by the Rockland County Highway Department.
Special permit are subject to a higher standard of review. The Town shall be satisfied with the proposed installation of two additional antennas.
13. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans prior to signing the final plans.
14. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

TOWN OF ORANGETOWN
2025 APR 30 A 10:14
TOWN CLERK'S OFFICE

**PB# 25-18: Verizon Wireless Communication Facility
Co-Location on Existing Station
Special Permit Granted**

Permit #0738-25

March 26, 2025

Page 5 of 5

15. 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.

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

17. 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).

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

19. 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

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

The foregoing Resolution was made and moved by Bruce Bond and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, absent; 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 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: March 26, 2025
Town of Orangetown Planning Board
attachment



TOWN OF ORANGETOWN
2025 APR 30 A 10:14
TOWN CLERK'S OFFICE

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

**PB# 25-18: Verizon Wireless Communication Facility Permit #0738-25
Co-Location on Existing Station
Special Permit Granted
March 26, 2026**

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: Verizon Wireless Communication Facility Co-Location on Existing Station: Special Permit Granted

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

DESCRIPTION OF ACTION: Special Permit

LOCATION: The site is located at 38 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 8; CC 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:

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,

TOWN OF ORANGETOWN
2025 APR 30 A 10:14
TOWN CLERK'S OFFICE

¹⁹
PB #25-19: 39 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to PB #24-26,
Final Site Plan Approval Subject to Conditions
Neg. Dec.

Permit #BLDC-4488-23

Town of Orangetown Planning Board Decision
March 26, 2025
Page 1 of 8

TO: Alanna Levine, 39 Tweed Boulevard, Upper Grandview
FROM: Orangetown Planning Board

RE: 39 Tweed Boulevard Site Plan: The application of Alanna & James Levine, owners, for an Amendment to Final Site Plan Approval, PB #24-16, dated March 13, 2024, at a site known as “**Amendment to 39 Tweed Boulevard Retaining Wall Site Plan**”, located in the Critical Environmental Area, 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 39 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 40 in the R-22 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **March 26, 2025** at which time the Board made the following determinations:

Alanna Levine and James Levine appeared and testified before the Board. The Board received the following communications:

1. Interdepartmental memorandums from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Jane Slavin, Director, Deputy Building Inspector dated March 24, 2025.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated March 25, 2025.
3. Interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated March 7, 2025.
4. Letter from Brooker Engineering, dated March 7, 2025.
5. Letter from Rockland County Department of Planning, Douglas Schuetz, Acting Commissioner dated March 17, 2025.
6. Email from Rockland and Rockland Utilities, from Alfred Gaddi, PE, Gas Engineering, dated March 23, 2025.
7. Letters from Stein & Stein, applicant’s attorney, dated March 14, 2024 and March 26, 2025
8. Short Environmental Assessment Form, dated March 26, 2025, from James Levine.
9. Plans prepared by Thomas Skrable, PE, dated January 29, 2025.

TOWN OF ORANGETOWN
2025 APR 30 A 10:19
TOWN CLERK'S OFFICE

**PB #25-19: 39 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to PB #24-26,
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDC-4488-23

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 2 of 8**

The Board reviewed the plans. The hearing was then opened to the Public.

A motion was made to open the Public Hearing portion of the meeting by Bruce Bond and second by Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; 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.

There being no one to be heard from the Public, a motion was made to close the public comment by Bruce Bond and second by Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; 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.

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 Denise Lenihan and seconded by Lisa DeFeciani and carried as follows: Thomas Warren – Chair, absent; 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 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.

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 the applicant’s consultant and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building,

TOWN OF ORANGETOWN
2025 APR 30 A 10:19
TOWN CLERK'S OFFICE

**PB #25-19: 39 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to PB #24-26,
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDC-4488-23

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 3 of 8**

After having identified the relevant areas of environmental concern, namely Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from involved and interested agencies, 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:

- 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 the 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.

**TOWN OF ORANGETOWN
2025 APR 30 A 10:15
TOWN CLERK'S OFFICE**

**PB #25-19: 39 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to PB #24-26,
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDC-4488-23

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 4 of 8**

On motion by Denise Lenihan and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, absent; 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 Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **an Amendment to the 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. In regard to the letter received at the Planning Board from Stein and Stein, dated March 26, 2025, a letter shall be obtained from the neighbor before the plan can be stamped.
5. The SEAF needs to be signed. This was completed at the March 26, 2025 Planning Board Meeting.

TOWN OF ORANGETOWN
2025 APR 30 A 10:15
TOWN CLERK'S OFFICE

**PB #25-19: 39 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to PB #24-26,
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDC-4488-23

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 5 of 8**

6. The applicant shall to comply with PB #24-16 conditions:

“6. Provide written approval from neighbor allowing access through their property and show area of access on the plan.

8. The total area od disturbance (a.o.d.) shall be calculated by the applicant’s engineer and shown & labeled on the plan view. The applicant’s engineer shall provide a separate signed and sealed letter enumerating the breakdown of the total a.o.d.

10. The drawings shall clearly state and show specifically how the proposed construction access across the neighboring property is to be initially constructed and restored upon completion of construction.

11. A copy of the aforementioned agreement between this applicant and their neighbor shall be supplied to the Planning Board. This agreement should spell out specific purpose/ intention, responsibilities, remedies etc. for both parties to the agreement. It is **strongly** recommended that the applicant seek legal advice and input for this agreement.”

7. The Town of Orangetown Bureau of Fire Prevention reviewed the submitted site plan and had no further comments.

8. Rockland County Department of Planning reviewed the submitted information and offered the following comments:

A review must be completed by the Rockland County Highway Department, County Rockland Division of Environmental Resources and Rockland County Highway Department.

- The construction entrance and a significant portion of the limits of disturbance are located on the adjacent tax parcel, which is not part of the main development. A signed agreement must be provided between the applicant and Lot 71.13-1-1, as noted on the Site Plan.
- Prior to the start of demolition, construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the NYS Standards for Urban Erosion and Sediment Control.
- There shall be nonet increase in the peak rate of discharge from the site at all design points.
- Retaining walls shall be designed by a licensed NYS PE and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the Licensed PE.

TOWN OF ORANGETOWN
2025 APR 30 A 10:15
TOWN CLERK'S OFFICE

**PB #25-19: 39 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to PB #24-26,
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDC-4488-23

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 6 of 8**

Continuation of Condition #8...

- Pursuant to NYS General Municipal Law, Section 239-m and 239-n, if any conditions of the GML review are overridden, then the local land use board must file a report with the County's commissioner of Planning of the final action.
- Pursuant to Executive order 01-2017, county agencies are prohibited from issuing a County permit, license or approval until the report is filed with the County's Commissioner of Planning.

9. Based on the drawing provided, there should not be any conflicts with the existing gas facilities. Note all gas facilities must be located prior to work and all code 753 rules must be followed.

10. All previous conditions of prior Board Decision PB #24-16, shall remain in effect.

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

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

13. 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.

14. TREE PROTECTION: The following note shall be placed on the Site 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:

TOWN OF ORANGETOWN
2025 APR 30 4:58 PM
TOWN CLERK'S OFFICE

**PB #25-19: 39 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to PB #24-26,
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDC-4488-23

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 7 of 8**

Continuation of Condition #14...

- 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.

15. 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.

16. 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.

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

18. 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).

TOWN OF ORANGETOWN
2025 APR 30 A 10:15
TOWN CLERK'S OFFICE

**PB #25-19: 39 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to PB #24-26,
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDC-4488-23

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 8 of 8**

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

20. 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

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

The foregoing Resolution was made and moved by Denise Lenihan and seconded by Bruce Bond and carried as follows: Thomas Warren – Chair, absent; 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 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: March 26, 2025
Town of Orangetown Planning Board
attachment



TOWN OF ORANGETOWN
2025 APR 30 A 10:15
TOWN CLERK'S OFFICE

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

**PB #25-19: 39 Tweed Boulevard Site Plan
Critical Environmental Area
Amendment to PB #24-26,
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

Permit #BLDC-4488-23

**Town of Orangetown Planning Board Decision
March 26, 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: 39 Tweed Boulevard Site Plan Amendment

SEQR STATUS: Type I _____ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Amendment to Final Site Plan Approval Subject to Conditions

LOCATION: The site is located at 39 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 40 in the R-22 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, NYSDEC, - Town Supervisor, Applicant, Involved Agencies

TOWN OF ORANGETOWN
2025 APR 30 A 10:15
COMMUNAL CLERK'S OFFICE

**PB# 25-20: Homeland Towers, LLC
and Verizon Wireless Consultation**

**New Monopole Telecommunications Tower
Co-Location on Existing Station
Page 1 of 2**

TO: David Kenny, 94 White Plains Road, Tarrytown, NY 10591
FROM: Town of Orangetown Planning Board

RE: Homeland Towers, LLC and Verizon Wireless Consultation;

RE: Homeland Towers, LLC and Verizon Wireless Consultation: The application of Homeland Towers, LLC and Verizon Wireless, applicants for the Trustees of Columbia University in the City of New York, owners for a Consultation Review at a site to be known as “**Homeland Towers, LLC and Verizon Wireless**”, 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 61 Route 9W, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 80.10, Block 1, Lot 1; R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, March 26, 2025**, at which time the Board made the following determinations:

Michael Sheridan and Klaus Wilmer appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, signed by Jane Slavin, RA, Director, dated March 24, 2025.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Bruce Peters, P.E., Commissioner, dated March 25, 2025.
3. Interdepartmental Memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief, dated March 7, 2025.
4. Letter from Columbia University, dated November 11, 2024.
5. Letter from Snyder & Snyder, dated January 31, 2025, signed by David Kenny.
6. Plans prepared by On Air Engineering, last dated December 30, 2024.

CONSULTATION: In view of the foregoing and the testimony before the Board, the Board provided the following items:

1. The following items were discussed:
 - The Board requested additional photographs taken at any additional locations.
 - Perc and soil tests need to be completed in the Spring with DEME
 - The Board questioned if the tower will look like a Tree
 - The applicant noted that this would be a new monopole next to an existing pole that will be demolished upon project completion.
2. What is the proposed surface within the fenced area?
3. Are new concrete slabs proposed under “future” equipment areas?

TOWN OF ORANGETOWN
2025 APR 30 A 10: 15
TOWN CLERK'S OFFICE

**PB# 25-20: Homeland Towers, LLC
and Verizon Wireless Consultation**

**New Monopole Telecommunications Tower
Co-Location at Existing Station
Page 2 of 2**

4. Provide construction details for the anchoring of the proposed monopole.
5. Provide construction details for the steel canopy.
6. Clearly label the existing impervious surfaces and new impervious surfaces.
7. A complete application package in compliance with Chapter 43, Article VIII, Section 8.15 shall be submitted.
8. Per Chapter 43, Article VIII, Section 8.15 D -2, ACABOR review and approval is required.
9. The total area of disturbance (a.o.d.) shall be graphically depicted and labeled on the site plan.
10. All proposed surfaces shall be labeled on the site plan(s).
11. The total amount (SQSF) of new impervious surface, shall be labeled on the site plan(s). The applicant's engineer is reminded that gravel is considered an impervious surface.
12. A soil erosion and sediment control plan and details shall be added to the drawing set.
13. The Town of Orangetown Bureau of Fire Prevention offered the following comment:
 - What size/type of batteries are proposed for the battery cabinet.

The Clerk is hereby authorized, directed and empowered to sign this **CONSULTATION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: March 26, 2025

Town of Orangetown Planning Board



TOWN OF ORANGETOWN
2025 APR 30 A 10:15
TOWN CLERK'S OFFICE

**PB #25-21 Onyx Equities Re-Subdivision Plan
Request for Two (2) – 90 Day Extensions**

**Town of Orangetown Planning Board Decision
March 26, 2025
Page 1 of 2**

**TO: Taryn Ramey, McCullough, Goldberger & Staudt, 1311
Mamaroneck Ave, #340, White Plains, NY 10605**

FROM: Town of Orangetown Planning Board

RE: Onyx Equities Re-Subdivision Plan Request for Two (2) – 90 Day Extensions: The application of McCullough, Goldberger & Staudt, applicant, for Onyx Management Group, LLC, owner, for 2 – 90 Day Extensions to File a site plan at a site to be known as “**Onyx Equities Re-Subdivision Plan Request for Two (2) – 90 Day Extensions**”, 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 64 & 140 Leber Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.06, Block 1, Lot 47 & 50.4 in the R-40 & LO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **March 26, 2025** at which time the Board made the following determinations:

Taryn Ramey appeared and testified. The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, March 24, 2025.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Bruce Peters, P.E., Commissioner, dated March 6 and March 25, 2025.
3. Letter from Taryn Ramey, dated March 6, 2025.

The Board discussed the (2) 90-day extension request to file the site plan.

The hearing was then opened to the Public.

A motion was made to open the Public Hearing portion of the meeting by Andrew Andrews and seconded Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; 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.

There being no one to be heard from the Public, a motion was made to close the public portion by Bruce Bond and seconded Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; 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.

TOWN OF ORANGETOWN
2025 APR 30 A 10:15
TOWN CLERK'S OFFICE

**PB #25-21 Onyx Equities Re-Subdivision Plan
Request for Two (2) – 90 Day Extensions
Town of Orangetown Planning Board Decision
March 26, 2025
Page 2 of 2**

DECISION: In view of the foregoing, the Board GRANTED the (2) 90 Day Extensions in time to file the Onyx Re-Subdivision Plan.

The foregoing resolution was made and moved by Bruce Bond and seconded Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; 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 Clerk 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: March 26, 2025
Town of Orangetown Planning Board



TOWN OF ORANGETOWN
2025 APR 30 A 10:16
TOWN CLERK'S OFFICE