

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Wednesday, May 28, 2025**

**MEMBERS PRESENT:**

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

**MEMBER ABSENT:** Lisa DeFeciani

**ALSO, PRESENT:** Rick Oliver, Acting Director, Office of Building, Zoning, Planning Administration and Enforcement, Rick Pakola, Deputy Town Attorney; Katlyn Bettmann, Sokuna Mam and Ann Marie Ambrose, Stenographer.

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

**Continued Item from October 9, 2024 Planning Board Meeting:**

**80 South William Street Subdivision**

**PB #24-10**

Pre-preliminary/Preliminary/  
Final Subdivision Review  
and SEQRA Review

**Final Subdivision Approval  
Subject to Conditions  
Neg. Dec.**

80 South William Street, Pearl River  
68.20-2-76; RG Zoning District

**New Item:**

**The Club West at Pearl River II Site Plan**

**PB #25-32**

Recommendation to the Town Board  
for release of Performance Bond  
661 West Blue Hill Road, Pearl River  
73.10-1-5; OP & PAC Zoning Districts

**Recommended to the  
Town Board to Release  
the Performance Bond**

The decisions of the May 14, 2025 Planning Board Meeting were reviewed and approved. The motion for adoption was made and moved by Michael Mandel, Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, abstain; Lisa DeFeciani, absent; 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 Michael Mandel, Vice Chair and second by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

The meeting was adjourned at 8:32 p.m. The next Planning Board meeting is scheduled for June 11, 2025.

**Dated: May 28, 2025**

**Town of Orangetown Planning Board**

TOWN CLERK'S OFFICE

2025 JUN 17 A 10: 07

TOWN OF ORANGETOWN

**PB #24-10: 80 South William Subdivision Plan  
Final Subdivision Approval Subject to Conditions/ Neg. Dec.**

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**TO: Larry Omelanczuk, R & L Property Development, 22 Lindbergh  
Road, Stony Point, New York 10980**  
**FROM: Orangetown Planning Board**

**RE: 80 South William Street Subdivision, a continued item:** The application of R & L Property Development, owner, for Prepreliminary/ Preliminary/Final Subdivision Plan at a site to be known as “**80 South William Street Subdivision**”, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 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 80 South William, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 76 in the RG zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, June 26 and October 9, 2024, and May 28, 2025** the Board made the following determinations:

**June 26, 2024**

Frank Phillips, Paul Gdanski and Larry Omelanczuk appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement, dated June 21, 2024.
2. Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 23, March 18 and June 25, 2024.
3. Interdepartmental memorandum from the Office of Parks and Recreation, Town of Orangetown, signed by Aric Gordon, Superintendent, dated February 21, 2024.
4. Interdepartmental memorandums from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated June 10 and June 12, 2024.
5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, PE, dated June 24, 2024.
6. Letter and Notice from the Rockland County Health Department, signed by Elizabeth Mello, Senior Public Health Engineer, dated January 8, 2024.
7. Letter from the Rockland County Sewer District No.1, signed by Nicholas King, Engineer I, dated January 8, 2024.
8. Notice from the Rockland County Highway Department, signed by Dan Rajasingham, Engineer III, dated December 13, 2023.
9. Notice from the Town of Orangetown, Zoning Board of Appeals, signed by Trisha Castelli, Acting Chair, dated January 3, 2024

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10. Email from Harry Wilson area resident, dated March 21, 2024.
11. Letter from Paul Gdanski, PE, dated May 3, 2024.
- 12 Short Environmental Assessment Form.
13. Project Narrative prepared by applicant., 2024:
14. Subdivision Plans prepared by Paul Gdanski, PE, dated May, 2024.

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

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

Merrill McGarity, 85 South William Street, Pearl River. She stressed concerns for the increase in housing in the area from this project and how it could lead to more traffic and impact the safety of the nearby school.

The applicant requested a **CONTINUATION**.

**October 9, 2024**

Frank Phillips, Paul Gdanski and Larry Omelanczuk appeared and testified.

The Board received the following communications:

1. Interdepartmental memorandum from Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement, dated October 3, 2024.
2. Interdepartmental memorandum from the Office of Parks and Recreation, Town of Orangetown, signed by Aric Gordon, Superintendent, dated September 25, 2024.
3. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated September 23, 2024.
4. Letter from Brooker Engineering, signed by Dennis Rocks, PE, dated October 8, 2024.
5. Subdivision Plan prepared by Paul Gdanski, PE, dated August, 2024.

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

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

The applicant requested a **CONTINUATION**.

**May 28, 2025**

The Board received the following communications:

1. Interdepartmental memorandum from Rick Oliver, Acting Director, Office of Building, Zoning, Planning Administration and Enforcement, dated May 23, 2025.
2. Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated May 27, 2025.
3. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated May 12, 2025.
4. Letter from Brooker Engineering, signed by Frank Toto, PE, dated May 27, 2025.
5. Project Narrative prepared by Phillips & Millman, dated August 12, 2024.
6. Full Environmental Assessment Form, signed by Leszek Omelanczuk.
7. Percolation test Results, prepared by Fairway Testing, dated April 11, 2025.
8. Hydraulic Analysis and Stormwater Design Calculations, prepared by Paul Gdanski, PE, dated August 21, 2023, last revised April 15, 2025, attached Drainage Area Map, dated July 18, 2024.
9. Full Environmental Assessment form, dated August 15, 2024.

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9. Subdivision Plan prepared by Paul Gdanski, PE:  
Sheet 1 of 5: Preliminary Plant, dated August 15, 2025  
Sheet 2 of 5: Grading & Utilities, dated April 15, 2025  
Sheet 3 of 5: Sediment & Erosion Control, dated August 15, 2025  
Sheet 4 of 5: Profiles, dated August 15, 2025  
Sheet 5 of 5: Details, dated August 15, 2025  
10. H

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

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

Merrill McGarity, 85 South William Street, Pearl River. Wanted to know when work would be allowed to take place. .

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

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After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering, and having heard from the following involved and interested agencies, Rockland County Department of Health, Rockland County Department of Highway, Rockland County Sewer District #1, and having reviewed a proposed Subdivision Plan, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive subdivisions or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

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On motion Michael Mandel, Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, absent; 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 Subdivision Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the Subdivision Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a Pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting".
2. Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. The following map notes on the Subdivision Plan shall be changed: #7, #8 and #12, as discussed at the May 28, 2025 Planning Board Meeting.
4. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Subdivision Plan is stamped and the construction plans are reviewed and approved by the inspector.
5. The proposed plan shall not show the previous dwelling.
6. Provide a landscaping plan.
7. Per Chapter 2, Section 2-4, review and approval is required by the Town of Orangetown Architecture and Community Appearance Board of Review (ACABOR).

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**8.** The following items on the Full Environmental Assessment Form must be revised:

C.4a – school district is Pearl River

D.1d – Maximum lot size proposed is 12,703

D.2d – a sewer line extension is required and shall be checked “yes”

D.2m – Shall be answered “yes” as the construction will exceed existing ambient noise levels, under I, state construction and hours of construction

**9.** The New Lot fees for Money in Lieu of Recreation are \$6,300.00, not \$12,600.00, per chapter 21, Section 21-20E and Town Board Resolution #396.

**10.** The client is advised that when applying for New House Construction permits, the following will be required:

- Preliminary Construction Plans
- Individual surveys for each site, to scale, labeled and including Bulk Table and drainage
- Landscape Plan
- Per Chapter 2, Section 2-4 ACABOR approval is required.

**11.** The Town of Orangetown Department of Environmental Management and Engineering offered the following comments:

1. The revised Hydraulic Analysis/ Stormwater Design calcs are under review. The document shall be signed and sealed by the applicant’s engineer.

2. The total area of disturbance (a.o.d.) shall be listed on the drawings and in the Hydraulic Analysis. The a.o.d. must include all of the proposed disturbances on the lots and South William Street. The applicant’s engineer is reminded that if the total a.o.d. exceeds 1 acre, a formal SWPPP must be prepared and submitted for the project.

3. The L.O.D. as shown on drawing 3 is incomplete. The drawing must show the complete L.O.D. down South William Street to the connection to the existing catch basin.

4. The test pit location shall be added to drawings 2 & 3.

5. A copy of the proposed R.O.W. dedication to the Town of Orangetown (at the south west corner of the subdivision), shall be given to the Town Attorney’s office, the Orangetown Highway Department and DEME for review and approval.

6. Concrete curbing shall be shown in front of the entire subdivision along South William Street, to the northern end of the subdivision.

7. Separate plan and profiles views for each of the two private drywell systems shall be added to the plans. The plans and profiles shall include all top & invert elevations, overflow piping with elevations, etc.

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**Continuation of Condition #11...**

8. A profile for the proposed drainage improvements along South William Street shall be added to the plans.
9. Drawings 1,3,4,5 have a listed revision date of 8/15/25, this shall be corrected.
10. A Performance Bond for this subdivision will be required. However, the bond cannot be calculated until **all** of the required public improvements have been added to the drawings.
11. Drawing 1 of 5, Preliminary Plat, in the latest set of revised drawings, has removed all of the existing infrastructure (house, garage, driveway shed, deck, etc.) This information shall be added back to drawing 1 of 5.
12. Sanitary calculations for the proposed site, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to DEME for review and approval. The calculations shall include both the existing home as well as the proposed 2 homes.

**12. Brooker Engineering Review**

This is the fourth drainage review report for this project; the last review was dated October 8, 2024. The application is for Planning Board approval for a two-lot subdivision. The parcel is located on the east side of South William Street and contains one existing single-family home, which is to be removed for this action. The two proposed lots will each contain a single-family home, driveway, and decks/ walks. There is a net decrease in stormwater runoff from Lot 1; Lots 1 and 2 each have individual drywell systems to provide stormwater mitigation for potential increases in peak rates of stormwater runoff. The lot has a flat downhill slope to the east.

**Project Comments Site Plans:**

1. Review drywell overflow pipe inverts. Adequate cover shall be provided for the overflow pipes.
2. Spot grades shall be added on the proposed driveways to ensure low points are incorporated at trench drains.
3. Sheet 5: several details and notes need to be plotted darker on the physical plan sheet. Page 2 westonandsampson.com
4. Existing contour labels need to be added for the existing contours shown on Lot 1.
5. As per the October 8, 2024, drainage review report, the "Trench Drain Detail" needs to be revised to accept a 12" pipe at an acute angle. See comment 18 regarding pipe capacities.
6. Previously performed testing locations shall be added to Drawing 2, "Grading & Utilities."
7. "Seepage Pit System: 11' x 11'" shall be named "Drywell System: 11' x 11'" to be consistent with Drawing 2, Grading & Utilities and the hydraulic analysis and stormwater design report.
8. The frame and grate for the lot 1 southern drywell shall be designed for HS-20 loading.
9. Provide profiles with elevations of the proposed catch basins and associated drainage pipes in South William Street.

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**Continuation of Condition #12**

10. As per the March 26, 2024, drainage review report, provide profiles with elevations of the complete drywell system for each lot. Hydraulic Analysis and Stormwater Design Calculations:

11. The project scope states, "the project involves the construction of three single-family dwellings." Revise the project scope from "three single-family dwellings" to "two single-family dwellings."

12. The "Existing Drainage Area" on the Drainage Area Maps shall include existing conditions only. The proposed dwellings/ driveways are currently shown in the existing drainage area.

13. The time of concentration path and point of interest location shall be plotted darker for "EX. DA 2" and "PRO. DA 2"

14. Drainage Area names under project scope shall be consistent with the Drainage Area Maps. 15. The Hydraulic Analysis and Stormwater Design Calculations mention seven (7) drywells under the project scope and in the drainage calculation. The plans indicate five (5) drywells are proposed. Clarify the number of drywells proposed. 16. The drainage area boundaries shall be clearly shown on Drainage Area Maps. There appears to be a discrepancy between the existing and proposed drainage areas on the frontage of South William Street without any proposed grading. Confirm the proposed drainage areas.

17. Impervious/ pervious areas for each drainage area shall be labeled on the Drainage Area Maps.

18. As per the October 8, 2024, drainage review report, please provide pipe capacity calculations. General: For the next submission provide a narrative that responds to each comment. The Narrative shall also indicate if any other discretionary revisions have been made to the plans that are not related to review comments.

**Drainage Review Recommendation:** It is Brooker Engineering's opinion that increases in stormwater runoff can be successfully mitigated for this project, and therefore recommend that 80 South William Street Subdivision be approved for drainage subject to the above Project Comments.

**13.** The Town of Orangetown Bureau of Fire Prevention has no further Comments.

**14.** The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this subdivision.

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**15.** The Rockland County Health Department reviewed the submitted information and offered the following:

- Realty Subdivision application is to be made to this office.
- Application is to be made to the Rockland County Health Department for review of the storm water management system for compliance with the County Mosquito Code.

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

**17.** All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Subdivision Plan.

**18.** 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 §21. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Subdivision Plan Approval pursuant to Town Code §21 and §6A.

**19.** The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Rockland County Sewer District #1
- Rockland County Health Department
- Rockland County Highway Department
- Town of Orangetown Zoning Board of Appeals

**20.** All landscaping shown on the subdivision plans shall be maintained in a vigorous growing condition throughout the duration of the use of this subdivision. 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 subdivision 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 subdivision 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.

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**23.** 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 subdivision 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).

**24.** Permanent vegetation cover of disturbed areas shall be established on the subdivision 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 Chair and seconded by Michael McCory 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, absent, Bruce Bond, (alternate member), aye.

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

**Dated: May 28, 2025**  
**Town of Orangetown Planning Board**  
attachment

TOWN CLERK'S OFFICE  
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TOWN OF ORANGETOWN

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

**80 South William Subdivision Plan  
Final Subdivision Approval Subject to Conditions/ Neg. Dec.**

**Town of Orangetown Planning Board Decision  
May 28, 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: 80 South Williams Subdivision Plan**

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

**DESCRIPTION OF ACTION: Final Subdivision Plan Approval Subject to Conditions**

**LOCATION:** The site is located at 80 South William, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 76 in the RG zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning  
Administration and Enforcement  
Town of Orangetown  
20 Greenbush Road  
Orangeburg, NY 10962

TOWN CLERK'S OFFICE  
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**PB #25-32: The Club West at Pearl River – Recommendation to the Town Board to Release the Performance Bond**

**Town of Orangetown Planning Board Recommendation**

**May 28, 2025**

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**TO: Donald Brenner, 4 Independence Ave., Tappan, New York**  
**FROM: Town of Orangetown Planning Board**

**RE: The Club West at Pearl River Recommendation to the Town Board to Release the Performance Bond:** The application of Donald Brenner, applicant for a **Recommendation to the Town of Orangetown Town Board to Release the Performance Bond**, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located at 661 West Blue Hill Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 5; OP & PAC Zoning Districts.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, May 28, 2025**, at which time the Board made the following determinations:

The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, signed by Rick Oliver, Acting Director, dated May 8, 2025.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Eamon Reilly, P.E., Commissioner, dated May 9, 2025 and from the Highway Department, signed by James Dean, Superintendent of Highways, dated May 13, 2025.
3. Email from JMC, dated April 29, 2025.
4. Interdepartmental memorandum from DEME, dated August 13, 2020.

The Hearing was open to the public.

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

TOWN CLERK'S OFFICE

2025 JUN 17 A 10:09

TOWN OF ORANGETOWN

**PB #25-32: The Club West at Pearl River – Recommendation to the Town Board to Release the Performance Bond**

**Town of Orangetown Planning Board Recommendation**

**May 28, 2025**

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

**RECOMMENDATION:** In view of the foregoing, the Planning Board **Recommended to the Town of Orangetown Town Board to Release the Performance Bond**, as outlined in the Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Eamon Reilly, P.E., Commissioner, dated May 9, 2025 and from the Highway Department, signed by James Dean, Superintendent of Highways, dated May13, 2025.

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

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

**Dated: May 28, 2025**

**Town of Orangetown Planning Board**

TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE