

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Wednesday, July 9, 2025**

**MEMBERS PRESENT:**

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

**ALSO, PRESENT:** Rick Oliver, Acting Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Audrey Lupachino, Planning Assistant; Katlyn Bettmann, Senior Clerk Typist for the Land Use Boards; and Ann Marie Ambrose, Stenographer.

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

**New Items:**

<b>25 Ramland Rd. Tenant B – Conditional Use</b>	<b>PB #25-33</b>
Conditional Use by Planning Board	<b>Final Approval</b>
25 Ramland Road, Orangeburg	<b>Subject to Conditions</b>
73.20-1-26; LIO Zoning District	<b>Conditional Use</b>

<b>St. Thomas Aquinas College Fitness Court Site Plan</b>	<b>PB #25-34</b>
Pre-preliminary, Preliminary, & Final Site Plan Review	
125 Route 340, Sparkill	<b>Continued to</b>
74.12-1-29 & 74.16-1-1; R-40 Zoning District	<b>July 23, 2025</b>

<b>Columbia University – Homeland Towers, LLC</b>	<b>PB #25-35</b>
Pre-preliminary, Preliminary, & Final Special Permit and Site Plan Review	
61 Route 9W, Palisades	<b>Final Approval</b>
80.10-1-2; R-80 zoning district	<b>Subject to Conditions</b>

<b>228 South Boulevard</b>	<b>PB #25-36</b>
Pre-preliminary, Preliminary, & Final Site Plan Review	
228 South Boulevard, South Nyack	<b>Continued</b>
66.69-1-2.2; R-12 HC zoning district	

<b>39 South William Site Plan</b>	<b>PB #25-37</b>
Request for (2) 90 Day Extensions for Final Site Plan Filing at Rockland County Clerk	
39 William Street, Pearl River	<b>Granted Two 90 Day</b>
68.20-1-30.2; CS zoning district	<b>Extensions to File</b>

<b>The Banyan Tree Home (Sandhaus)</b>	<b>PB #25-38</b>
Consultation	<b>Withdrawn</b>
219 Route 9W, Palisades	<b>by Applicant</b>
78.18-1-44; R-80 zoning district	

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**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Wednesday, July 9, 2025**

The decisions of the June 11, 2025 Planning Board Meeting were reviewed and approved with amendment correction. The motion for adoption was made and moved by Michael Mandel - Vice Chair and seconded by Bruce Bond, (alternate member) and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, abstain; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

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 Denise Lenihan 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 meeting was adjourned at **10:25 p.m.** The next Planning Board meeting is scheduled for July 23, 2025.

**Dated: July 9, 2025**  
**Town of Orangetown Planning Board**



**Audrey Lupachino**  
**Planning Assistant**  
**Town of Orangetown**

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**PB #25-33: 25 Ramland Rd. Tenant B  
Conditional Use by Planning Board  
Approval Subject to Conditions**

**Permit #: BLDC-7250-25**

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**TO: Jackie Urra, 48 South Broadway, Nyack, New York 10960  
FROM: Orangetown Planning Board**

**RE: 25 Ramland Rd. Tenant B – Conditional Use:** The application of Torrent Motorworks, applicant, for the owner, Ramland Road Associates LLC, for Conditional Use by Planning Board at a site to be known as “**25 Ramland Rd. Tenant B**” in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown. The site is located at 25 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 26; LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, July 9, 2025**, the Board made the following determinations:

Albert (Tico) Lemoine, Applicant, and Jackie Urra, Architect, appeared and testified before the Board.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Rick Oliver, Acting Director dated June 24, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated July 7, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated June 20, 2025.
4. Letter from Roman Professional Engineering PLLC signed by Doug Schmidt, P.E. dated June 26, 2025
5. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated June 6, 2025.
6. Letter from Rockland County Sewer District 1, signed by Nicholas King, Engineer II dated July 7, 2025.
7. Email from Orange & Rockland from Alfred Gaddi, PE dated June 22, 2025.
8. USIS As-Built Survey prepared by McLaren Engineering Group dated May 21, 2019 last revised August 18, 2020;
9. Plans prepared by U Architecture dated April 28, 2025;
  - a. T-100 Title Sheet
  - b. G-100 Notes
  - c. A-100 Demo & Egress
  - d. A-111 Proposed Plan
10. Narrative by Jackie Urra, U Architecture, dated May 28, 2025.

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11. Short Environmental Assessment Form dated May 19, 2025, signed by Albert (Tico) Lemoine.

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 – 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.

**PUBLIC COMMENTS:**

Mercedes Arias, 145 Valley Forge Place, Orangeburg, had concerns regarding light pollution, business hours, and number of employees.

There being no one else to be heard from the Public, a motion to close the public portion of the meeting was made by Michael Mandel - Vice Chairman and second by Andrew Andrews and carried as follows: Thomas Warren – 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.

**SEQRA**

The proposed action is classified as an “unlisted action” 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.

On motion by Michael Mandel, Vice Chairman and seconded by Denise Lenihan 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 Board declared itself Lead Agency.

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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, Fire Prevention Bureau and having heard from the following involved and interested agencies: Rockland County Department of Planning, Rockland County Sewer District No. 1, and having reviewed a proposed Site 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 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;

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- 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.

On motion Michael Mandel, Vice Chairman 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, aye; Bruce Bond, (alternate member), abstain; 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 Approval of Conditional Use By Planning Board Subject to the Following Conditions:**

1. This application is referred to the Town of Orangetown Industrial Use Committee for review. Town of Orangetown Industrial Use Committee approval is required.
2. The applicant to revise the Short Environmental Assessment Form item #2 to be changed from “NO” to “YES” and list the Planning Board.
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.”
4. 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.

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5. 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.
6. 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.
7. Town of Orangetown Office of Building, Zoning, Planning, Administration, and Enforcement, in a letter dated July 1, 2025, had the following comment:
  - a. The separation between the two businesses shall be clearly marked on the plans, and each business name and use (type) shall be listed in their related area.
8. Town of Orangetown Department of Environmental Management and Engineering, in a letter dated July 7, 2025, had no comments at this time.
9. Town of Orangetown Fire Prevention Bureau, in a letter dated June 20, 2025, had no comments at this time.
10. Roman Professional Engineering PLLC, in a letter dated June 26, 2025, had the following comments:
  - a. Fire system needs to be upgraded to cover added gasoline related hazards.
11. Rockland County Department of Planning, in a letter dated June 6, 2025, had no comments.
12. Rockland County Sewer District No. 1, in a letter dated July 7, 2025, had the following comments:
  - a. Rockland County Sewer District No. 1 does not object to the Planning Board serving as lead agency for this review.
  - b. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District.

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- 13.** Orange and Rockland, in an email dated June 22, 2025, had the following comment:
- a. Based on the drawings provided, there should not be any gas conflicts with the proposed work. Please contact O&R's new business department for any new service connections, load increases, or new meter installation. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.
- 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.

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, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

The Planning Assistant 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: July 9, 2025  
Town of Orangetown Planning Board**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown**

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

**PB #25-33: 25 Ramland Rd. Tenant B  
Conditional Use by Planning Board  
Approval Subject to Conditions**

**Permit #: BLDC-7250-25**

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

**NAME OF ACTION: 25 Ramland Rd. Tenant B Conditional Use**

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 25 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 26; in the LIO 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 development. 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; 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



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**PB #25-35: Columbia University  
– Homeland Towers, LLC  
Final Site Plan Approval Subject to Conditions**

**Permit #: ANT-6610-25**

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**TO: David Kenny of Snyder and Snyder, LLP, 94 White Plains Road,  
Tarrytown, New York 10591  
FROM: Orangetown Planning Board**

**RE: Columbia University – Homeland Towers, LLC:** The application of Homeland Towers LLC, applicant, for the owner, The Trustees of Columbia University in the City of New York, for Conditional Use by Planning Board at a site to be known as **“Columbia University – Homeland Towers, LLC”** in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown. The site is located at 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 2; R-80 zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, July 9, 2025** the Board made the following determinations:

Michael Sheridan of Snyder and Snyder LLP, Attorney, and Manny Vicente of Homeland Towers LLC, Applicant, appeared and testified before the Board.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Rick Oliver, Acting Director dated June 30, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated July 7, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated June 20, 2025.
4. Letter from Drainage Consultant Weston and Sampson, signed by Frank Toto, dated July 9, 2025.
5. Letter from Plan Review Consultant Roman Professional Engineering PLLC, signed by Douglas Schmidt, P.E. dated June 26, 2025
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated June 25, 2025.
7. Letter from Rockland County Sewer District 1, signed by Nicholas King, Engineer II dated July 7, 2025.
8. Email from Orange & Rockland from Alfred Gaddi, PE dated June 22, 2025.
9. Letter from Palisades Interstate Park Commission, signed by Joshua Laird, Executive Director dated July 8, 2025.
10. Email from New York State Department of Transportation from Shahid Quadri dated July 9, 2025.

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11. Plans prepared by On Air Engineering, LLC signed by David A. Weinpahl, P.E., dated December 19, 2024 last revised April 15, 2025:
  - a. T-1: Title Sheet
  - b. R-1: 500' Radius Map
  - c. C-1: Site Layout
  - d. C-2: Enlarged Site Plan
  - e. C-3: Civil Notes & Details
  - f. C-4: Fence & Misc. Details
  - g. A-1: Compound Plan & Elevation
  - h. VZ-1: Verizon Equipment Plan & Details
  - i. VZ-2: Antenna Plan & Verizon Equip. Specs
12. Town of Orangetown Planning Board PB# 25-20 Consultation Minutes dated March 2, 2025.
13. Narrative Cover Letter by Synder & Synder, LLP, signed by David Kenny, dated May 15, 2025.
14. Full Environmental Assessment Form dated December 12, 2024, signed by Homeland Towers, LLC.
15. Visual Resource Assessment Report by Saratoga Associates prepared for Homeland Towers, LLC dated April 9, 2025
16. Request Letter from Columbia Climate School Lamont-Doherty Earth Observatory signed by Dean Pearce, P.E. dated November 11, 2024.
17. Request Letter from Columbia Climate School Lamont-Doherty Earth Observatory signed by Dean Pearce, P.E. dated February 11, 2025.
18. Memorandum in Support of Applications for Special Permit, and Site Plan Approval by Homeland Towers, LLC and Verizon Wireless to locate a Wireless Telecommunications Facility at the above Referenced Property by David J. Kenny, Esq. dated May 15, 2025
19. Letter from Homeland Towers, LLC signed by Manuel Vincente, President, dated May 15, 2025
20. Opinion Letter from Wireless Applications, Corp signed by Ronald W. Lageson, Jr. dated December 13, 2024.
21. Antenna Site FCC RF Compliance Assessment and Report by Pinnacle Telecom Group dated January 6, 2025
22. VCOMM Telecommunications Engineering prepared from Homeland Towers, LLC signed by Dominic C. Vilecco, President, and David K. Stern, Vice President, dated January 10, 2025.
23. Letter from Homeland Towers, LLC signed by Klaus Wimmer, Regional Manager, dated February 14, 2025
24. Letter from On Air Engineering, LLC signed by David A. Weinpahl, P.E. dated April 15, 2025.

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

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A motion was made to open the Public Hearing portion of the meeting by Michael Mandel - Vice Chairman and second by Denise Lenihan 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.

**PUBLIC COMMENTS:**

**Carol Baxter, 34 Lawrence Lane, Palisades**, supports the project due to the safety concerns of reaching contact with emergency services caused by the existing poor cellular service for the trail walkers and bikers. She asked how far the service will reach, how often the service reach will be inspected, and how the service will triangulate to the proper emergency service centers.

**Loren Plotkin, 34 Lawrence Lane, Palisades**, concerned if the cellular service will reach his home.

**Morrie Brown, 57 Ludlow Lane, Palisades**, asked for a visual demonstration of the proposed height and if there would be lights on the tower.

**Blythe Anderson-Chase, 286 Route 9W, Palisades**, notified the board that the Palisades Cemetery does not have service and it is a big safety concern.

**Dean Pearce, 126 Ridge Road, Valley Cottage**, who is employed at Columbia University, reinforced the necessity for adequate service to be provided to the University for the research conducted at the facility and on their devices, as well as second means of communication on campus for emergency services.

**Brenda Josephs, 120 Ludlow Lane, Palisades**, is in favor of this project as it will improve communications to emergency services and would also like to have a visual demonstration.

**Adriana Bartels, 659 Oak Tree Road, Palisades**, in support of the cellular tower extension due to concerns of reaching emergency services with her life alert button, which requires additional devices to provide adequate service to communicate.

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There being no one else to be heard from the Public, a motion to close the public portion of the meeting was made by Michael Mandel - Vice Chairman and second by Andrew Andrews and carried as follows: Thomas Warren – 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.

**SEQRA**

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (al) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Michael Mandel, Vice Chairman 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, aye; Bruce Bond, (alternate member), abstain; 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, 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, Fire Prevention Bureau, and having heard from the following involved and interested agencies: Rockland County Department of Planning, Rockland County Sewer District No. 1, Palisades Interstate Parkway Commission, and New York State Department of Transportation and having reviewed a proposed Site Plan, a summary of the

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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 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.

On motion Michael Mandel, Vice Chairman 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, aye; Bruce Bond, (alternate member), abstain; the Board made a Negative Declaration pursuant to SEQRA.

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

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."
2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and signed by the Chairman and the construction plans are reviewed and approved by the inspector.
5. Town of Orangetown Office of Building, Zoning, Planning, Administration, and Enforcement, in a letter dated June 30, 2025, had the following comment:
  - a. Ch 43, Section 8.15, L (1) does not allow a wireless communication facility between a primary structure and the street, however, due to the fact that the proposed antenna is replacing an existing antenna, plus, because the structure in question is not considered a primary structure, a variance will not be required.
  - b. The proposed height is 120'. A variance would be required per Ch 43, Section 8.15, L (3) and 8.15, L (4), however, Section 8.15, L (5) allows the Planning Board to waive height requirement in order to accommodate additional users.

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8. Town of Orangetown Department of Environmental Management and Engineering, in a letter dated July 7, 2025, had the following comments:

- a. Soil erosion and sediment control plans and details shall be submitted with the drawing set for review and approval.
- b. The soil erosion and sediment control symbols shall conform to NYSDEC standards.

9. Town of Orangetown Fire Prevention Bureau, in a letter dated June 20, 2025, had no comments at this time.

10. Weston and Sampson, in a letter dated July 9, 2025, had the following review recommendation and comments:

**Drainage Review Recommendation:**

Due to the flexibility associated with the large site and the well-drained soils identified in the Full Environmental Assessment Form, it is our opinion that potential increases in stormwater runoff resulting from the increase in impervious areas can be successfully mitigated for this project. We therefore recommend that Columbia University – Homeland Towers be approved for drainage subject to the above Project Comments.

**Project Description:**

The project site consists of an overall 123.68-acre lot identified as tax ID: 80.10-1-2 in the Rural Residence (R-80) zoning district and located off of Ludlow Lane.

The applicants, Homeland Towers LLC and Verizon Wireless, are proposing the replacement of an existing 75-foot monopole tower with a new 120-foot monopole tower. The new tower will be constructed approximately 55 feet southwest of the existing structure. As part of the project, the existing fenced tower compound will be expanded to accommodate the new installation, featuring a larger fenced area with gravel surface.

The project also includes the installation of equipment cabinets and a gas-fueled generator, which will be mounted on a 10-foot by 22-foot concrete pad. The total proposed limit of disturbance is 4,550 square feet, with an increase in impervious surface of 3,093 square feet of new gravel and concrete areas. No stormwater mitigation measures are proposed as part of this project.

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**Project Comments Site Plan:**

- a. Sheet C-2 – General Note 14 states “Existing grading and topography to remain. Stormwater pattern shall match existing gravel compound which flows from east to west in a large wooded area. A detailed stormwater study (i.e. SWPPP, perc tests, etc.) is not required. There is a 22’-0” L x 10’-0” W concrete pad proposed in the southeast corner of the proposed fenced tower compound. Grading will be required/ Provide a grading plan to depict the grading around the proposed concrete pad and to depict existing and proposed drainage patterns.
- b. Sheet C-2 – The impervious surface summary table should have totals for the existing impervious surface and proposed impervious surface.
- c. Sheet C-3 – Clarify if the areas between the four (4) future equipment areas will be concrete or grave as part of this application.
- d. Provide justification for no proposed stormwater mitigation.

10. Roman Professional Engineering PLLC, in a letter dated June 26, 2025, had no comments at this time.

11. Rockland County Department of Planning, in a letter dated June 25, 2025, had the following comments:

- a. The Town must be satisfied that the proposed wireless tower is compliant with the applicable Conditional Use Standards under Chapter 43, Article VIII, Section 8.15 or the Orangetown zoning regulations.
- b. A review shall be completed by the New York State Department of Transportation, any comments or concerns addressed, and all required permits obtained.
- c. The subject property is flanked by the right-of-way for the Palisades Interstate Parkway to the west and Palisades State Park to the East.
- d. The Palisades Interstate Park Commission must be given the opportunity to review the proposal and all comments addressed.
- e. A review must be completed by the New York-New Jersey Trail Conference and any concerns addressed.
- f. Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- g. There shall be no net increase in the peak rate of discharge from the site at all design points.

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- h. The Hudson Valley Natural Resources Mapper (<https://gisservices.dec.ny.gov/gis/hvnrnm/>) identifies the subject site as a Significant Biodiversity Area (SBA) and Important Area for Rare Terrestrial Animals. SBAs are landscape areas in the Hudson River Estuary that contain high concentrations of biodiversity or unique ecological features. These areas contribute to and serve as a framework for conservation partnerships and voluntary protection efforts. One of the most significant threats to biodiversity is habitat destruction, alteration, and fragmentation. Careful consideration should be given to development impacts with an SBA. Important Areas of Rare Terrestrial Animals include specific locations where rare animals have been observed, as well as additional habitat needed to support animal populations. This includes areas which may be used by rare animals for breeding, nesting, feeding, roosting, or over-wintering; and areas that support the ecological processes critical to maintaining the habitats of these rare animal populations. Proactive planning that avoids or minimizes impact to the habitat of Important areas and maintains habitat connections for wildlife movement will contribute to the long-term biodiversity of the region.
- i. Pursuant to New York State General Municipal Law (GML) Sections 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County's Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- j. In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County agencies are prohibited from issuing a County permit, license, or approval until the report is filed with the County's Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner's report approving the proposed action or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

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**12.** Rockland County Sewer District No. 1, in a letter dated July 7, 2025, had the following comments:

- a. Rockland County Sewer District No. 1 does not object to the Planning Board serving as lead agency for this review.
- b. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District.

**12.** Palisades Interstate Park Commission, in a letter dated July 8, 2025, had the following comments:

- a. PIPC recognizes the importance of cellular coverage for the communities that surround our parks, but meeting this need must be advanced in a manner that also accounts for the need to preserve the historic integrity of the Palisades and the Palisades Parkway. From the visual simulations provided, this tower will be much more visible from the Hudson River, the Palisades Park, and the Long Path than the existing facility and will be the only such man-made structure peeking above the Cliffs for miles. The simulations by Saratoga Associates show a significant visual impact to views of the Landmark Cliffs from across the Hudson River. PIPC requests that additional visual assessment be completed at reduced heights to determine if there is a lower town height at which impacts on the Palisades can be reduced.

**13.** New York State Department of Transportation, in an email dated July 9, 2025, had the following comment:

- a. The Full Environmental Assessment Form E.3.e.i. states project is substantially contiguous to Palisades Interstate Pkwy which is a National historic landmark. Please check with the Palisades Parkway Commission if they have a visual restriction vis-a-vie the proposed height (120') of tower.
- b. Apparently there no new utility connections to new town from NYS RT 9W, please confirm. If none, then not an issue.
- c. Pending confirmation of above, the project do not show any work on State RO. As such we have no further comments.

**13.** Orange and Rockland, in an email dated June 22, 2025, had the following comment:

- a. The proposed addition may be in conflict with the existing service depending on exactly where the service crosses the property in reference to the addition. Please contact O&R's new business department for all disconnects/reconnects. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.

**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.

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**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.

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, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

The Planning Assistant 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: July 9, 2025  
Town of Orangetown Planning Board**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown**

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

**PB #25-35: Columbia University  
– Homeland Towers, LLC**

**Permit #: ANT-6610-25**

**Final Site Plan Approval Subject to Conditions**

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

**NAME OF ACTION: Columbia University – Homeland Towers, LLC**

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 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 2; R-80 zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

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

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. 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; 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



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**PB #25-37: 39 South William Site Plan  
Granted Two 90-day Extensions to File the Site Plan  
with the Rockland County Clerk's Office**

**Permit #: 2402-22**

**Town of Orangetown Planning Board Decision  
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**TO: Ed O'Hara, 39 South William Street, Pearl River, New York 10965  
FROM: Orangetown Planning Board**

**RE: 39 South William Site Plan:** The application of Ed O'Hara, applicant, for two 90-day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office at a site to be known as "**39 South William Site Plan**" in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown. The site is located at 39 William Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lots 30.2 in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a virtual meeting held **Wednesday, July 9, 2025**, at which time the Board made the following determinations:

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Rick Oliver, Acting Director, dated June 24, 2025, had no comments to the requested extension.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated July 7, 2025, has no objection to the request for two (2) 90-day extensions to file the Site Plan.
3. Copy of Decision PB #24-31, Final Site Plan Approval Subject to Conditions, dated October 9, 2024.

The Board reviewed the request.

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**PB #25-37: 39 South William Site Plan  
Granted Two 90-day Extensions to File the Site Plan  
with the Rockland County Clerk's Office**

**Permit #: 2402-22**

**Town of Orangetown Planning Board Decision  
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**DECISION:** In view of the foregoing, the Board **GRANTED Two 90-Day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office.**

The foregoing Resolution was made and moved by Andrew Andrews and seconded 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 Planning Assistant 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: July 9, 2025**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown Planning Board**

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