

**ZONING BOARD OF APPEALS**

Town of Orangetown  
26 Orangeburg Road  
Orangeburg, New York 10962  
**(845) 359-8410 (ex. 4316)**

**Date: September 12, 2025**

TO: OBAPAE

**NYS Dept of Environmental Conservation**  
New York State Dept. of Transportation  
Palisades Interstate Park Commission  
NYS Thruway Authority  
**ACOE**  
**CSX**

**Rockland County Drainage**  
**Rockland County Health**  
**Rockland County Planning**  
**Rockland County Highway**  
**Rockland County Swr Dstrt #1**  
**Orange and Rockland Utilities**  
**Veolia**

This matter is scheduled for: **October 15, 2025**

**Review of Plans: Donnelly Subdivision, 276 Sickletown Road, Orangeburg, NY**

**Section 64.20 Block 1 Lot 9 R-40 zone**

Chapter 43, R-40 District, Group E, Section 3.12, Column 9 (side yard for lot 1: 30' required, with 28.2' proposed), Column 7 (street frontage for lot 2: 100' required, with 30.9' proposed), and for a variance from New York State Law Section 280-a(Street Frontage), for (2) lot subdivision, at a single-family residential lot. The premises are located at 276 Sickletown Road, Orangeburg, New York and identified on the Orangetown Tax Map as Section 64.20, Block 1, Lot 9 in the R-40 zoning district.

Please review the information enclosed and provide comments. These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- **US Postal: 26 Orangeburg Road, Orangeburg, NY 10962**
- Email to Zoning Board: [KBettmann@orangetown.com](mailto:KBettmann@orangetown.com)

**Zoning Board Meeting Date: October 15, 2025**

- ( ) Comments attached
- ( ) No Comments at this time. Please send future correspondence for review.
- ( ) No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- ( ) This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, October 15, 2025**. **Kindly forward your completed review to this office BEFORE October 15, 2025**

Reviewing Agency \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

**LAND USE BOARD APPLICATION**

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

**PERMIT#:** \_\_\_\_\_

**ASSIGNED**

**INSPECTOR:** \_\_\_\_\_

Referred from Planning Board: YES / NO  
If yes provide date of Planning Board meeting: \_\_\_\_\_

**Project Name:** Donnelly

**Street Address:** 276 Sickletown Road  
Orangeburg

**Tax Map Designation:**  
Section: 64 20 Block: 1 Lot(s): 9  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
On the East side of Sickletown Road, approximately 270 feet ~~R-40~~ SOUTH of the intersection of SHERWOOD LANE, in the Town of ORANGETOWN in the hamlet/village of Pearl River ORANGEBURG.

<b>Acreage of Parcel</b> <u>2.70</u>	<b>Zoning District</b> <u>R-40</u>
<b>School District</b> <u>PEARL RIVER</u>	<b>Postal District</b> <u>Pearl River ORANGEBURG</u>
<b>Ambulance District</b> <u>Pearl River</u>	<b>Fire District</b> <u>PEARL RIVER</u>
<b>Water District</b> <u>Veolia</u>	<b>Sewer District</b> <u>Municipal ORANGE TOWN</u>

**Project Description:** *(If additional space required, please attach a narrative summary.)*  
Subdivide 2.70 Acre parcel into one new residential lot

**RECEIVED**  
**AUG 26 2025**

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 8/25/2025 Applicant's Signature: 8/25/2025 

TOWN OF ORANGETOWN  
LAND USE BOARDS

# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )

### If subdivision:

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

### If site plan:

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

If **special permit**, list special permit use and what the property will be used for.

\_\_\_\_\_  
\_\_\_\_\_

### Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area \_\_\_\_\_

Are there **streams** on the site? If yes, please provide the names. \_\_\_\_\_

Are there **wetlands** on the site? If yes, please provide the names and type:  
\_\_\_\_\_

### Project History:

Has this project ever been reviewed before? YES Planning Board

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

JULY 23, 2025 - PB# 25-42  
BOARD GRANTED PRELIMINARY APPROVAL

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED

AUG 26 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

Project Narrative

The applicant wishes to downsize and subdivide his 2.70 acre parcel in a R-40 Zone with one new residential lot.

RECEIVED

AUG 26 2025

TOWN OF ORANGETOWN  
LAND USE BOARD

NEW(VERIFIED) 64.20-1-9 (Donnelly)

PAGE # 1

SWIS	PRINT KEY	NAME	ADDRESS
392489	64.20-1-6.1 /	Joseph G Brosnan	275 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-7 /	Alfred Reyes	271 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-8 /	James Davie	P.O. Box 302,Orangeburg, NY 10962
392489	64.20-1-9 /	Eamon Donnelly	276 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-11 /	Jose Romero	6 Sherwood Ln,Oraneburg, NY 10962
392489	64.20-1-12 /	Richard John Glielmi	8 WO Bauer Ln,Orangeburg, NY 10962
392489	64.20-1-13 /	Nicholas Yavaldakis	10 Warrant Officer Bauer,Orangeburg, NY 10962
392489	64.20-1-31 /	Valeriy Shulin	267 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-32 /	Lana S Blossom	261 Sickletown Rd,Orangeburg, NY 10962
392489	69.08-1-4.1 /	Philip Battaglia	4 Dorsey Ct,Orangeburg, NY 10962
392489	69.08-1-4.2 /	John White Jr	6 Dorsey Ct,Orangeburg, NY 10962
392489	64.20-1-10.1 /	Mathew Wambua	280 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-10.2 /	Stephen MC Kernan	4 Sherwood Ln,Orangeburg, NY 10962



**OFFICE OF BUILDING, ZONING, PLANNING  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN  
26 ORANGETOWN ROAD  
ORANGETOWN, N.Y. 10962**

**Rick Oliver  
Acting Director**

**(845) 359-8410**

**Fax: (845) 359-8526**

**Date: July 23, 2025**

**To: PLANNING BOARD**

**From: RICK OLIVER  
ACTING DIRECTOR - O.B.Z.P.A.E.**

**RECEIVED**

**JUL 23 2025**

**TOWN OF ORANGETOWN  
LAND USE BOARDS**

**Subject:**

**Donnelly Subdivision Plan Review**

**PB #25-42**

**Pre-preliminary, Preliminary, & Final Subdivision Plan Review and SEQRA Review**

**276 Sickletown Road, Orangetown**

**64.20-1-9; R-40 Zoning District**

**Submission Reviewed:**

**Jay Greenwell dated 4/22/25**

**PERMIT #**

**0808-25**

**COMMENTS**

1. Application is for subdivision only. New home construction approval not included in this application
2. Variances required for Min Street frontage on Lot 2 & Side Yard on Lot 1.
3. ACABOR approval required for new single family dwelling on lot 2.
4. Drainage needs to be shown for lot 1. If any changes due to subdivision are necessary, then calculations and drainage plan to be shown on sheet 2 and sheet 4 of plan set. Lot 2 drainage will be part of new home construction plan in future.

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Neg. Dec.**

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**TO: Donald Brenner, PE.E, LL.B, 4 Independence Avenue, Tappan, New York 10983  
FROM: Orangetown Planning Board**

**RE: Donnelly Subdivision Plan Review:** The application of Eamon Donnelly, applicant and owner, for Pre-preliminary, Preliminary, & Final Subdivision Plan Review at a site to be known as “**Donnelly 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 276 Sickletown Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.20, Block 1, Lot 9; R-40 zoning district.

Heard by the Planning Board of the Town of Orangetown at meeting held **Wednesday, July 23, 2025** the Board made the following determinations:

Donald Brenner, Attorney; Jay Greenwell, Surveyor; and Eamon Donnelly, Applicant and Owner; 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 July 23, 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 11, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated July 8, 2025.
4. Letter from Plan Review Consultant Roman Professional Engineering PLLC, signed by Douglas Schmidt, P.E. dated July 8, 2025
5. Letter from Drainage Consultant Weston and Sampson, signed by Devon Palmieri, dated July 10, 2025.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated June 26, 2025.
7. Letter from Rockland County Center for Environmental Health, signed by Elizabeth Mello, Senior Public Health Engineer dated July 16, 2025.
8. Letter from Rockland County Sewer District 1, signed by Nicholas King, Engineer II dated July 22, 2025.
9. Email from Orange & Rockland from Alfred Gaddi, PE dated July 10, 2025.

TOWN CLERK'S OFFICE

2025 SEP 11 P 3: 22

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10. Plans prepared by Jay Greenwell, PLS, LLC signed by Jay Greenwell, PLS., dated April 22, 2025.
  - a. Sheet 1 – Subdivision Plat
  - b. Sheet 2 – Grading/ Drainage/ Utilities
  - c. Sheet 3 – Tree Plan
  - d. Sheet 4 – Details
11. Project Narrative.
12. Short Environmental Assessment Form dated May 14, 2025, signed by Eamon Donnelly.

The Board reviewed the submitted plan and information.

**BOARD MEMBERS' COMMENTS:**

**Andrew Andrews** comments that the driveway location has a lot of trees vegetation and questions if it will all be removed.

**Michael Mandel – Vice Chair** requests revisions shall be made to the Short Environmental Assessment Form :

- a. Change #2 from "No" to "Yes" and add "Planning Board and Zoning Board of Appeals".
- b. Change #9 from "No" to "Yes".

He questions if the applicant will add sprinklers to the home or provide a fire hydrant. He comments that the applicant should add the site distances and depict the driveways on the street across from the site.

**Michael McCrory** requests screening on the Landscape Plan between the two new lots.

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

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**PUBLIC COMMENTS:**

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

**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, 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, 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, Department of Environmental Management and Engineering, Bureau of Fire Prevention, and having heard from the following involved and interested agencies Rockland County Department of Planning, Rockland County Center of Environmental Health, Rockland County Sewer District No. 1,

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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 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 Lisa DeFeciani and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, absent; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the 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 **Preliminary Subdivision 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. The proposed subdivision will need to be reviewed and obtain zoning variance approval from the Town of Orangetown Zoning Board of Appeals.
5. The following changes shall be made to the Short Environmental Assessment Form :
  - c. Change #2 from "No" to "Yes" and add "Planning Board and Zoning Board of Appeals".
  - d. Change #9 from "No" to "Yes".
6. Town of Orangetown Office of Building, Zoning, Planning, Administration, and Enforcement, in a letter dated June 30, 2025, had the following comments:
  - a. Application is for subdivision only. New home construction approval not included in this application.

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Continuation of Condition #6...

- b. Variances required for Min. Street Frontage on Lot 2 & Side Yard on Lot 1.
- c. ACABOR approval required for new single family dwelling on Lot 2.
- d. Drainage needs to be shown for Lot 1. If any changes due to subdivision are necessary, then calculations and drainage plan to be shown on sheet 2 and sheet 4 of plan set. Lot 2 drainage will be part of new home construction plan in future.

**7. Town of Orangetown Department of Environmental Management and Engineering, in a letter dated July 11, 2025, had the following comments:**

- a. The Hydraulic analysis and stormwater design calculations are under review. However, this Department is aware that a field Perc Test has been administered at the site. The Perc Test results shall be incorporated in the stormwater design and the testing data added to the Hydraulic analysis and stormwater design calculations.
- b. There appears to be no overflow for the proposed drywell system. This shall be corrected.
- c. Given the length of the proposed driveway and to reduce the velocity of stormwater sheet flow, trench trains shall be proposed for the new driveway instead of catch basins.
- d. A profile for the proposed new driveway shall be added to the plans.
- e. The plans call for private sanitary pumping systems for both lots. Therefore, the applicant's engineer shall submit a complete design for both systems that includes: design calculations, backup power (generator), 24-hour storage, an alarm system, a transition from force main to gravity within the property(s), at the Sickletown Road R.O.W. using a box or manhole, etc.
- f. Profiles for both private sanitary house connections (force mains gravity lines) shall be added to the drawings.
- g. The following note shall be added to sheets 1 & 2 – "The Town of Orangetown Sewer Inspector shall be notified at least 48 hours in advance of ANY work being done on or near the any of the existing sanitary sewer main and or the proposed sanitary house connection."
- h. All existing driveways along Sickletown Road, opposite the proposed subdivision, shall be shown on the plan.
- i. The site distances at the proposed driveway shall be provided on the plans.
- j. The metes & bounds for the proposed road widening dedication shall be provided on the plans.
- k. Monuments shall be shown along the new R.O.W. widening and labeled to be installed.
- l. Iron pins shall be drawn and labeled at each property corner.

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8. Town of Orangetown Fire Prevention Bureau, in a letter dated July 8, 2025, had the following comments:
- a. Show the distance from the closest hydrant to furthest portion of the building measuring along the Fire Apparatus Access Route. Greater than 600' may require a fire hydrant. IFC 507.5.1
  - b. Show driveway dimensions; minimum width is 12', minimum height is 13'6". 2020 FC NYS 511.2.1
  - c. Show the length of the driveway. Driveways in excess of 500' require a turnaround and a turnout. 2020 FC NYS 511.2.2, 511.2.3
  - d. Show that the driveway is capable of supporting the imposed load of a Fire Apparatus weighing up to 75,000 pounds in all weather conditions. 2020 FC NYS 511.2.4

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

**Drainage Review Recommendation:**

It is our opinion that increases in stormwater runoff can be successfully mitigated for this project. We therefore recommend that Donnelly Subdivision be approved for drainage subject to the above Project Comments.

**Project Description:**

This is our first drainage review for this Application. The project includes subdivision 2.70-acre parcel into one new residential lot and construction of a new dwelling and driveway access on subdivided lot. The existing dwelling is to remain; however, the existing septic field is to be abandoned and the dwelling is to be connected to public sewer on Sickletown Road.

**Project Comments Site Plan:**

- a. Sheet 2:
  - i. GETC line shown conflicts with upstream field inlet.
  - ii. Provide slope of proposed pipes.
  - iii. Review grading (152 contour & 151.5 spot grade) at front of Lot 2 dwelling. Existing topography slopes to east toward front of the dwelling, please ensure that drainage is conveyed away from the dwelling.
  - iv. 144 contour shown tying in to existing 146 contour at rear of dwelling.
  - v. Proposed rim, invert connections, and elevations for the drywell facility to be provided.
  - vi. Clarify proposed overflow mechanism for the dwelling facility. Any potential overflow shall not impact neighboring property abutting rear property line.

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Continuation of Condition #9...

- vii. 12" PVC outlet pipe (invert 143') from field inlet at end of driveway is shown passing beneath proposed stone wall (bottom of wall elevation 146'). The detail provided for the stone wall indicated that the base of the wall shall extend a minimum of 24" below finished grade (elevation 144'). This results in the stone wall being installed on top of the 12" PVC pipe and should be revised.
  - viii. Northern roof lead conveyance and footing drain shown passing through septic field to be abandoned. Please advise how the roof leader will be installed in relationship to the abandoned septic field. We recommended rerouting these pipes as to not disturb the septic field to be abandoned.
  - ix. NYSSMDM indicates that infiltration practices shall have 50' horizontal separation from septic fields; however, it is noted that the septic field is to be abandoned and will no longer be functional.
- b. Sheet 4:
- i. Provide proposed elevations and inverts for drywell facility.
  - ii. As it appears that the drywells are sized for runoff from the increase of 11,150 square feet of impervious area, our office recommends providing one gate and the remainder solid access covers since overland flow was not considered.
- c. Narrative references a 1.847-acre subdivision, this is to be corrected.
- d. An assumed 1" in 30-minute percolation rate was utilized for analysis. Soil testing to be performed and results to be included in drainage report.
- e. Web Soil Survey results to include Hydrologic Soil Group rating.
- f. Drywell Design Calculations:
- i. Correct soil designations to be included.
  - ii. 1"/30 minute percolation rate to be confirmed with soil testing.
  - iii. Step 3 of calculations utilize sidewall area in calculation for Sr; however, Step 6 of calculations indicate that only the bottom surface of drywell is used to determine Vp. Calculations shall be consistent and rates to be calculated using bottom surface of facility only.
  - iv. Please confirm calculation for volume per drywell.
  - v. Please confirm calculation for 24-hour percolation volume per drywell. It appears that the available inside volume was utilized in lieu of the bottom surface area as indicated in the calculation.

10. Roman Professional Engineering PLLC, in a letter dated July 8, 2025, had no comments.

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11. Rockland County Department of Planning, in a letter dated June 26, 2025, had the following comments:

- i. Lot 2 is a flag lot with 70% less than the minimum street frontage required for a single-family dwelling. Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. Allowing a lot with less than the required street frontage will increase the number of access points along the adjoining County Highway, creating more unpredictability along the roadway and making it less safe for drivers and pedestrians. This can potentially impact traffic flow if neighboring property owners feel inclined to seek similar relief. The Planning Board must consider the cumulative and regional impacts of creating new lots with less than the required street frontage available.
- ii. A review must be completed by the County of Rockland Highway Department, all comments or concerns addressed, and all required permits obtained.
- iii. A review must be done by the Rockland County Department of Health to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
- iv. As required by the Rockland County Stream Control Act, the subdivision must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- v. Once a subdivision has been approved, a filed map cannot be used to convey property, nor can the tax maps be updated with the lot changes, until the deeds are filed with the County Clerk, conveying the portions of the lots that are required to achieve the lot configuration indicated on the subdivision map. The applicant and the Town must make sure that the deeds are properly filed with the Rockland County Clerk to ensure that the tax maps are properly updated.
- vi. 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.
- vii. There shall be no net increase in the peak rate of discharge from the site at all design points.
- viii. For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health prior to construction.

TOWN CLERK'S OFFICE

2025 SEP 11 P 3: 23

TOWN OF ORANGETOWN

**PB #25-42: Donnelly Subdivision Plan Review  
Preliminary Subdivision Approval Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
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**Continuation of Condition #11**

- ix. Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.
- x. We request the opportunity to review the variances needed to implement the proposed subdivision, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
- xi. 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.
- xii. In addition, pursuant to Executive Order 10-2017 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.

**12. Rockland County Center for Environmental Health, in a letter dated July 16, 2025, had the following comment:**

- a. Application is to be made to the RCDOH for review of the stormwater management system for compliance with the County Mosquito Code.

**13. Rockland County Sewer District No. 1, in a letter dated July 22, 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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- 14.** Orange and Rockland, in an email dated July 10, 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 installations. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.
- 15.** 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.
- 16.** All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Subdivision Plan.
- 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 §21. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Subdivision Approval pursuant to Town Code §21 and §6A.
- 18.** 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 No.1
- 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

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Continuation of Condition #19...

- 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 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

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**Town of Orangetown Planning Board Decision  
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Continuation of Condition # 23...

(applicants' engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicants 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).

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

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 23, 2025  
Town of Orangetown Planning Board**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown**

TOWN CLERK'S OFFICE

2025 SEP 11 P 3: 24

TOWN OF ORANGETOWN

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

**PB #25-42: Donnelly Subdivision Plan Review  
Preliminary Subdivision 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: Donnelly Subdivision**

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

**DESCRIPTION OF ACTION: Preliminary Subdivision Approval Subject to Conditions/ Neg. Dec.**

**LOCATION:** The site is located at 276 Sickletown Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.20, Block 1, Lot 9; 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 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:

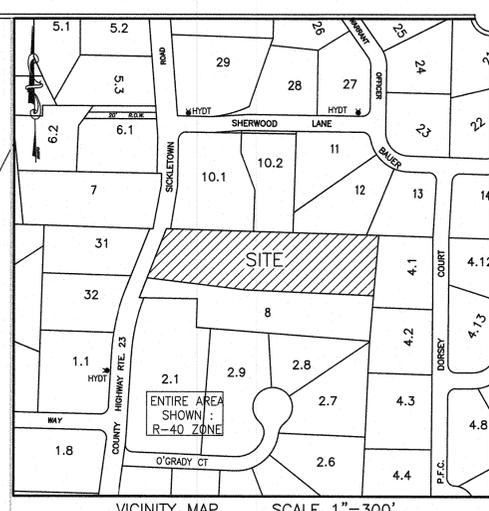
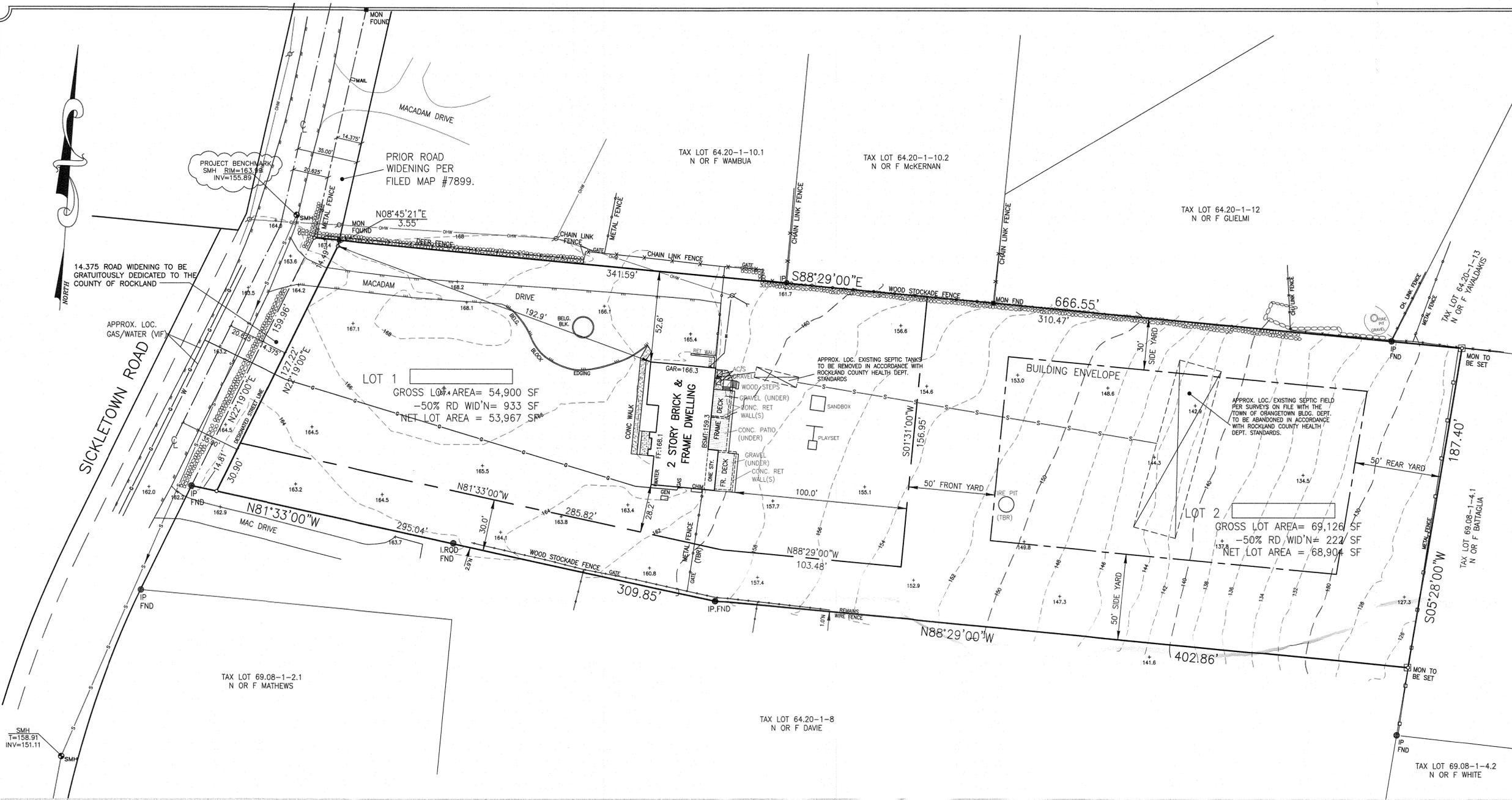
Office of Building, Zoning and Planning

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



TOWN CLERK'S OFFICE  
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TOWN OF ORANGETOWN



- NOTES:
- THIS IS A SUBDIVISION OF TAX LOT 64.20-1-9 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
  - RECORD OWNER: EAMON DONNELLY, 276 SICKLETOWN RD, ORANGETOWN, NY 10962
  - APPLICANT: SAME
  - NUMBER OF LOTS: 1 EXISTING, 2 PROPOSED
  - AREA = 124,027 SF; 2.847 AC
  - ZONE: R-40
  - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  - THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
  - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
  - MONUMENTS ARE TO BE SET AT ALL CORNERS OF ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED. (SHOWN THUS: □)
  - WATER SUPPLY: VEOLIA NA
  - DATUM: NAVD 88
  - NEW TAX LOT NUMBERS SHOWN THUS: [64.20-1-9-x]
  - THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
  - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
  - SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPT. SPECIFICATIONS. (SEE APPROVED "GRADING, DRAINAGE, SOIL EROSION & UTILITY PLAN" ON FILE WITH THE TOWN OF ORANGETOWN)
  - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE ORANGETOWN DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
  - THE APPLICANT'S ENGINEER SHALL PROVIDE A COPY OF THE FIELD PERC TEST TO THE TOWN OF ORANGETOWN DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) AND THE BUILDING DEPT. PRIOR TO THE SIGNING OF THE PLAT, TO ENSURE ADEQUACY OF DESIGNED DRAINAGE SYSTEM.
  - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPT. SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
  - PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS.
  - 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.
  - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN D.E.M.E. SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL

- EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH AND/OR THE TOWN OF ORANGETOWN.
  - ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MIN. SLOPE OF 2% OR WITH APPROVED EJECTOR PUMP.
  - 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 AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES ARE AS FOLLOWS:
    - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
    - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
    - 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 3/4 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 RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
  - HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MIN. SEPARATION OF 10 FEET.
  - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
  - 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 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 (IE WETLANDS-US ARMY CORP OF ENGINEERS).
  - PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
  - THE PLANNING BOARD SHALL RETAIN CONTROL OVER LIGHTING, LANDSCAPING, SIGNS & REFUSE CONTROL.

BULK REGULATIONS ZONE R-40									
	LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	TOTAL BOTH SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	MAX FLOOR AREA RATIO
REQUIRED	40,000 SF	150 Ft	100 Ft	50 Ft	30 Ft	80 Ft	50 Ft	8'/FT	0.15
PROVIDED LOT 1	53,967 SF NET	152'+	163.51'	192.9'	28.2' *	80.8'	100.0'	<8'/FT	0.09
PROVIDED LOT 2	68,904 SF NET	180'±	30.9' *	50'+	30'+	80'+	50'+	<8'/FT	<0.15

\* VARIANCE REQUIRED

APPROVAL-ROCKLAND COUNTY DRAINAGE AGENCY

APPROVED FOR FILING:

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 4/22/25.

DESIGNED JAG  
DRAWN LDW

CHECKED JAG  
APPROVED JAG

7/8/25	REVISIONS	
	REVISIONS	

SUBDIVISION OF PROPERTY FOR  
**DONNELLY**  
ORANGETOWN, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, PLS, LLC**  
LAND SURVEYING - LAND PLANNING  
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 GREENWELLPLS@AOL.COM  
© 2025 JAY A GREENWELL, PLS, LLC

TAX LOT # 64.20-1-9  
AREA 124,027 SF  
2.847 AC  
FILE 22509SUBD  
SCALE 1"=30'  
DATE 04/22/25  
JOB NO. 22509

**LEGEND**

- 142- CONTOUR
- +141.5 SPOT GRADE
- CB CATCH BASIN/FIELD INLET
- FI SANITARY MANHOLE / PIPE
- S- DRAIN LINE
- SMH SANITARY MANHOLE / PIPE
- E- EDGE OF PAVEMENT
- C- CONCRETE CURB
- G-G GAS LINE
- W-W WATER LINE
- U- UTILITY POLE
- OE LIGHT POLE
- UE OVERHEAD/UNDERGROUND ELECTRIC

Town of Orangetown  
MEETING OF:  
OCT 15 2025  
ZONING BOARD OF APPEALS

RECEIVED  
AUG 26 2025  
TOWN OF ORANGETOWN  
LAND USE BOARDS

SHEET # TITLE ORIGINAL DATE LAST REV.

SHEET #	TITLE	DATE	LAST REV.
SHEET 1	SUBDIVISION PLAT	7/8/25	
SHEET 2	GRADING/DRAINAGE/UTILITIES	7/8/25	
SHEET 3	TREE PLAN	7/8/25	
SHEET 4	DETAILS	7/8/25	



