

**Town of Orangetown Planning Board
Public Hearing Agenda of Wednesday, September 10, 2025**

Notice is hereby given that the Town of Orangetown Planning Board will hold a Public Hearing on **Wednesday, September 10, 2025 at 7:30 p.m.**, in the Town of Orangetown, Land Use Board Meeting Room – Northwest Corner 26 Orangeburg Road, Orangeburg, New York. At the Public Hearing, the Planning Board shall consider the following items.

Postponed Items:

Singer Site Plan– Critical Environmental Area **PB #24-35**
Postponed from July 24, 2024 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
20 Terrace Drive, South Nyack
65.60-1-12; RG-8H Zoning District

44 Franklin Street Site Plan **PB #24-33**
Postponed from July 10, 2024 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
44 Franklin Avenue, Pearl River
68.20-2-80; CS Zoning District

Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan **PB #25-24**
(Walkway)
Postponed from April 9, 2025 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
170 South Highland Avenue, South Nyack **ADJOURNED**
65.52-1-18; SN-R-18 Zoning District

New Items:

St. Dominic’s Family Services Fence **PB #25-52**
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
500 Western Highway, Blauvelt
74.06-3-1.12; R-40 Zoning District

SKAE Chiller Site Plan **PB #25-53**
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
348 Route 9W, Palisades
78.09-1-26; R-80 Zoning District

**Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan
(Fence) PB #25-49**

Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
31 South Boulevard, South Nyack
65.68-1-4; R-18 Zoning District
ADJOURNED

**Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan
(Trees & Retaining Wall) PB #25-50**

Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
65 South Boulevard, South Nyack
65.68-1-4; R-18 Zoning District
ADJOURNED

Other Business:

Linden Subdivision PB #25-57

Request for (2) 90 Day Extensions for Filing at Rockland County Clerk
23 Clinton Avenue, South Nyack,
66.62-2-16; R-12 Zoning District

Onyx Equities Resubdivision PB #25-58

Request for (2) 90 Day Extensions for Filing at Rockland County Clerk
64 & 140 Leber Road, Blauvelt
70.06-1-50.4 & 47; LO Zoning District

25 Ramland Rd Tenant B PB #25-59

Request for Phases of Equipment Installation
25 Ramland Road, Orangeburg
73.20-1-26; LIO Zoning District

Revised: September 5, 2025

Dated: September 2, 2025