

**Town of Orangetown Planning Board
Public Hearing Agenda of Thursday*, September 25, 2025**

Notice is hereby given that the Town of Orangetown Planning Board will hold a Public Hearing on **Thursday*, September 25, 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.

Adjourned Items:

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

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

Continued Items:

Hegarty Homes Major Subdivision PB #25-30
Continued from June 11, 2025 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Subdivision Review and SEQRA Review
676 & 682 Western Highway & 38 Ellsworth Drive, Blauvelt
70.05-1-14.1, 14.2, & 17.1; R-15 Zoning District

New Items:

Kuppachi Residence – Critical Environmental Area PB #25-52
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
81 Tweed Boulevard, Nyack
71.17-1-27; R-22 Zoning District

75 East Central Avenue Site Plan **PB #25-53**
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
75 East Central Avenue, Pearl River
68.16-6-49; CS Zoning District

Venture Together Site Plan **PB #25-54**
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
119 Franklin Avenue, Pearl River
68.20-2-18; RG Zoning District

St. Peter and St. Paul Church Site Plan **PB #25-55**
Consultation
422 South Western Highway, Tappan
78.14-3-27; R-15 Zoning District

North Main Street Management LLC Townhouses Site Plan **PB #25-56**
Consultation
40 North Main Street, Pearl River
68.16-4-36; CS Zoning District

Dated: September 11, 2025