

Town of Orangetown Planning Board Public Hearing Agenda of Wednesday, October 22, 2025

Notice is hereby given that the Town of Orangetown Planning Board will hold a Public Hearing on **Wednesday, October 22, 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.

New Items:

Sparkle Bookstore

PB# 25-59

Conditional Use Permit and SEQRA Review
642 Main Street, Sparkill
77.08-4-22; CS Zoning District

Continued Items:

Databank Orangeburg Phase Two Site Plan Review

PB #25-02

Continued from January 8, 2025 Planning Board Meeting

Continued from July 23, 2025 Planning Board Meeting

Pre-preliminary, Preliminary, & Final Site Plan Review
and SEQRA Review

2000 Corporate Drive, Orangeburg
73.15-1-19; LIO Zoning District

Other Business:

Empire City Crane

Proposed Placement of Construction Trailer
Town of Clarkstown Planning Board
General Municipal Law Referral
69 Route 59, Central Nyack
65.07-5-25; CS Zoning District

Rockland County Department of Planning Referral (GML-25-0486)

Village of Nyack Zoning Code Amendment

Local Law – Reuse of Religious / Education Buildings

Local Law to amend the Zoning Code to permit buildings originally constructed for religious or educational uses, and which have historic, architectural, economic, cultural or other value to the Village to be renovated and reused for multifamily housing in the Single-Family Residential-1 (SFR-1), Single Family Residential-2 (SFR-2), Two-Family Residential (TFR), and Office Mixed Use (OMU) zoning districts by special permit throughout SFR-1, SFR-2, TFR, and OMU zoning districts.

Town of Orangetown Zoning Code Amendment

Referral / Proposed Local Law Amendment to Orangetown Code Chapter 43,
Multifamily Dwelling Community Floating Zone – LI
Referral from Town of Orangetown Town Board

Licata Residence

Proposed outside stairs / walkway
Village of Grand View-on-Hudson Planning Board
General Municipal Law Referral
310 River Road, Grand View-on-Hudson
75.22-1-6; R-10 Zoning District

Revised: October 17, 2025

Dated: October 9, 2025