

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, August 20, 2025

MEMBERS PRESENT:

Thomas Warren, Chairman
Michael Mandel, Vice Chairman
Lisa DeFeciani
Matthew Miller
Bruce Bond (alternate member)

MEMBERS ABSENT:

Andrew Andrews
Michael McCrory
Denise Lenihan

ALSO, PRESENT: Glenn Maier, Acting Deputy Building Inspector, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Audrey Lupachino, Planning Assistant; Kate Belfiglio, Senior Clerk Typist; and Patricia Beer, 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:

Postponed Items:

Felix-Obrig Site Plan Review – Critical Environmental Area PB #24-48
Continued from December 11, 2024 Planning Board Meeting
Postponed from June 11, 2025 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review
and SEQRA Review
257 Piermont Avenue, South Nyack
66.62-2-36; SN-R-12 Zoning District
**FINAL APPROVAL
SUBJECT TO
CONDITIONS**

Rockland Gaelic Athletic Association Site Plan PB #25-26
Postponed from April 23, 2025 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review
and SEQRA Review
160 Old Orangeburg Road, Orangeburg
73.12-1-1; RPC-R Zoning District
**CONTINUED FOR
DRAINAGE REVIEW**

New Items:

Wyman-Fisher Funeral Home Inc. Site Plan PB #25-45
Final Site Plan Review
96-100 Franklin Avenue, Pearl River
68.20-2-70; CS Zoning District
**FINAL APPROVAL
SUBJECT TO
CONDITIONS**

TRI-BEE LTD Site Plan PB #25-46
Pre-preliminary, Preliminary, & Final Site Plan Review

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:37
TOWN OF ORANGETOWN

and SEQRA Review
8 Center Street, Pearl River
68.19-2-36; RG Zoning District

**CONTINUED FOR
DRAINAGE REVIEW**

SKAE Training Site Plan

PB #25-48

Pre-preliminary, Preliminary, & Final Site Plan Review
and SEQRA Review
337-339 Blaisdell Road, Orangeburg
76.08-1-4; LIO Zoning District

**AMENDMENT TO
APPROVED SITE PLAN**

Other Business:

Project Sycamore Phase 3

PB #25-51

Temporary Trailer and Fence Permit Review
65-75 Third Ave, Orangeburg
73.08-1-1; RPC-OP Zoning District

**GRANT APPROVAL OF
LOCATION OF
TEMPORARY TRAILERS
AND FENCE**

Columbia University – Homeland Towers, LLC

Modifications of Final Approval Review
61 Route 9W, Palisades
80.10-1-2; R-80 Zoning District

**WAIVE ZBA REVIEW
AND APPROVAL FOR
ANTENNA HEIGHT**

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Michael Mandel, and second by Denise Lenihan and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The meeting was adjourned at **9:07 p.m.** The next Planning Board meeting is scheduled for **September 10, 2025.**

**Dated: August 20, 2025
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:38
TOWN OF ORANGETOWN

**PB #24-48: Felix-Obrig Site Plan
– Critical Environmental Area
Final Approval Subject to Conditions
Neg. Dec.**

Permit #: BLDR-4929-24

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 1 of 11**

**TO: Jeffery Steeholm Small, 97 Duncan Avenue, Cornwall-on-Hudson,
New York 12520
FROM: Orangetown Planning Board**

RE: Felix-Obrig Site Plan– Critical Environmental Area

The application of Brad Felix and Lindsay Obrig, applicant and owner, for Pre-preliminary, Preliminary, and Final Site Plan Review at a site to be known as “**Felix-Obrig Site Plan**”, located in the Critical Environmental Area, 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 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 257 Piermont Avenue, South Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 66.62, Block 2, Lots 36; SN-R-12 zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, December 11, 2024** and **August 20, 2025** the Board made the following determinations:

December 11, 2024

Jeffery Steeholm Small, 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 Jane Slavin, R.A., Director dated November 18, 2024.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated December 10, 2024.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated November 25, 2024.
4. Letter from Brooker Engineering, signed by Dennis Rocks, PE, CFM, Principal Engineer dated December 10, 2024.
5. Letter from Rockland County Center for Environmental Health, signed by Elizabeth Mello, Senior Public Health Engineer, dated November 18, 2024.
6. Letter from Rockland County Sewer District 1, signed by Nicholas King, Engineer II dated December 11, 2024.
7. Email from New York State Department of Transportation from David Groucher dated November 13, 2024.

TOWN CLERK'S OFFICE

2025 SEP 26 P 3:38

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 2 of 11**

8. Email from Orange & Rockland from Alfred Gaddi, PE dated November 13, 2024.
9. Letter from Village of Nyack Building Department, signed by Robert Galvin, AICP, received December 10, 2024 and a Notice dated November 15, 2024.
10. Notice from the Town of Orangetown Zoning Board of Appeals, signed by Michael Bosco, dated November 6, 2024.
11. Letter from Jeffrey Steeholm Small, RA, dated April 15, 2024.
12. A copy of the Short Environmental Assessment Form, signed by Jeffrey S. Small, dated April 15, 2024.
13. Plans prepared by Jeffrey Steeholm Small, Architect LLC dated March 14, 2024, last revised May 10, 2024;
 - a. Sheet T-1.1: Title Sheet, List of Drawings
 - b. Sheet D-1.1: Demolition Plans
 - c. Sheet G-1.2: Symbols & Energy Code
 - d. Sheet C-1.1: Site Plan, Zoning Analysis
 - e. Sheet D-1.1: Demolition Plans
 - f. Sheet A-1.1: Basement / Foundation Plan
 - g. Sheet A-1.2: First Floor Plan
 - h. Sheet A-1.3: Second Floor / Roof Plan
 - i. Sheet A-2.1: Elevations
 - j. Sheet A-2.2: Elevations
 - k. Sheet A-2.3: Elevations
 - l. Sheet A-2.4: Elevations
14. Topographical Survey prepared by Anthony Celentano, PLS, dated August 1, 2024.
15. Copy of the Town of Orangetown Building Department Referral, dated April 5, 2024, signed by Jane Slavin, Director.

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

TOWN CLERK'S OFFICE

2025 SEP 26 P 3:38

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 3 of 11**

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

The applicant requested a **CONTINUATION**.

August 20, 2025

Jeffery Steeholm Small, Architect, appeared and testified before the Board. The Board received the following communications:

1. Interdepartmental memorandums from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Rick Oliver, Acting Director dated August 7, 2025 and June 9, 2025.
2. Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated August 18 and June 9, 2025.
3. Interdepartmental memorandums from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated July 31 and May 23, 2025.
4. Copy of an interdepartmental memorandum from Bruce Peters, Department of Environmental Management and Engineering (DEME), to Town of Orangetown Deputy Town Attorney Rick Pakola, dated August 18, 2025.
5. Letter from Roman Professional Engineering PLLC, Planning Board Planning Consultant, signed by Douglas Schmidt, P.E. dated August 1, 2025.
6. Letters from Weston and Sampson, signed by Joseph A. Nyitray, Jr., Senior Project Engineer dated July 2, July 1, June 10, June 6, and June 2, 2025.
7. Letter from Weston and Sampson, signed by Dennis Rocks, PE, CFM, Principal Engineer, dated December 10, 2024.
8. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated May 20, 2025.
9. Email from Orange & Rockland from Alfred Gaddi, PE dated August 3, 2025.
10. Plans prepared by Jeffrey Steeholm Small, Architect LLC dated April 30, 2025 last revised August 12, 2025;
 - a. Sheet C-1.1: Site Plan, Zoning Analysis
11. Drainage Plan prepared by Paul Gdanski, PE, PLLC dated January 8, 2024 last revised July 2, 2025.
12. Narrative Summary by Jeffery Steeholm Small, Architect LLC dated April 15, 2024.

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:38
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 4 of 11**

13. Short Environmental Assessment Form dated December 10, 2024, signed by Jeffrey S. Small, AIA LEED A.P, received August 6, 2025.
14. A letter from Paul Gdanski, PE, dated January 9, 2025.
15. A revised Short Environmental Assessment Form, signed by Jeffrey S. Small, AIA, dated December 10, 2024.
16. A Hydraulic Analysis and Stormwater Design Calculations report prepared by Paul Gdanski, PE, dated January 9, 2025, last revised July 2, 2025.
17. Site Plan prepared by Paul Gdanski, dated February 20, 2025, last revised July 2, 2025.
18. Site Plan prepared by Jeffrey Steeholm Small, RA, dated May 10, 2024, last revised June 23, 2024
19. Topographical Survey prepared by Anthon Celentano, PLS, dated August 1, 2024.
20. Plans prepared by Jeffrey Steeholm Small, Architect LLC dated March 14, 2024, last revised April 30, 2025;
 - a. Sheet T-1.1: Title Sheet, List of Drawings
 - b. Sheet G-1.1: Notes & Abbreviations
 - c. Sheet G-1.2: Symbols & Energy Code
 - d. Sheet C-1.1: Site Plan, Zoning Analysis
 - e. Sheet D-1.1: Demolition Plans
 - f. Sheet A-1.1: Basement / Foundation Plan
 - g. Sheet A-1.2: First Floor Plan
 - h. Sheet A-1.3: Second Floor / Roof Plan
 - i. Sheet A-2.1: Elevations
 - j. Sheet A-2.2: Elevations
 - k. Sheet A-2.3: Elevations
 - l. Sheet A-2.4: Elevations

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

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

TOWN CLERK'S OFFICE

2025 SEP 26 P 3:38

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 5 of 11**

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 Lise DeFeciani and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; 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 and Department of Environmental Management and Engineering, and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Sewer District No. 1, Village of Nyack 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;

TOWN CLERK'S OFFICE

2025 SEP 26 P 3:38

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 6 of 11**

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

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:38
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 7 of 11**

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 had the following comments:

- The Short Environmental Assessment Form (EAF) states square footage is 404 sf, while the plan notes 447 sf. The EAF shall be corrected.
- Place the required notes on the Site Plan as per the Guide to the Preparation of Site Plans.

6. Town of Orangetown Department of Environmental Management and Engineering, had the following comments:

- The revised Hydraulic Analysis and Stormwater Design Calculations are under review. Under the Project Type of the Hydraulic analysis and Stormwater Design Calculations, it states that the facility/ practice chosen is "Perforated pipe." However, the conclusion and the drawings indicate an infiltration trench as the facility/ practice chose. This inconsistency shall be corrected.
- The length and width of the proposed stabilized construction entrance shall be listed on the detail.
- The post construction stormwater maintenance agreement for the proposed stormwater system is under review.
- The Stormwater Maintenance Agreement shall be corrected as follows:
 - Boiler Plate: a. 2nd paragraph under RECITALS – "last revised" date should not be filled in until the plans are finalized.
 - Exhibit A/Checklists- OK

7. Town of Orangetown Fire Prevention Bureau had no comments at this time.

8. Roman Professional Engineering PLLC, Planning Consultant to the Planning Board had no comments.

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:38
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 8 of 11**

9., Drainage Review Recommendation: Weston and Sampson Review

It is the Drainage Consultant's opinion that increases in stormwater runoff can be successfully mitigated for this project and therefore recommend that Felix Obrig Site Plan be approved for drainage subject to comments. There are no comments in the Consultant's letter dated July 2, 2025.

10. Rockland County Department of Health reviewed the submitted information and offered the following:

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

11. Rockland County Sewer District No. 1 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. Orange and Rockland Utilities 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 and load increases. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.

13. The New York State Department of Transportation (NYSDOT) held that as proposed, the project has minimal impact on the State Highway system and NYSDOT has no additional comments at this time. The effort to involve NYSDOT in the review process is appreciated.

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. The Village of Nyack reviewed the submitted information and upon review, the Village considers this to be a matter of Local determination with no adverse impacts on the Village of Nyack and the Village has no further comments on this application.

16. 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
- Village of Nyack
- Town of Orangetown Zoning Board of Appeals

TOWN CLERK'S OFFICE

2025 SEP 26 P 3:38

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 9 of 11**

17. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

18. 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.

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
 - 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.

TOWN CLERK'S OFFICE

2025 SEP 26 P 3:38

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 10 of 11**

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.

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

TOWN CLERK'S OFFICE

2025 SEP 26 P 3:38

TOWN OF ORANGETOWN

**PB #24-48: Felix-Obrig Site Plan
– Critical Environmental Area
Final Approval Subject to Conditions
Neg. Dec.**

Permit #: BLDR-4929-24

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 11 of 11**

The foregoing Resolution was made and moved by Thomas Warren – Chair and seconded by Michael Mandel – Vice Chair and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; 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: August 20, 2025
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2025 SEP 26 P 3:38
TOWN CLERK'S OFFICE

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

**PB #24-48: Felix-Obrig Site Plan
– Critical Environmental Area
Final Approval Subject to Conditions
Neg. Dec.**

Permit #: BLDR-4929-24

**Town of Orangetown Planning Board Decision
August 20, 2025**

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: Felix-Obrig Site Plan– Critical Environmental Area

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 257 Piermont Avenue, South Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 66.62, Block 2, Lots 36; SN-R-12 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
2025 SEP 26 P 3:38
TOWN OF ORANGETOWN

**PB #25-45: Wyman-Fisher Funeral Home Inc.
Site Plan Review
Final Approval Subject to Conditions
Reaffirmation of Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 1 of 8**

**TO: Bart Rodi, 234 South Grant Avenue, Congers, New York 10920
FROM: Orangetown Planning Board**

RE: Wyman-Fisher Funeral Home Inc. Site Plan: The application of David Fisher, applicant and owner, for Final Site Plan Review at a site to be known as “**Wyman-Fisher Funeral Home Inc.**” 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 96-100 Franklin Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 70; CS zoning district.

Heard by the Planning Board of the Town of Orangetown at meeting held **Wednesday, August 20, 2025** the Board made the following determinations:

Bart Rodi, P.E., Engineer, and David Fisher, 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 August 7, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated August 18, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated August 4, 2025.
4. Letter from Town of Orangetown Plan Review Consultant Roman Professional Engineering PLLC, signed by Douglas Schmidt, P.E. dated August 1, 2025
5. Letter from Town of Orangetown Drainage Consultant Weston and Sampson, signed by Frank Toto, P.E., dated August 13, 2025.
6. Letter from Town of Orangetown Drainage Consultant Colliers Engineering, signed by Jesse Cokeley, P.E. dated August 5, 2025.
7. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated August 7, 2025.
8. Plans prepared by Bart M. Rodi – Engineer, signed by Bart Rodi, P.E., dated October 6, 2021, last revised February 22, 2025.
 - a. Sheet SP-1: Site Plan & Details
 - b. Sheet A-2: Preliminary Floor Plans
 - c. Sheet A-1: As-Built Plans, Proposed Elevations
9. Project Narrative by Bart Rodi dated May 31, 2024.
10. Short Environmental Assessment Form dated February 24, 2024, signed by David Fisher.

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:39
TOWN OF ORANGETOWN

**PB #25-45: Wyman-Fisher Funeral Home Inc.
Site Plan Review
Final Approval Subject to Conditions
Reaffirmation of Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 2 of 8**

- 11. Planning Board #24-43 Preliminary Approval Decision dated September 25, 2024
- 12. Zoning Board of Appeals #25-01 Decision dated February 5, 2025.
- 13. Architecture and Community Appearance Board of Review #25-16 Decision dated April 3, 2025.

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

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

Reaffirmation of 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 Chair and seconded by Matthew Miller and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the Board made reaffirmation on a Negative Declaration pursuant to SEQRA from Planning Board Decisions PB #24-43, dated September 25, 2024, Preliminary Site Plan Approval.

TOWN CLERK'S OFFICE

2025 SEP 26 P 3:39

TOWN OF ORANGETOWN

**PB #25-45: Wyman-Fisher Funeral Home Inc.
Site Plan Review
Final Approval Subject to Conditions
Reaffirmation of Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 3 of 8**

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. On motion by Michael Mandel - Vice Chair and seconded by Matthew Miller and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the Board made a condition for revised plans to show the required notes.
2. 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."
3. 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.
4. 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.
5. 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.
8. Town of Orangetown Office of Building, Zoning, Planning, Administration, and Enforcement, in a letter dated August 7, 2025, had the following comments:
 - a. Add notes to Site Plan that reflect the requirements derived from the Guided for Preparation and Filing of Site Development Plan (provided by Building Department).

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:39
TOWN OF ORANGETOWN

**PB #25-45: Wyman-Fisher Funeral Home Inc.
Site Plan Review
Final Approval Subject to Conditions
Reaffirmation of Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 4 of 8**

9. Town of Orangetown Department of Environmental Management and Engineering, in a letter dated August 18, 2025, had the following comments:
- a. The tables on the site plan shall be revised to show each individual impervious area that is being removed - with summation/ total, each impervious area being created - with summation/ total, each pervious area being removed - with summation/ total, and each pervious area being created (if applicable) - with summation/ total.
 - b. All existing and proposed - pervious and impervious areas shall be clearly dimensioned on the site plan.
 - c. The final surface/ cover for all impervious areas that are being removed, shall be clearly noted on the site plan.
 - d. The existing sanitary building/ house connections shall be shown on the site plan.
 - e. Soil erosion, and sediment control plans and details shall be submitted with the drawing set for review and approval.
 - f. All existing and proposed easements (if applicable) shall be shown on the plan, including page and liber or instrument number, metes and bounds, utility location within easement and ownership.
 - g. A legend shall be added to the site plan.

10. Town of Orangetown Fire Prevention Bureau, in a letter dated August 4, 2025, had no comments.

11. Roman Professional Engineering PLLC, in a letter dated August 1, 2025, had no comments.

12. Weston and Sampson, the Town of Orangetown Planning Board Drainage Consultant, in a letter dated August 13, 2025, had the following comments:

Drainage Review Recommendation:

It is Weston and Sampson opinion that increases in stormwater runoff can be successfully mitigated for this project, and therefore recommends that Wyman-Fisher Site Plan be approved for drainage subject to the following Project Comments.

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:39
TOWN OF ORANGETOWN

**PB #25-45: Wyman-Fisher Funeral Home Inc.
Site Plan Review
Final Approval Subject to Conditions
Reaffirmation of Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 5 of 8**

Project Description:

This is the second drainage review report for this modified site plan approval project. The development property is located on the south side of Franklin Avenue and contains an existing commercial structure with associated parking and a residential dwelling. The existing residential dwelling will have a 285 SF building addition on the west side of the existing structure. Portions of existing pavement and an existing shed will be removed to compensate for the new building addition. There is an overall reduction in impervious areas and stormwater runoff from the site. Existing drainage patterns are being maintained.

Project Comments Site Plan:

- a. Site Plans:
 - i. Sheet SP – 1: The total area of disturbance has been indicated on the plan. Please indicate the limits (bounds) of disturbance of the proposed work on the Site Plan.
 - ii. Sheet SP – 1: The plan calls out the proposed addition to be 285 SF while the impervious calculation calls out the addition to be 216 SF. This shall be clarified. The removal of the shed shall be added to the impervious area calculation.
 - iii. Sheet SP – 1: the callout “roof leader to discharge on deck roof to ensure water does not run off to the property to the south” was added to the plan. Indicate the direction of discharge for the proposed roof leaders. Verify there will be no point sources of discharge that will impact the property to the south.

13. Colliers Engineering & Design, in a letter dated August 5, 2025, had the following review recommendation and comments:

Drainage Review Recommendation:

Based on the information provided, Colliers believe there are no significant adverse impacts to stormwater runoff that require mitigation. Therefore, it is recommended that the Wyman Fisher Funeral Home Site Plan be approved for drainage, subject to the comments below.

Project Comments Site Plan:

- a. The impervious area additions and subtractions labeled on the plan do not appear to add up to the numbers shown on the impervious area calculation table. Please provide numbers for each item being added or removed within the table so that the total/ net can be confirmed.
- b. It is unclear whether the spot shots shown are existing or proposed. Please provide both existing and proposed grading information so that positive drainage away from the proposed addition can be confirmed.
- c. Please confirm if the proposed garage floor elevation of the addition matches the finished floor of the addition (255.2).

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:39
TOWN OF ORANGETOWN

**PB #25-45: Wyman-Fisher Funeral Home Inc.
Site Plan Review
Final Approval Subject to Conditions
Reaffirmation of Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 6 of 8**

Continuation to Condition #13...

- d. The silt fence at the southern property line shall be extended to the east at least beyond the proposed addition.

14. Rockland County Department of Planning, in a letter dated August 8, 2025, had no comments and remands for local decision.

15. 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.

16. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site 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 §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 §21A 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 Department of Planning

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.

TOWN OF ORANGETOWN
2025 SEP 26 P 3:39
TOWN CLERK'S OFFICE

**PB #25-45: Wyman-Fisher Funeral Home Inc.
Site Plan Review
Final Approval Subject to Conditions
Reaffirmation of Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 7 of 8**

Continuation of Condition #19...

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
- 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.

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:39
TOWN OF ORANGETOWN

**PB #25-45: Wyman-Fisher Funeral Home Inc.
Site Plan Review
Final Approval Subject to Conditions
Reaffirmation of Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 8 of 8**

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 (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 Thomas Warren – Chair and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; 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: August 20, 2025
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:39
TOWN OF ORANGETOWN

**PB #25-48: SKAE Training Site Plan Review
Amendment to Final Site Plan Approval
PB #22-40 Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 1 of 9**

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

RE: SKAE Training Site Plan: The application of VSHP Properties LLC, applicant and owner, for Pre-preliminary, Preliminary, & Final Site Plan Amendment to PB# 22-40 Review dated July 27, 2022 at a site to be known as "SKAE Training" 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 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 337-339 Blaisdell Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 76.08, Block 1, Lot 4; LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at meeting held **Wednesday, August 20, 2025** the Board made the following determinations:

Donald Brenner, Attorney, and Peter Skae of VSHP Properties LLC, 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 August 7, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated August 18, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated August 5, 2025.
4. Letter from Plan Review Consultant Roman Professional Engineering PLLC, signed by Douglas Schmidt, P.E. dated August 1, 2025
5. Letter from Drainage Consultant Colliers Engineering & Design, signed by Jesse Cokeley, dated August 5, 2025.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated August 7, 2025.
7. Plans prepared by Sparaco & Youngblood, PLLC signed by Steven Michael Sparaco, P.E., dated April 4, 2024.
 - a. Sheet 1 – Site Plan
 - b. Sheet 2 – Part Plan, Grading
 - c. Sheet 3 – Existing Conditions Plan
 - d. Sheet 4 – Fire Truck Access Plan
8. Project Narrative prepared by Applicant.

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:39
TOWN OF ORANGETOWN

**PB #25-48: SKAE Training Site Plan Review
Amendment to Final Site Plan Approval
PB #22-40 Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 2 of 9**

- 9. Short Environmental Assessment Form dated June 10, 2025, signed by Peter Skae.
- 10. Copy of Town of Orangetown Planning Board Decision PB# 22-40 dated July 27, 2022.

The Board reviewed the submitted plan and information.

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel - Vice Chair and second by Bruce Bond and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

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

Reaffirmation of 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 Chair and seconded by Bruce Bond and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the Board made reaffirmation on a Negative Declaration pursuant to SEQRA from Planning Board Decision **PB #22-40**, dated July 27, 2022, Reapproval of Final Site Plan Approval.

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:39
TOWN OF ORANGETOWN

**PB #25-48: SKAE Training Site Plan Review
Amendment to Final Site Plan Approval
PB #22-40 Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 3 of 9**

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Final Amendment to Site Plan Approval PB #22-40 Subject to the Following Conditions:**

1. The applicant shall provide an updated narrative with the intent of the Temporary Trailers, per the Planning Board.
2. 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."
3. 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.
4. 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.
5. 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.
6. Town of Orangetown Office of Building, Zoning, Planning, Administration, and Enforcement (OBZPAE), in a letter dated August 7, 2025, had the following comments:
 - a. Provide in writing the Use of the Storage Containers
 - b. Provide in writing the Use of the Pole Barn
 - c. The Conditional Use Permit granted under PB# 25-03, Dated February 26, 2025 still needs to be signed by the Planning Board Chair, and Stamped by this department. Be advised that this includes item #5 from PB# 14-30, dated June 25, 2014.

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:39
TOWN OF ORANGETOWN

**PB #25-48: SKAE Training Site Plan Review
Amendment to Final Site Plan Approval
PB #22-40 Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 4 of 9**

Continuation of Condition #6...

- d. Town of Orangetown Zoning Board of Appeals Variance required per Section 9.2 of Chapter 43 of the Town of Orangetown Town Code, shall be waived in lieu of existing practice in 2014.
- e. Applicant to add note on site plan that states ... "no connection will be made to utility easement that runs through lot 6.09 in Old Tappan, New Jersey"
- f. Town of Orangetown Architecture and Community Appearance Board of Review approval be required.

7. Town of Orangetown Department of Environmental Management and Engineering (DEME), in a letter dated August 18, 2025, had the following comments:

- a. Drainage calculations. prepared and sealed by a New York State Licensed Professional Engineer. shall be submitted for review and approval. The applicants engineer shall design onsite storage to achieve a zero increase in runoff, up to and including the 100-yr. storm for the proposed subdivision.
- b. The application proposes to increase the impervious surface on the site. The applicants engineer shall calculate the existing total impervious surface for the entire site as well as the total impervious surfaces to be added. This information shall be included in the required drainage calculations.
- c. Because the proposal is increasing the impervious surface of the site. the applicant's engineer shall design storm water runoff controls to capture the runoff.
- d. The applicant's engineer shall determine if the existing post construction stormwater facilities can accommodate the increase runoff from the new impervious surfaces. This shall be added to the required drainage calculations.
- e. The drawing depict trailers parking on an existing grass area under which drainage piping has been installed. The applicant's engineer shall verify and demonstrate the loading capacity of this area as well as demonstrate that the weight of the trailers will not adversely affect the existing drainage piping.

8. Town of Orangetown Fire Prevention Bureau, in a letter dated August 4, 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

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:39
TOWN OF ORANGETOWN

**PB #25-48: SKAE Training Site Plan Review
Amendment to Final Site Plan Approval
PB #22-40 Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 5 of 9**

9. Roman Professional Engineering PLLC, in a letter dated August 1, 2025, had no comments.

10. Colliers Engineering & Design, in a letter dated August 5, 2025, had the following review recommendation and comments:

Drainage Review Recommendation:

After reviewing the documents provided, more explanation is needed before a recommendation can be made for drainage.

Project Comments Site Plan:

a. Drainage Design:

- i. Additional impervious area is being proposed with the deck and the storage containers. The applicant must explain in writing and demonstrate on the plan what stormwater mitigation is proposed or why none is proposed and how it complies.
- ii. How "temporary" are the storage containers? Please provide additional explanation.
- iii. On Sheet 2 of 4, the proposed deck is called out as 1765 square feet. Based on the dimensions, this area appears to be a mistake. Please clarify the actual area of the proposed deck.
- iv. It is unclear what the intent is for grading at the storage containers. Is the intent for the containers to follow existing grade, do they need to be flat, do they need to be slightly pitched, etc.? For example, the eastern-most container appears to drop four feet from elevation 98 to 94. Is that the intent? Spot shots and proposed contours should be provided at all storage containers if the intent is to change the grade.
- v. Two of the storage containers are located on top of a storm pipe. Please confirm the storm Pipe has adequate cover. The containers would also need to be temporarily removed/relocated if any repairs were needed on the storm pipe.
- vi. On Sheet 2 of 4, the "84" contour appears to be missing. Please show it for clarity.

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:40
TOWN OF ORANGETOWN

**PB #25-48: SKAE Training Site Plan Review
Amendment to Final Site Plan Approval
PB #22-40 Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 6 of 9**

11. Rockland County Department of Planning (RCDP), in a letter dated 4 August 8, 2025, had the following comments:
- a. While site plan labels describe the proposed storage containers as temporary, no time frame for their use or removal was provided in the application materials. According to an email from the Town of Orangetown, the storage containers are considered permanent since no end date to their occupancy has been provided by the applicant. The site plan must be amended to remove "temporary" from the storage container labels.
 - b. Section 3.11 (Table of General Use Regulations, LIO Zoning District), Column 7, Line 1 (Same as LO, Line 2), states that all accessory storage shall be within completely enclosed buildings. Based on the proposed measurements provided in the bulk table, and the absence of any stated variance request for this requirement, the applicant is presumably taking the position that the proposed storage containers should be considered accessory buildings, and not unpermitted outdoor storage. The Town must confirm this interpretation. If so, the proposed storage containers are subject to the location requirements of accessory structure found in Section 5.153 of the Town's zoning regulations. Variances will be required for side yard, total side yard, rear yard, and the minimum distance between structures. The bulk table must be amended to note these required variances.
 - c. The storage containers will be visible from the adjoining parcel to the north through the existing chain link fence. The Planning Board should consider requiring an opaque fence supplemented with landscaping to provide a buffer for the storage containers.
 - d. If any additional landscaping is required, a landscaping plan must be provided. This department recommends that the applicant use plants that are native to New York for the proposed landscaping to help preserve and promote biodiversity. Native plants are better adapted to the local climate and soils, making them easier to care for, and result in the need for less fertilizer, pesticides, and use of water. They also have deeper root systems that help prevent erosion and increased runoff into local waterbodies. A pdf titled "Native Plants for Gardening and Landscaping Fact Sheets" that lists native species and the environments in which they can grow can be found on the New York State Department of Environmental Conservation's website: <https://www.dec.ny.gov/get-involved/living-green/sustainable-landscaping>.
 - e. Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place that meets the latest edition of the New York State Standards for Erosion and Sediment Control.
 - f. There shall be no net increase in the peak rate of discharge from the site at all design points.

TOWN OF ORANGETOWN
2025 SEP 26 P 3:40
TOWN CLERK'S OFFICE

**PB #25-48: SKAE Training Site Plan Review
Amendment to Final Site Plan Approval
PB #22-40 Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 7 of 9**

Continuation of Condition #11...

- g. A review must be completed by the County of Rockland Highway Department and any comments or concerns addressed.
- h. A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- i. Rockland County Department of Planning request the opportunity to review any variances that may be needed to implement the proposed site plan, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
- j. 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.
- k. 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.

12. 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.

13. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

14. 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 §21A and §6A.

15. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
- Rockland County Department of Planning

TOWN OF ORANGETOWN
2025 SEP 26 P 3:40
TOWN CLERK'S OFFICE

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PB #22-40 Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 8 of 9**

16. 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
 - 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.

17. 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.

18. 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.

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:40
TOWN OF ORANGETOWN

**PB #25-48: SKAE Training Site Plan Review
Amendment to Final Site Plan Approval
PB #22-40 Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 9 of 9**

19. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

20. 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 (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).

21. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

22. 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

23. 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 Thomas Warren – Chair and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; 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: August 20, 2025
Town of Orangetown Planning Board**


**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:40
TOWN OF ORANGETOWN

**PB #25-51: Project Sycamore Phase 3
Granted Request for Approval of Temporary
Trailer and Fence Location**

Permit #: BLDC-6585-25

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 1 of 2**

**TO: Roland Biehle, Structure Tone, 10 Woodbridge Center Drive,
Woodbridge, New Jersey 07095**
FROM: Orangetown Planning Board

RE: Project Sycamore Phase 3: The application of JPMorgan Chase, N.A., applicant and owner, for Temporary Trailer and Fence Location Review at a site to be known as “**Project Sycamore Phase 3**” 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 65-75 Third Ave, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.08, Block 1, Lot 1; RPC-OP zoning district.

Roland Biehle, Project Manager, and Eamon Bend, Site Superintendent, appeared and testified before the Board.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, August 20, 2025**, at which time the Board made the following determinations:

The Board received the following communications:

1. Email for Request for Temporary Trailer Location Review from Roland Biehle dated July 16, 2025
2. Referral to Planning Board dated January 24, 2025.
3. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Rick Oliver, Acting Director dated August 7, 2025.

The Board reviewed the memorandums.

DECISION: In view of the foregoing, the Board **GRANTED request by applicant for Temporary Trailers and Fence to be located in same location as Phase One and Phase Two on gravel pad.**

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

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:40
TOWN OF ORANGETOWN

**PB #25-51: Project Sycamore Phase 3
Granted Request for Approval of Temporary
Trailer and Fence Location**

Permit #: BLDC-6585-25

**Town of Orangetown Planning Board Decision
August 20, 2025
Page 2 of 2**

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: August 20, 2025
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2025 SEP 26 P 3:40
TOWN CLERK'S OFFICE

Columbia University
– Homeland Towers, LLC
Modifications of Final Approval Review

Permit #: ANT-6610-25

Town of Orangetown Planning Board Decision
August 20, 2025
Page 1 of 1

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

RE: PB #25-35 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 a meeting held **Wednesday, August 20, 2025**, at which time the Board made the following determinations:

With regard to PB #25-35, Columbia University – Homeland Towers, LLC, Michael Mandell – Vice Chair mentioned that at the July 9, 2025 Planning Board meeting, the Board had discussed the issue of whether to waive the requirement that the applicant be referred to the Zoning Board of Appeals for a height variance, but through oversight, the Board did not include this waiver in its final approval. Michael Mandel – Vice Chair then moved that the final approval granted on July 9th, 2025 by the Planning Board be modified to waive pursuant to Town Zoning Code Section 8.5, L(5) the applicant's referral to the Zoning Board of Appeals for a height variance. The motion was seconded by Bruce Bond and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.”

The foregoing Resolution was made and moved by Michael Mandel - Vice Chair and seconded by Bruce Bond and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, absent; Michael McCrory, absent; 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: August 20, 2025
Town of Orangetown Planning Board


Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN CLERK'S OFFICE
2025 SEP 26 P 3:40
TOWN OF ORANGETOWN