

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, October 22, 2025

MEMBERS PRESENT:

Thomas Warren, Chairman
Michael Mandel, Vice Chairman
Andrew Andrews
Denise Lenihan
Lisa DeFeciani
Michael McCrory
Matthew Miller
Bruce Bond (alternate member)

MEMBERS ABSENT: None.

ALSO, PRESENT: Rick Oliver, Acting Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Audrey Lupachino, Planning Assistant; Ann Marie Ambrose, Stenographer; and Planning Consultants of Town of Orangetown Planning Board, AKRF, representatives Elaine Du, Senior Technical Director Traffic and Transportation of AKRF; Corey Block, Senior Planner of AKRF; Ashley Ley, Senior Vice President of AKRF.

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:

New Items:

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Sparkle Bookstore | PB# 25-59 |
| Pre-preliminary, Preliminary, and Final Conditional Use Permit and SEQRA Review 642 Main Street, Sparkill 77.08-4-22; CS Zoning District | Conditional Use Final Approval Subject to Conditions Neg. Dec. |

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 | Continued: Revise Plans SEQRA: Lead Agency |

TOWN CLERK'S OFFICE
2025 NOV 14 A 11:20
TOWN OF ORANGETOWN

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, October 22, 2025

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

The date of the Town of Clarkstown Planning Board meeting is November 5, 2025.

The Planning Board reviewed the referral from the Town of Clarkstown Planning Board and made a motion for Local Determination. The motion for was made and moved by Michael Mandel - Vice Chair, and second by Denise Lenihan and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

Other Business:

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.

The Planning Board reviewed the referral from the Rockland County Department of Planning and made a motion for Local Determination. The motion for was made and moved by Michael Mandel - Vice Chair, and second by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

TOWN CLERK'S OFFICE
2025 NOV 14 A 11: 20
TOWN OF ORANGETOWN

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, October 22, 2025

Other Business:

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

The Town Board meeting held on September 30, 2025, adopted the resolutions in connection with the proposed action.

The Planning Board reviewed the referral from the Town Board to act as Lead Agency and offered the following comments:

The Planning Board suggests that the Floating Zone has adequate setbacks and buffers from lot lines, as well as offer on-site amenities for the prospective tenants.

The Planning Board made a motion to consent to the Town Board to act as Lead Agency in the SEQRA Review. The motion for was made and moved by Michael Mandel - Vice Chair, and second by Michael McCrory and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

Other Business:

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

The date of the Village of Grand View-on Hudson Planning Board meeting is November 5, 2025.

The Planning Board reviewed the referral from the Village of Grand View-on-Hudson Planning Board and made a motion for Local Determination. The motion for was made and moved by Michael Mandel - Vice Chair, and second by Denise Lenihan and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

TOWN CLERK'S OFFICE
2025 NOV 14 A 11:20
TOWN OF ORANGETOWN

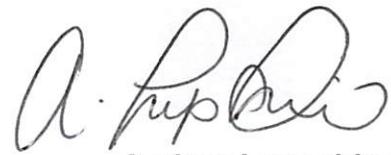
TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, October 22, 2025

The decisions of the **October 8, 2025** Planning Board Meeting were reviewed and approved with amendment correction. The motion for adoption 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, abstain; Denise Lenihan, aye; Michael McCrory, abstain; Lisa DeFeciani, abstain; Bruce Bond, (alternate member), aye.

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

The meeting was adjourned at **10:50 p.m.** The next Planning Board meeting is scheduled for November 12, 2025

Dated: October 22, 2025
Town of Orangetown Planning Board



Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN OF ORANGETOWN
2025 NOV 14 A 11:20
TOWN CLERK'S OFFICE

**PB #25-59: Sparkle Bookstore
Conditional Use Final
Approval Subject to Conditions
Neg. Dec.**

Permit #: BLDC-7051-25

**Town of Orangetown Planning Board Decision
October 22, 2025
Page 1 of 8**

**TO: Jane Slavin, JSA Architecture and Design Group, LLC, 173 North
Route 9W, Congers, New York 10920
FROM: Orangetown Planning Board**

RE: Sparkle Bookstore - Conditional Use Permit

The application of Cuppa Pulp, LLC d/b/a Sparkle Bookstore, applicant, and Sparkill Properties LLC, owner, for Pre-preliminary, Preliminary, and Final Conditional Use Permit Review at a site to be known as "**Sparkle Bookstore - Conditional Use Permit**" 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, pursuant to Chapter 43, Section 8.1 Conditional Use Standards of the Orangetown Zoning Code Regulations, 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 642 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 4, Lot 22; CS Zoning District.

Heard by the Planning Board of the Town of Orangetown at meeting held **Wednesday, October 22, 2025**, the Board made the following determinations:

Jane Slavin, Architect, and Donna Miele, Applicant, 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 October 2, 2025 and revised October 22, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated October 21, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated October 7, 2025.
4. Letter from Paul Gdanski, PE, PLLC signed by Paul Gdanski, P.E. dated October 21, 2025
5. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated October 8, 2025.
6. Letter from Rockland County Sewer District No. 1, signed by Nicholas King, Engineer II, dated October 2, 2025.
7. Email from Orange & Rockland from Alfred Gaddi, PE dated October 7, 2025.

TOWN CLERK'S OFFICE
2025 NOV 14 A 11:21
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
October 22, 2025
Page 2 of 8**

8. Letter from JSA Architecture and Design Group, LLC, signed by Jane Slavin, received September 18, 2025.
9. Letter from JSA Architecture and Design Group, LLC, signed by Jane Slavin, received October 21, 2025.
10. Special Permit Plan prepared by JSA Architecture and Design Group, LLC dated May 28, 2025 last revised September 3, 2025.
11. Short Environmental Assessment Form dated September 15, 2025, signed by Jane Slavin, Architect.

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

PUBLIC COMMENTS:

Liz Dunley, 250 South Greenbush Road, Orangeburg, is in favor of the project.

Jackie Drechsler, 116 Sierra Vista Lane, Valley Cottage, is in favor of the project, expresses concerns about establishing service cut-off times for events and book club activities, and encourages others to patron the store.

There being no one else 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 Chair and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

TOWN CLERK'S OFFICE
2025 NOV 14 A 11:21
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
October 22, 2025
Page 3 of 8**

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 Chairman and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain, 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, and Fire Prevention Bureau, and having heard from the following involved and interested agencies: Rockland County Department of Planning, Rockland County Sewer District No. 1, and Village of Piermont 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 NOV 14 A 11:21

TOWN OF ORANGETOWN

Town of Orangetown Planning Board Decision
October 22, 2025
Page 4 of 8

- 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 by Denise Lenihan and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain, 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 **Conditional Use Final Approval Subject to Conditions:**

1. The proposed use, location, size, and character is in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and shall not be detrimental to the site or adjacent properties in accordance with the zoning classification of such properties.
2. The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous. .

TOWN CLERK'S OFFICE
2025 NOV 14 A 11:21
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
October 22, 2025
Page 5 of 8**

3. The location and height of buildings, the location, nature and height of walls and fences and the nature and extend of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and buildings.
4. The proposed use will not require such additional public facilities or services or create such fiscal burdens upon the Town greater than those which characterize uses permitted by right.
5. As a condition of all special permit and conditional use permits, right of entry for inspection with reasonable notice shall be provided for to determine compliance with the conditions of said permit.
6. As a conditional use permits, a time limitation may be imposed.
7. The floor plan shall remain as presented. Any change to the floor plan shall require full review and approval by the Planning Board.
8. The hours of operation for the beverage (beer and wine only) service shall be limited to Monday through Sunday, 12:00 PM until 09:00 PM.
9. The menu shall be limited to the sale of prepackaged items only. Any expansion of the menu shall require a full review and approved by the Planning Board.
10. The building permit application shall be revised to include the sale of prepackaged food items within the scope description
11. 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."
12. 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 NOV 14 A 11:21

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
October 22, 2025
Page 6 of 8**

13. 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.

14. 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.

15. Town of Orangetown Office of Building, Zoning, Planning, Administration, and Enforcement (OBZPAE), in a letter dated October 2, 2025, and last revised October 22, 2025, had the following:

- a. Please be advised that for the initial opening, Rockland County Health Department approval will be required prior to a Certificate of Occupancy being issued.
- b. Please add Short Environmental Assessment Form answer to 8b. is "Yes"
- c. Per Chapter 43, Article VIII. §8.1, Planning Board to determine conformity of proposed use and development as they relate to A-F. Applicant must accept these conditions prior to approval.
- d. Per letter received from Jane Slavin dated October 21, 2025, it appears that food, including sandwiches, for on-premises consumption, is currently being served in the bookstore. This requires a permit; therefore, the applicant must add on-premise food consumption to the application as well as label the food service and cleanup areas on the plan. Please note that food must be made available for an on-premises liquor license.
- e. The applicant is advised to consider changing the "scope" listed on the application to a restaurant use. This would not require a conditional use approval by the Planning Board but would require Zoning Board approval for parking. Comments 1 thru 4 above would still be required. Please be advised that continuing a "bar" Use without occupant load and parking analysis and approvals may result in limitations on type of food allowed to be served, and restrictions on hours of operation and number of seats, in the current application.

TOWN CLERK'S OFFICE
2025 NOV 14 A 11:21
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
October 22, 2025
Page 7 of 8**

Continuation of Condition #15...

- f. Ms. Slavin's letter suggests that a conditional use not be required as food and wine will be accessory to the "bookstore" retail use. It is believed by this department that the intent of the definition of "Bar" in Chapter 43, Section 11.2 Definitions, is that alcohol service was the primary enterprise opposed to food service. It also needs to be considered that food and beverage on-premises consumption may become the primary use in the future. The applicant must understand that serving alcohol and food for on-premises consumption requires a Certificate of Occupancy for either a Restaurant or a Bar Use and because food service was not mentioned or shown on this application, the "Bar" use was the only viable option as presented.

16. Town of Orangetown Department of Environmental Management and Engineering, in a letter dated October 21, 2025, had no comments at this time.

17. Town of Orangetown Fire Prevention Bureau, in a letter dated October 7, 2025, had no comments.

18. Paul Gdanski, PE, PLLC, Town of Orangetown Planning Board Plan Review Consultant, in a letter dated October 21, 2025, had the following comments:

- a. The use is a Conditional Use of the Planning Board.
- b. If there are any exterior modifications, it May require Architecture and Community Appearance Board of Review or a waiver request.
- c. The Town's standard notes shall be placed on the plans.

19. Rockland County Department of Planning, in a letter dated October 8, 2025, had no comments and remand for local decision.

20. Rockland County Sewer District No. 1 (RCSD#1), in letter dated October 2, 2025, had the following comments:

- a. RCSD#1 does not object to the Planning Board serving as lead agency for this review.
- b. RCSD#1 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District.

21. Orange and Rockland (O&R), in an email dated October 7, 2025, had the following comment:

- a. Based on the drawings provided, there does not seem to be any changes/ construction to the footprint or outside of the property. Based on this, there should not be any gas conflicts with the proposed work. If this is incorrect, please let O&R know. Please contact O&R's new business department for any load increases.

TOWN CLERK'S OFFICE

2025 NOV 14 A 11: 21

TOWN OF ORANGETOWN

**PB #25-59: Sparkle Bookstore
Conditional Use Final
Approval Subject to Conditions
Neg. Dec.**

Permit #: BLDC-7051-25

**Town of Orangetown Planning Board Decision
October 22, 2025
Page 8 of 8**

22. 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
- Rockland County Sewer District No. 1
- Village of Piermont Planning Board

23. 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.

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

25. 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.

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

The Planning Assistant is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: October 22, 2025
Town of Orangetown Planning Board**


**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN CLERK'S OFFICE
2025 NOV 14 A 11: 21
TOWN OF ORANGETOWN

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

**PB #25-59: Sparkle Bookstore
Conditional Use Final
Approval Subject to Conditions
Neg. Dec.**

Permit #: BLDC-7051-25

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: Sparkle Bookstore Conditional Use by Planning Board

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

DESCRIPTION OF ACTION: Conditional Use Final Approval Subject to Conditions / Neg. Dec.

LOCATION: The site is located at 642 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 4, Lot 22; CS 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 NOV 14 A 11:21
TOWN OF ORANGETOWN