

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, October 8, 2025

MEMBERS PRESENT:

Thomas Warren, Chairman
Michael Mandel, Vice Chairman
Andrew Andrews
Denise Lenihan
Bruce Bond (alternate member)

MEMBERS ABSENT:

Lisa DeFeciani
Michael McCrory
Matthew Miller

ALSO, PRESENT: Rick Oliver, Acting Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Audrey Lupachino, Planning Assistant; and Ann Marie Ambrose, 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:

New Items:

The Greek Orthodox Community of Rockland County **PB #25-57**
Consultation
1 Marycrest Road, West Nyack
69.07-1-9; R-40 Zoning District **WITHDRAWN BY APPLICANT**

80 South William Subdivision Plan **PB#25-58**
Recommendation to the Town Board
to Establish the Value and Term of the
Performance Bond
South William Street, Pearl River
68.20-2-76; RG Zoning District **RECOMMENDED TO THE TOWN BOARD**

The decisions of the **September 25, 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, absent; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

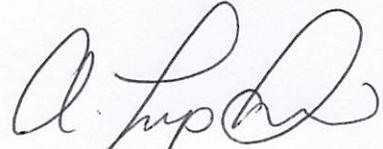
TOWN CLERK'S OFFICE
2025 OCT 24 P 1:31
TOWN OF ORANGETOWN

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, October 8, 2025

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

The meeting was adjourned at **7:35 p.m.** The next Planning Board meeting is scheduled for October 22, 2025.

Dated: October 8, 2025
Town of Orangetown Planning Board



Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN OF ORANGETOWN
2025 OCT 24 P 1:31
TOWN CLERK'S OFFICE

**PB #25-58: 80 South William Subdivision Plan
Recommendation to the Town Board
to Establish Value and Term of Performance Bond**

**Town of Orangetown Planning Board Decision
October 8, 2025
Page 1 of 3**

TO: Leszek Omelanczuk, 22 Lindbergh Road, Stony Point, New York 10980
FROM: Town of Orangetown Planning Board

RE: 80 South William Subdivision Plan: The application of R&L Property Development, applicant and owner, for a Recommendation to the Town Board to Establish the Value and Term of a Performance Bond for a site to be known as “**80 South William Subdivision Plan**”, 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 21 and Chapter 21 of the Code of the Town of Orangetown. The site is located at 80 South William Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 68.20, Block 2, Lot 76; in the RG zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, October 8, 2025**, at which time the Board made the following determinations:

Leszek Omelanczuk and Renata Omelanczuk appeared and testified.

The Board received the following communications:

1. 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.

The Board reviewed the plan. The meeting was then open to the public.

A motion was made to open the Public comment 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, absent; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting 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, absent; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

TOWN CLERK'S OFFICE
2025 OCT 24 P 1:32
TOWN OF ORANGETOWN

**PB #25-58: 80 South William Subdivision Plan
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 to Establish Value and Term of Performance Bond**

**Town of Orangetown Planning Board Decision
 October 8, 2025
 Page 2 of 3**

RECOMMENDATION: In view of the foregoing, the Planning Board Recommends to the Town of Orangetown Town Board that the value and term of the Performance Bond be established in accordance with the Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated August 18, 2025.

The term of the Performance Bond shall not exceed two (2) years as set forth in Section 21A-10 of the Town of Orangetown Town Code, which shall be on or before October 8, 2027, subject to the following conditions:

2. 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 by the Planning Assistant and construction plans are reviewed and approved by the inspector.

3. DEME's bonding requirements for the 80 South William Street Subdivision are as follows:

| <u>ITEM</u> | <u>COST</u> |
|--|----------------------------|
| Concrete curbing | \$ 6,300.00 |
| Monumentation | \$ 2,100.00 |
| Iron Pins | \$ 900.00 |
| As-Builts drawings | \$ 3,600.00 |
| Storm sewers | \$ 28,250.00 |
| Soil Erosion and Sediment Control | \$ 21,300.00 |
| Sanitary Sewers | \$ 4,900.00 |
| <u>Sub-Total</u> | <u>\$ 67,350.00</u> |
| Administrative Close -out (20% of Sub-Total) | \$ 13,470.00 |
| <u>Total Bond =</u> | <u>\$ 80,820.00</u> |
| Inspection Fee: (3% of Sub-Total of original Bond amount) to be submitted to this Department prior to onset of construction. | \$ 2,020.50 |

Further, all bonds are to conform to current town regulations.

TOWN OF ORANGETOWN
 2025 OCT 24 P 1:32
 TOWN CLERK'S OFFICE

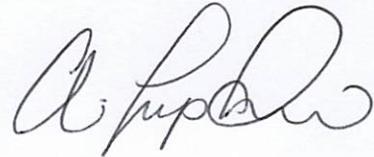
**PB #25-58: 80 South William Subdivision Plan
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**Town of Orangetown Planning Board Decision
October 8, 2025
Page 3 of 3**

The foregoing Resolution 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, absent; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

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

**Dated: October 8, 2025
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

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2025 OCT 24 P 1:32
TOWN CLERK'S OFFICE