

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Thursday, September 25, 2025**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Michael McCrory

**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:

**Adjourned Items:**

**Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan (Walkway) PB #25-24**

**Postponed from April 9, 2025 Planning Board Meeting**

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

170 South Highland Avenue, South Nyack  
65.52-1-18; SN-R-18 Zoning District

**CONTINUATION FOR  
REVISED PLANS**

**Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan (Fence) PB #25-49**

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

31 South Boulevard, South Nyack  
65.68-1-4; R-18 Zoning District

**CONTINUATION FOR  
REVISED PLANS**

**Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan (Trees & Retaining Wall) PB #25-50**

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

65 South Boulevard, South Nyack  
65.68-1-4; R-18 Zoning District

**CONTINUATION FOR  
REVISED PLANS**

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**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Thursday, September 25, 2025**

**Continued Items:**

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

**New Items:**

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

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

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

**St. Peter and St. Paul Church Site Plan** **PB #25-55**  
Consultation  
422 South Western Highway, Tappan  
74.18-3-27; R-15 Zoning District **CONSULTATION**

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

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**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Thursday, September 25, 2025**

The decisions of the **August 20, 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 Lisa DeFeciani and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The decisions of the **September 10, 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, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; 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 Michael Mandel, 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The meeting was adjourned at **11:07 p.m.** The next Planning Board meeting is scheduled for October 8, 2025.

**Dated: September 25, 2025**  
**Town of Orangetown Planning Board**



**Audrey Lupachino**  
**Planning Assistant**  
**Town of Orangetown**

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**PB #25-53B: 75 East Central Avenue  
Final Site Plan Approval Subject to Conditions  
Neg. Dec.**

**Permit #: BLDC-6566-25**

**Town of Orangetown Planning Board Decision  
September 25, 2025  
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**TO: Marc Krichilsky, 530 Chestnut Ridge Road, Woodcliff Lake, New  
Jersey 07677**  
**FROM: Orangetown Planning Board**

**RE: 75 East Central Avenue Site Plan**

The application of Kevin Thurman of 75 E. Central Ave LLC, applicant, and 75 E. Central Ave LLC, owner, for Pre-preliminary, Preliminary, & Final Site Plan Review at a site to be known as “**75 East Central Avenue Site 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 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 75 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 49; CS Zoning District.

Heard by the Planning Board of the Town of Orangetown at meetings held **Thursday, September 25, 2025**, the Board made the following determinations:

Marc Krichilsky, Engineer, and Doug Kelly, 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 September 8, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated September 23, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated September 5, 2025.
4. Letter from Paul Gdanski, PE, PLLC signed by Paul Gdanski, P.E. dated September 7, 2025
5. Letter from Colliers Engineering and Design, signed by Jesse Cokeley, Professional Engineer dated September 2, 2025.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated September 15, 2025.
7. Letter from Rockland County Center for Environmental Health, signed by Brandon Durant, Ph.D., dated September 23, 2025.
8. Email from Orange & Rockland from Alfred Gaddi, PE dated September 17, 2025.

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9. Canopy Plans prepared by Upside Innovations LLC dated November 18, 2024;
  - a. Sheet # 01: Lemle & Wolff Canopy / Pearl River, NY Plan
  - b. Sheet # 02: Lemle & Wolff Canopy / Pearl River, NY Footing Plan
  - c. Sheet # 03: Lemle & Wolff Canopy / Pearl River, NY Sections and 3D Views
  - d. Sheet # 04: Upside Canopy Detail – Canopy Top Construction with Roll Form Flat Pan Decking
  - e. Sheet # 05: Upside Canopy Detail – Canopy Gutter to Post Assembly
  - f. Sheet # 06: Upside Canopy Detail - Canopy Footplates Assembly
10. Site Plans prepared by McLaren Engineering and Land Surveying P.C., dated July 29, 2025;
  - a. Sheet C-001: Cover Sheet
  - b. Sheet C-100: Existing Conditions & Removals Plan
  - c. Sheet C-130: Site Plan
  - d. Sheet C-150: Grading & Drainage Plan
  - e. Sheet C-120: Soil Erosion & Sediment Control Plan
  - f. Sheet C-500: Details
11. Project Description prepared and provided by applicant.
12. Short Environmental Assessment Form dated July 29, 2025, signed by Marc Krichilsky, Engineer.

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, 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 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

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**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 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, 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 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;

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- 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 Chairman 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, 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. On motion 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the Planning Board has waived the Architecture and Community Appearance Board of Review (ACABOR) Review and Approval requirement.

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."

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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, in a letter dated September 8, 2025, had the following:
  - a. Site Plan Review: Variances required from the Town of Orangetown Zoning Board of Appeals
    - i. Parking, only 14 spaces provided and 22 spaces required
    - ii. Minimum Site Yard, 50 feet required and 47.9 feet proposed
    - iii. Maximum Building Height (in/ft), 4.0 required and 10.0 proposed
  - b. Section/Block/Lot to be noted on title block
  - c. Record owner/address. Create signature line
  - d. Place as notes on Plan
    - i. 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 the construction plans are viewed approved by the Building Inspector.
    - ii. All utilities, including electric and telephone service, shall be installed underground.
  - e. Bulk Table needs to be revised to reflect Group "Q1". Variances will be required from the Zoning Board. Reference Chapter 43, Section 3.12, Column #2 – Group Q1, Column #5 – Minimum Lot Area.

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7. Town of Orangetown Department of Environmental Management and Engineering, in a letter dated September 23, 2025, had the following comments:

- a. All existing drainage structures (catch basins, etc.) shall be labeled on drawings. C-1 20. C-130 & C-150.
- b. Iron pins shall be drawn and labeled at each property corner.
- c. The datum for the contours shall be given. Also. A note shall be added to the Site Plan indicating the source benchmark for the referenced datum (including the BM elevation.)

8. Town of Orangetown Fire Prevention Bureau, in a letter dated September 5, 2025, had no comments.

9. Paul Gdanski, PE, PLLC, Town of Orangetown Planning Board Plan Review Consultant, in a letter dated September 7, 2025, had the following comments:

- a. Number 2 on the Short Environmental Assessment Form shall be corrected to "Yes" and include Planning Board approval and Building Department.
- b. The use shall be confirmed in the Bulk Table.
- c. The Town's standard notes shall be placed on the plans.

10. Colliers Engineering and Design, Town of Orangetown Planning Board Drainage Consultant, in a letter dated September 2, 2025, had the following review recommendation and comments:

**Drainage Review Recommendation:**

Overall, the proposed plans meet the intent of the stormwater regulations, and therefore Colliers Engineering and Design recommend the 75 East Central Avenue Site Plan be approved for drainage subject to the following project comments.

**Project Comments Site Plan:**

- a. The proposed trench drain grate elevation is shown at 250.10, while the invert of the 4" pipe is shown at 249.50. Please confirm adequate cover is provided over the pipe at this location or revise as necessary.
- b. Please provide calculations showing the trench drain has capacity to convey the tributary flow.
- c. Please provide calculations showing the 4" pipe has capacity to convey the tributary flow.

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11. Rockland County Department of Planning, in a letter dated September 15, 2025, had no comments and remand for local decision.
12. Rockland County Center for Environmental Health, in a letter dated September 23, 2025, had the following comment:
  - a. Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code.
13. Orange and Rockland, in an email dated September 17, 2025, had the following comment:
  - a. Based on the drawings provided and our gas maps, there is a service feeding the complex in the area of the proposed work. This may be in conflict with the proposed work depending on locations of the existing service and proposed addition. Please contact O&R's new business department for any new services. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.
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. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.
16. 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.
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.

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**19.** 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).

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

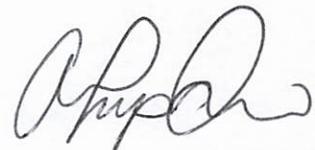
**21.** Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

**22.** The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by Thomas Warren – 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, 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: September 25, 2025  
Town of Orangetown Planning Board**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown**

TOWN CLERK'S OFFICE  
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**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**PB #25-53B: 75 East Central Avenue  
Final Site Plan Approval Subject to Conditions  
Neg. Dec.**

**Permit #: BLDC-6566-25**

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: 75 East Central Avenue Site Plan**

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 75 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 49; 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



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**Amendment to PB #25-53B: 75 East Central Avenue  
Final Site Plan Approval Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Amendment to PB# 25-53B Decision  
September 25, 2025  
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**TO: Marc Krichilsky, 530 Chestnut Ridge Road, Woodcliff Lake, New  
Jersey 07677  
FROM: Orangetown Planning Board**

**RE: An Amendment to 75 East Central Avenue Site Plan Review, PB# 25-53B, dated September 25, 2025** The site is located at 75 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 6, Lot 49; CS Zoning District.

**Page 5 of 8: Under Conditions, DELETE Condition #6:**

- 6. Town of Orangetown Office of Building, Zoning, Planning, Administration, and Enforcement, in a letter dated September 8, 2025, had the following:
  - a. Site Plan Review: Variances required from the Town of Orangetown Zoning Board of Appeals
    - i. Parking, only 14 spaces provided and 22 spaces required
    - ii. Minimum Site Yard, 50 feet required and 47.9 feet proposed
    - iii. Maximum Building Height (in/ft), 4.0 required and 10.0 proposed
  - b. Section/Block/Lot to be noted on title block
  - c. Record owner/address. Create signature line
  - d. Place as notes on Plan
    - i. 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 the construction plans are viewed approved by the Building Inspector.
    - ii. All utilities, including electric and telephone service, shall be installed underground.
  - e. Bulk Table needs to be revised to reflect Group "Q1". Variances will be required from the Zoning Board. Reference Chapter 43, Section 3.12, Column #2 – Group Q1, Column #5 – Minimum Lot Area.

**REPLACE WITH THE FOLLOWING:**

- 6. Town of Orangetown Office of Building, Zoning, Planning, Administration, and Enforcement, in a letter dated September 9, 2025, had the following comments:
  - a. Site Plan Review:
    - i. Section/Block/Lot to be noted on title block
    - ii. Record owner/address. Create signature line
    - iii. Create a chart with Districts: School, Fire, Water, Lighting, Sewer and Zoning
    - iv. Location of nearest fire hydrant; can be noted on vicinity map

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**Amendment to PB #25-53B: 75 East Central Avenue  
Final Site Plan Approval Subject to Conditions  
Neg. Dec.**

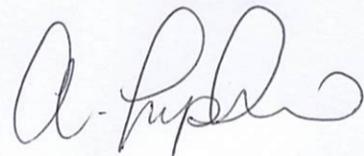
**Town of Orangetown Planning Board Amendment to PB# 25-53B Decision  
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**Continuation of Condition #6:**

- v. Place as notes on Plan
  - 1. This plan does not conflict with the County Official Map and has been approved in the manner specified by Section 239L & M of the General Municipal Law of the State of New York
  - 2. Where any drainage courses are to be established, the plan shall bear a notation stating: Lot drainage shown shall constitute easements running with the land and are not to be disturbed.
  - 3. All utilities, including electric and telephone service, shall be installed underground.

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

**Dated: September 25, 2025  
Town of Orangetown Planning Board**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown**

TOWN CLERK'S OFFICE  
2025 OCT 21 A 11:19  
TOWN OF ORANGETOWN

**PB #25-54: Venture Together Site Plan  
Final Site Plan Approval Subject to Conditions  
Neg. Dec.**

**Permit #: BLDC-7358-25**

**Town of Orangetown Planning Board Decision  
September 25, 2025  
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**TO: Timothy C. Ryan, 6 Courtland Avenue, Middletown, New York  
10940  
FROM: Orangetown Planning Board**

**RE: Venture Together Site Plan Review**

The application of Tim Ryan of Cirillo Architects, applicant, and Venture Together Inc., owner, for Pre-preliminary, Preliminary, & Final Site Plan and Conditional Use Permit Review at a site to be known as “**Venture Together Site 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 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 119 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 18; RG Zoning District.

Heard by the Planning Board of the Town of Orangetown at meeting held **Thursday, September 25, 2025** the Board made the following determinations:

Timothy C. Ryan, Architect; and Marie Pardi of Venture Together, 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 September 9, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated September 23, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated September 5, 2025.
4. Letter from Paul Gdanski, PE, PLLC signed by Paul Gdanski, P.E. dated September 7, 2025
5. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated September 17, 2025.
6. Email from Orange & Rockland from Alfred Gaddi, PE dated September 17, 2025.
7. Plans prepared by Cirillo Architects, P.C. signed by Peter Cirillo dated May 29, 2025.
  - a. Sheet T-1 – Title Sheet
  - b. Sheet SP-1 – Proposed Site Plan and Details
  - c. Sheet C-1 – Code Data & Code Floor Plans

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- d. Sheet D-1 – Demolition: Main Floor Plan, Second Floor Plan and Notes
  - e. Sheet A-1 – Proposed Basement Floor Plan
  - f. Sheet A-2 – Proposed Main Floor Plan & Upper Level Floor Plans
  - g. Sheet A-3 – Proposed Exterior Elevations
8. Project Narrative by Cirillo Architects, P.C. dated July 22, 2025.  
9. Short Environmental Assessment Form dated August 8, 2025, signed by Peter A Cirillo, 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, 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 Andrew Andrews 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

**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 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the Board declared itself Lead Agency.

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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 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;
- 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

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- 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 Lisa DeFeciani and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; 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. On motion 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the Planning Board has waived the Architecture and Community Appearance Board of Review (ACABOR) Review and Approval requirement.
2. The proposed site plan will need to be reviewed and obtain zoning variance approval from the Town of Orangetown Zoning Board of Appeals.
3. 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the plans shall show an additional bollard in between the two bollards on the site plan adjacent to the rear exit.
4. 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."
5. 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.

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6. 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.

7. 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 September 9, 2025, had the following comments:

- a. Site Plan Review:
  - i. Section/Block/Lot to be noted on title block
  - ii. Record owner/address. Create signature line
  - iii. Create a chart with Districts: School, Fire, Water, Lighting, Sewer and Zoning
  - iv. Location of nearest fire hydrant; can be noted on vicinity map
  - v. Place as notes on Plan
    1. This plan does not conflict with the County Official Map and has been approved in the manner specified by Section 239L & M of the General Municipal Law of the State of New York
    2. Where any drainage courses are to be established, the plan shall bear a notation stating: Lot drainage shown shall constitute easements running with the land and are not to be disturbed.
    3. All utilities, including electric and telephone service, shall be installed underground.

9. Town of Orangetown Department of Environmental Management and Engineering, in a letter dated September 23, 2025, had no comments.

10. Town of Orangetown Fire Prevention Bureau, in a letter dated September 5, 2025, had no comments.

11. Paul Gdanski, PE, PLLC, Town of Orangetown Planning Board Plan Review Consultant, in a letter dated September 7, 2025, had the following comments:

- a. Number 2 on the Short Environmental Assessment Form has to be corrected to "Yes" and include Planning Board approval and Building Department.
- b. Number 17 on the Short Environmental Assessment Form must be elaborated on as to what is being proposed for the increase in coverage.

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- c. Protection of the addition should be provided as it's located in the travel way.
  - d. The Town's standard notes shall be placed on the plans.
- 12.** Rockland County Department of Planning, in a letter dated September 17, 2025, had no comments and remand for local decision.
- 13.** Orange and Rockland, in an email dated September 17, 2025, had the following comment:
- a. Based on the drawings provided, there does not seem to be any changes/ construction to the footprint of the property. Based on this, there should not be any gas conflicts with the proposed work. If this is incorrect, please let me know. Please contact O&R's new business department for any load increase. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.
- 14.** The applicant shall comply with all pertinent items in the Guide to the Preparation of Subdivision Plans and Board Decisions prior to signing the final plans.
- 15.** All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.
- 16.** 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.
- 17. 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.

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**Continuation of Condition #17...**

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.

**16.** 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.

**17.** 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.

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

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**19.** 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).

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

**21.** 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

**22.** 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 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, 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: September 25, 2025  
Town of Orangetown Planning Board**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown**

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

**PB #25-54: Venture Together Site Plan  
Final Site Plan Approval Subject to Conditions  
Neg. Dec.**

**Permit #: BLDC-7358-25**

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: Venture Together Site Plan**

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 119 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 18; RG 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



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**Amendment to PB #25-54: Venture Together Site Plan  
Final Site Plan Approval Subject to Conditions**

**Town of Orangetown Planning Board Amendment to PB# 25-54 Decision  
September 25, 2025  
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**TO: Timothy C. Ryan, 6 Courtland Avenue, Middletown, New York  
10940  
FROM: Orangetown Planning Board**

**RE: An Amendment to Venture Together Site Plan Review PB# 25-54, dated  
September 25, 2025** The site is located at 119 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 18; RG Zoning District.

**Page 5 of 8: Under Conditions, DELETE Condition #8:**

**8. Town of Orangetown Office of Building, Zoning, Planning, Administration, and  
Enforcement, in a letter dated September 9, 2025, had the following comments:**

- a. Site Plan Review:
  - i. Section/Block/Lot to be noted on title block
  - ii. Record owner/address. Create signature line
  - iii. Create a chart with Districts: School, Fire, Water, Lighting, Sewer and Zoning
  - iv. Location of nearest fire hydrant; can be noted on vicinity map
  - v. Place as notes on Plan
    - 1. This plan does not conflict with the County Official Map and has been approved in the manner specified by Section 239L & M of the General Municipal Law of the State of New York
    - 2. Where any drainage courses are to established, the plan shall bear a notation stating: Lot drainage shown shall constitute easements running with the land and are not to be disturbed.
    - 3. All utilities, including electric and telephone service, shall be installed underground.

**REPLACE WITH THE FOLLOWING:**

**8. Town of Orangetown Office of Building, Zoning, Planning, Administration, and  
Enforcement, in a letter dated September 8, 2025, had the following:**

- a. Site Plan Review: Variances required from the Town of Orangetown Zoning Board of Appeals
  - i. Parking, only 14 spaces provided and 22 spaces required
  - ii. Minimum Site Yard, 50 feet required and 47.9 feet proposed
  - iii. Maximum Building Height (in/ft), 4.0 required and 10.0 proposed
- b. Section/Block/Lot to be noted on title block
- c. Record owner/address. Create signature line

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**Amendment to PB #25-54: Venture Together Site Plan  
Final Site Plan Approval Subject to Conditions**

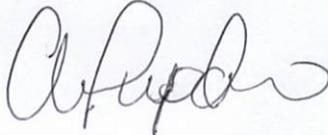
**Town of Orangetown Planning Board Amendment to PB# 25-54 Decision  
September 25, 2025  
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**Continuation of Condition #8:**

- d. Place as notes on Plan
  - i. 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 the construction plans are viewed approved by the Building Inspector.
  - ii. All utilities, including electric and telephone service, shall be installed underground.
- e. Bulk Table needs to be revised to reflect Group "Q1". Variances will be required from the Zoning Board. Reference Chapter 43, Section 3.12, Column #2 – Group Q1, Column #5 – Minimum Lot Area.

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

**Dated: September 25, 2025  
Town of Orangetown Planning Board**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown**

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**PB #25-55: St. Peter and St. Paul Church Site Plan  
Consultation  
Town of Orangetown Planning Board  
September 25, 2025  
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**TO: Jonathan Hodosh, 120 North Main Street, Suite 501, New City,  
New York 10956**

**FROM: Town of Orangetown Planning Board**

**RE: PB #25-55: St. Peter and St. Paul Church Site Plan Consultation:** The application of Reverend Father Thomas Mathew of St. Peter and St. Paul Church, Applicant and St. Peter and St. Paul Church, Owner, for consultation Site Plan Review at a site to be known as “**St. Peter and St. Paul Church Site 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 21A of the Code of the Town of Orangetown. The site is located at 422 South Western Highway, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 3, Lot 27; R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Thursday, September 25, 2025** at which time the Board made the following determinations:

Jonathan Hodosh, Architect, appeared and testified. The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Rick Oliver, Acting Director, dated September 8, 2025.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Bruce Peters, P.E., Commissioner, dated September 23, 2025.
3. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated September 9, 2025.
4. Existing Photos and Proposed Renderings prepared by George Hodosh Associates – Architects, P.C.
5. Narrative titled “Narrative and History – Proposed Addition and Alterations to Existing Church”, prepared by George Hodosh Associates – Architects, P.C., dated August 8, 2025.

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**PB #25-55: St. Peter and St. Paul Church Site Plan  
Consultation  
Town of Orangetown Planning Board  
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6. Architectural Plans prepared by George Hodosh Associates – Architects, P.C., dated February 18, 2024, revised August 12, 2025:
  - a. Sheet: Cover Sheet
  - b. Sheet: Site Plan
  - c. Sheet D1: Existing Foundation Plan
  - d. Sheet D2: Existing Celler Floor Plan
  - e. Sheet D3: Existing First Floor Plan
  - f. Sheet A1: Foundation Plan
  - g. Sheet A2: Cellar Floor Plan
  - h. Sheet A3: First Floor Plan
  - i. Sheet A4: Front Elevation
  - j. Sheet A5: Right Elevation
  - k. Sheet A6: Rear Elevation
  - l. Sheet A7: Left Elevation

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 Chair and seconded 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

There being no one to be heard from the Public, a motion was made to close the public portion Lisa DeFeciani and seconded 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

**CONSULTATION:** In view of the foregoing and the testimony before the Board, provided the applicant with the following comments:

**1.** Town of Orangetown Office of Building, Zoning, Planning Administration and Enforcement Offered the following comments:

- a. Architecture Community Appearance Board of Review (ACABOR) review and approval is required.
- b. Need to comply with Town of Orangetown Town Code, Section 21A-13.

**2.** The Town of Orangetown Department of Environmental Management and Engineering offered the following comments:

- a. A proper site plan (that conforms to Section 21 of the Town of Orangetown Code Book Land Development regulations) shall be provided for review.
- b. The total area of disturbance shall be shown and labeled on the plans.

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**Continuation of Condition #2:**

- c. Drainage calculations, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted for review and approval. The applicant's engineer shall design onsite storage to achieve a zero increase in runoff, up to and including the 100-yr. storm, for the proposed subdivision.
- d. All existing and proposed stormwater features shall be shown on the plans.
- e. All existing and proposed grading shall be shown on the plans.
- f. Sanitary calculations for the proposed site, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to this Department for review and approval.
- g. All existing and proposed sanitary sewer building connections shall be shown on the plans.
- h. New sidewalk shall be proposed and shown along St. Mary Francis Street, joining the two "dead ends"- at the intersection of St Mary Francis Street and the southeast edge of the site.
- i. All existing utilities (sanitary, stormwater, utility poles, gas, water, light poles, etc.) on St. Mary Francis Street, Lowe Lane, and Western Highway shall be shown on the plans.
- j. Soil erosion and sediment control plans and details shall be submitted with the drawing set for review and approval.
- k. Iron pins shall be drawn and labeled at each property corner.

**3. The Town of Orangetown Bureau of Fire Prevention offered the following comments:**

- a. Provide a site plan to scale.
- b. 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 an on-site fire hydrant. 2020 FC NYS 507.5.1
- c. Show Fire Lane striping and signage.
- d. Show height of building. Ariel Fire Apparatus access is required for buildings over 30'. Access road minimum width is 26' and shall be no closer than 15' or further than 30' to the building and shall be positioned parallel to one entire side of the building. 2020 FC NYS D105
- e. Show Apparatus Access Road with minimum width of 20'. 2020 FC NYS 503.2.1

Construction plans shall include the following information:

- Installation of a NFPA 13 compliant sprinkler system
- Installation of a fire alarm system to the NFPA 72 standard
- Installation of a key lock box

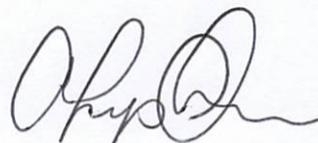
TOWN CLERK'S OFFICE  
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TOWN OF ORANGETOWN

**PB #25-55: St. Peter and St. Paul Church Site Plan  
Consultation**

**Town of Orangetown Planning Board  
September 25, 2025  
Page 4 of 4**

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

**Dated: September 25, 2025  
Town of Orangetown Planning Board**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown**

TOWN OF ORANGETOWN  
2025 OCT 10 A 11: 25  
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**PB #25-56: North Main Street Management LLC Townhouses Site Plan Consultation**  
**Town of Orangetown Planning Board**  
**September 25, 2025**  
**Page 1 of 5**

**TO: Jonathan Hodosh, 120 North Main Street, Suite 501, New City, New York 10956**

**FROM: Town of Orangetown Planning Board**

**RE: PB #25-56: North Main Street Management LLC Townhouses Site Plan Consultation:** The application of Mario Luczaj of North Main Street Management, LLC, Applicant and Owner, for consultation Site Plan Review at a site to be known as “**North Main Street Management LLC Townhouses Site 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 21A of the Code of the Town of Orangetown. The site is located at 40 North Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 4, Lot 36; CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Thursday, September 25, 2025** at which time the Board made the following determinations:

Jonathan Hodosh, Architect, appeared and testified. The Board received the following communications:

1. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Rick Oliver, Acting Director, dated September 8, 2025.
2. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Bruce Peters, P.E., Commissioner, dated September 23, 2025.
3. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated September 9, 2025.
4. Narrative titled “Narrative and History – Townhouses”, prepared by George Hodosh Associates – Architects, P.C., dated August 4, 2025.
5. Architectural Plans prepared by George Hodosh Associates – Architects, P.C., dated March 5, 2025, revised August 4, 2025:
  - a. Sheet: Cover Sheet and Site Plan
  - b. Sheet A1: First Floor Plan
  - c. Sheet A2: Second Floor Plan
  - d. Sheet A3: Attic Plan
  - e. Sheet A4: Front Elevation
  - f. Sheet A5: Right Elevation
  - g. Sheet A6: Rear Elevation
  - h. Sheet A7: Left Elevation

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**PB #25-56: North Main Street Management LLC Townhouses Site Plan  
Consultation  
Town of Orangetown Planning Board  
September 25, 2025  
Page 2 of 5**

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 Chair and seconded 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

There being no one to be heard from the Public, a motion was made to close the public portion Michael Mandel - Vice Chair and seconded 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, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

**CONSULTATION:** In view of the foregoing and the testimony before the Board, provided the applicant with the following comments:

1. Town of Orangetown Office of Building, Zoning, Planning Administration and Enforcement Offered the following comments:

- a. Requires "Use" Variance from the Zoning Board. The reference to Chapter 43, Section 3.11, Table of General Use Regulations, CS District, Column 3, Uses by Special Permit, Zoning Board, item #1 ... Additions to Existing Residential Structures ... does not apply.
- b. Requires Variance from Chapter 43, Section 9.2 and 9.34 ... Expansion of non-conforming Bulk and Use from the Zoning Board.
- c. The bulk table used for this proposal is for "Allowed Uses". Because the requested use is multi-family, the bulk table for multi-family units shall be applied. This will necessitate several more variances from the Zoning Board to be approved.
- d. Use variance required from the Zoning Board. Chapter 43, Section 3.11 Table of General Use Regs, CS District, Column 3, Uses by Special Permit, Zoning Board, item #1, does not apply.
- e. Variance required per Chapter 43, Section 9.2 &
- f. Currently there is a permit submitted to the building department that conflicts with this proposal. This must be resolved prior to permit submission
- g. Site Plan must be provided by a professional licensed surveyor (PLS) and in accordance with Town of Orangetown Code Section 21A-13 (see attached)
- h. Add signature line for owner on site plan
- i. List Districts property is located ie fire, water, lighting, sewer. Show District lines where they change on the vicinity map and label accordingly.

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**Continuation of Condition #1:**

- j. Show exact location of important trees, wooded areas, ditches water courses, etc.
- k. Show elevations at lot comers
- l. Show land contours a 2' intervals
- m. Show method of drainage including flow direction(s)
- n. Show location and sizes of sewer lines, water mains, gas lines and any other underground utilities, including utility poles, fire hydrants, and distance to nearest fire hydrants. Add note that all new utilities shall be installed underground
- o. Label existing structures with the term "existing" in name
- p. Show lighting
- q. Note on plans that Iron Pins shall be installed at all lot comers
- r. Add note on site plan that "this map does not conflict with the County Official Map and has been approved in the manner specified by Section 239 L&M of the General Municipal Law of the State of New York"
- s. Show grade on driveway (10% or less)
- t. Show construction entrance

**2. The Town of Orangetown Department of Environmental Management and Engineering (DEME) offered the following comments:**

- a. A proper site plan (that conforms to Section 21 of the Town of Orangetown Code Book - Land Development regulations) shall be provided for review.
- b. The total area of disturbance shall be shown and labeled on the plans.
- c. Drainage calculations, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted for review and approval. The applicant's engineer shall design onsite storage to achieve a zero increase in runoff, up to and including the 100-yr. storm. for the proposed subdivision.
- d. Soil analysis, soil permeability, perc tests and determination of groundwater elevations shall be performed at the proposed stormwater system locations. These tests/ investigations shall be performed in the spring when the ground water table is typically at its highest. These tests shall be performed prior to this proposal receiving Final Approval to ensure the adequacy of the design. The information/ test results/ elevations shall be added and incorporated into the drainage calculations. DEME shall be notified at least 48 hours in advance of these field tests/ investigations. Copies of all correspondence related to these issues shall be submitted to DEME.
- e. All existing and proposed stormwater features shall be shown on the plans.
- f. All existing and proposed grading shall be shown on the plans.

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- g. A post construction stormwater maintenance agreement (in accordance with NYSDEC Phase II regulations) for the proposed stormwater systems shall be submitted to DEME and the Town Attorney's office for review and approval. Said agreement shall include a maintenance and management schedule, separate/ individual inspection checklists for all existing and proposed stormwater facilities. contact person with cell phone number, yearly report to be submitted to DEME, etc.
- h. Sanitary calculations for the proposed site, prepared and sealed by a New York State Licensed Professional Engineer, shall be submitted to the Department of Environmental Management and Engineering for review and approval.
- i. All existing and proposed sanitary sewer building connections shall be shown on the plans.
- j. All existing utilities (sanitary, stormwater, utility poles, gas, water, light poles, etc.) on North Main Street and East Washington Avenue shall be shown on the plans.
- k. Soil erosion and sediment control plans and details shall be submitted with the drawing set for review and approval.
- l. Iron pins shall be drawn and labeled at each property corner.

**3. The Town of Orangetown Bureau of Fire Prevention offered the following comments:**

- a. Show Apparatus Access Road with minimum width of 20', 11' road is proposed. 2 Fire Access roads are required for buildings over 30'.  
2020 FC NYS 503.2.1
- b. Ariel Fire Apparatus access is required for buildings over 30'. Access road minimum width is 26' and shall be no closer than 15' or further than 30' to the building and shall be positioned parallel to one entire side of the building. Label road on plan. 2020 FC NYS D105.
- c. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. Show dimensions for turnaround.

Construction plans shall include the following information:

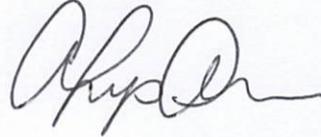
- Installation of a NFPA 13 compliant sprinkler system
- Installation of a fire alarm system to the NFPA 72 standard
- Installation of a key lock box

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**PB #25-56: North Main Street Management LLC Townhouses Site Plan  
Consultation  
Town of Orangetown Planning Board  
September 25, 2025  
Page 5 of 5**

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

**Dated: September 25, 2025  
Town of Orangetown Planning Board**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown**

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2025 OCT 10 A 11: 27  
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