

Town of Orangetown Project Review Committee Meeting Agenda, Wednesday, January 7, 2026

A Project Review Committee Meeting (PRC) will be held on **Wednesday, January 7, 2026 at 9:30 a.m.**, in the Town of Orangetown, Land Use Board Meeting Room – Northwest Corner 26 Orangeburg Road, Orangeburg, New York The Committee will be reviewing items scheduled for the **Wednesday, January 14, 2026 Planning Board Hearing**.

PRC Items:

Databank Orangeburg Phase Two Site Plan

PRC Consultation regarding continued Planning Board item PB# 25-02
2000 Corporate Drive, Orangeburg
73.15-1-19; LIO Zoning District

Thorpe Village Site Plan

PRC Consultation
1-6 Thorpe Drive, Sparkill
74.16-1-23; RG Zoning District

Continued Items:

228 South Boulevard Site Plan Review – Critical Environmental Area PB #25-36
Continued from July 9, 2025 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review
and SEQRA Review
228 South Boulevard, South Nyack
66.69-1-2.2; R-12 HC zoning district

214 South Boulevard Site Plan Review – Critical Environmental Area PB #25-39
Continued from July 23, 2025 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review
and SEQRA Review
214 South Boulevard, South Nyack
66.69-1-2.3; R-12 HC Zoning District

19 College Avenue Site Plan Review – Critical Environmental Area PB #25-40
Continued from July 23, 2025 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review
and SEQRA Review
19 College Avenue, South Nyack
66.69-1-2.11; R-12 HC Zoning District

27 College Avenue Site Plan Review – Critical Environmental Area PB #25-41
Continued from July 23, 2025 Planning Board Meeting
Pre-preliminary, Preliminary, & Final Site Plan Review
and SEQRA Review
19 College Avenue, South Nyack
66.69-1-2.12; R-12 HC Zoning District

New Items:

Pearl River Gardens Site Plan PB# 25-62
Pre-preliminary, Preliminary, & Final Site Plan Review
And SEQRA Review
95-103 Middletown Road, Pearl River
69.13-1-26; CC Zoning District

UOVO Fine Arts Storage Site Plan PB# 26-01
Pre-preliminary, Preliminary, & Final Site Plan Review
And SEQRA Review
33 Kings Highway, Orangeburg
74.11-2-5; LIO and R-40 Zoning District

Gatto Lane Fence - Site Plan Amendment PB# 26-02
Site Plan Amendment
And SEQRA Review
80 Gatto Lane, Pearl River
68.07-2-1; PAC Zoning District

25 Whittier Subdivision PB# 26-03
Final Subdivision Review
And SEQRA Neg. Dec. Reaffirmation
25 Whittier Road, Blauvelt
65.18-1-13; LO and R-40 Zoning District

Other Business:

WPT Acquisitions LLC Final Re-Subdivision Plan PB #26-06
Request for (2) 90 Day Extensions for Filing at Rockland County Clerk
518 Route 303, 13 Mountainview Road,
and 21 Mountainview Road, Orangeburg
74.07-1-2, 33, and 36; LI, CC, LO Zoning Districts

Revised: December 2, 2025
Dated: November 24, 2025