

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, November 12, 2025

MEMBERS PRESENT:

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

MEMBERS ABSENT: Thomas Warren, Chairman

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.

Michael Mandel, Vice Chair and Acting 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:

Palisades Free Library Site Plan
Final Site Plan Review
19 Closter Road, Palisades
78.17-2-22; R-40 Zoning District

PB# 25-60

**Final Site Plan Approval
Subject to Conditions
Reaffirm Neg. Dec.**

Continued Items:

Rockland Gaelic Athletic Association Site Plan
Continued from August 20, 2025 Planning Board Meeting
Postponed from April 23, 2025 Planning Board Meeting
Pre-preliminary, Preliminary,
& Final Site Plan Review
and SEQRA Review
160 Old Orangeburg Road, Orangeburg
73.12-1-1; RPC-R Zoning District

PB #25-26

**Final Site Plan Approval
Subject to Conditions
Neg. Dec.**

Other Business:

Town of Orangetown Zone Change

Referral / Proposed Local Law / Request for Zone Change Amending Town Zoning Map from CS and RG to PAC Zone regarding Property located at 77 East Central Ave and 80-84 East Washington Ave
Referral from Town of Orangetown Town Board
68.16-6-13.1 and 68.16-6-13.3; CS and RG Zoning District

TOWN CLERK'S OFFICE
2025 DEC 12 A 9:55
TOWN OF ORANGETOWN

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, November 12, 2025

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

Town of Orangetown Food Trucks

Referral / Proposed Local Law / Food Trucks

Adopted resolution to add Chapter 16 entitled "Food Trucks" to Town Code, which provides for the regulation of food trucks in the Town of Orangetown
Referral from Town of Orangetown Town Board

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

The decisions of the **October 22, 2025** Planning Board Meeting were reviewed and approved with amendment correction. The motion for adoption was made and moved by Andrew Andrews and seconded by Lisa DeFeciani, and carried as follows: Thomas Warren – Chair, absent; Michael Mandel - Vice Chair and Acting Chairman, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; 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 Bruce Bond, and second by Denise Lenihan, and carried as follows: Thomas Warren – Chair, absent; Michael Mandel -Vice Chair and Acting Chairman, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The meeting was adjourned at **7:52 p.m.** The next Planning Board meeting is scheduled for December 10, 2025

Dated: November 12, 2025
Town of Orangetown Planning Board



Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN CLERK'S OFFICE
2025 DEC 12 A 9:55
TOWN OF ORANGETOWN

**PB #25-60: Palisades Free Library
Final Site Plan
Approval Subject to Conditions
Reaffirmation of Neg. Dec.**

Permit #: BLDC-4891-24

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 1 of 6**

**TO: Michael Esmay, 17 Van Houten Street, Upper Nyack, New York
10960
FROM: Orangetown Planning Board**

RE: Palisades Free Library Site Plan

The application of Board of Trustees Palisades Free Library, applicant, and Board of Trustees Palisades Free Library, owner, for Final Site Plan Review at a site to be known as "**Palisades Free Library 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 19 Closter Road, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.17, Block 2, Lot 22; R-40 Zoning District

Heard by the Planning Board of the Town of Orangetown at meeting held **Wednesday, November 12, 2025**, the Board made the following determinations:

Michael Esmay, Architect, and Marjorie Galen, Board of Trustees Member, 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, signed by Rick Oliver, Acting Director dated October 28, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated November 7, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated October 21, 2025.
4. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated November 5, 2025.
5. Letter from Rockland County Center of Environmental Health, signed by Brandon Durant, Acting Commissioner of Planning dated November 6, 2025.
6. Letter from Rockland County Sewer District No. 1, signed by Nicholas King, Engineer II, dated October 15, 2025.
7. Email from Orange & Rockland from Alfred Gaddi, PE dated October 9, 2025.
8. Letter from New York State Parks, Recreation, and Historic Preservation signed by Mariana Staines, dated July 9, 2025.
9. Addition & Alteration Site Plan prepared by Michael Esmay Architect dated March 18, 2024 last revised September 15, 2025.

TOWN CLERK'S OFFICE

2025 DEC 12 A 9 56

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 2 of 6**

10. Project Narrative, signed by Michael Esmay, Architect, dated April 25, 2024.
11. Short Environmental Assessment Form dated April 26, 2024, last revised October 8, 2025, signed by Marjorie Galen, Board of Trustees Member.
12. Planning Board Site Plan Preliminary Approval Decision PB# 24-42 dated September 25, 2024.
13. Zoning Board of Appeals Area Variance Decision ZBA# 25-02 dated January 15, 2025.
14. Historic Architecture Board of Review Approval Decision HABR# 25-04 dated July 8, 2025.

The Board reviewed the submitted plan and information. The hearing was then opened to the Public.

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

PUBLIC COMMENTS: None.

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

Reaffirmation of SEQRA

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (a) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

TOWN CLERK'S OFFICE

2025 DEC 12 A 9:56

TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 3 of 6**

On motion by Denise Lenihan and seconded by Matthew Miller and carried as follows: Thomas Warren – Chair, absent; Michael Mandel -Vice Chair and Acting Chairman, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the Board made reaffirmation on a Negative Declaration pursuant to SEQRA from Planning Board Decisions PB #24-42, dated September 25, 2024, Preliminary Site Plan Approval.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Final Site Plan Approval Subject to Conditions:**

1. The following note shall be placed on the Site Plan: “At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting.”
2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: “Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.”
3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and signed by the Chairman and the construction plans are reviewed and approved by the inspector.

TOWN CLERK'S OFFICE
2025 DEC 12 A 9 56
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 4 of 6**

5. Town of Orangetown Office of Building, Zoning, Planning, Administration, and Enforcement (OBZPAE) had the following comments which are incorporated herein as conditions of approval:

- a. Please make the following revisions to the site plan:
 - i. Revise the words "Variances Required" to "Variances Approved" under the Bulk Table for the ZBA Approved Decision, ZBA# 25-02 dated January 15, 2025, of approved area variances: Floor Area Ratio, Side Yard, and Off-Street Parking.
 - ii. Add note the HABR Approved Decision in Notes Table, HABR# 24-04, dated July 8, 2025, Approved as Presented
 - iii. Create a Signature/Date line next to "Record Owner". Owner shall sign and date prior to stamping by the Planning Board Chair.
 - iv. Add Name and Address of Professional Engineer
 - v. Add the following Districts:
 1. School - South Orangetown
 2. Fire - Sparkill/Palisades
 3. Water - Town of Orangetown
 4. Lighting - Town of Orangetown
 5. Sewer - Town of Orangetown
 6. Zoning - R-40
 - vi. Show the location of or note the distance to the nearest fire hydrant
 - vii. Add Section-Block-Lot in Title Block
 - viii. Add Note: "Road Work Permit required from Rockland County Highway prior to starting any construction activities on the site"
 - ix. Add the following notes from the "Guide to the Preparation & Filing of Site Plans":
 1. Lot Drainage shown shall constitute easements running with the land and shall not be disturbed
 2. All new Utilities, including electrical service shall be installed underground.

16. Town of Orangetown Department of Environmental Management and Engineering had no further comments.

17. Town of Orangetown Fire Prevention Bureau had no comments.

19. Rockland County Department of Planning (RCDP) remands for local decision. The following additional comment is offered strictly as an observation and is not part of RCDP's General Municipal Law (GML) review:

- a. The Bulk Requirements table on the site plan denotes that variances are required for the side yard, floor area ratio, and number of parking spaces. These variances were recently granted by the Zoning Board of Appeals (ZBA) on January 15, 2025, under the decision of ZBA 25-02. The bulk table must be updated to indicate these variances were approved, along with the ZBA case number and date of approval.

TOWN CLERK'S OFFICE
2025 DEC 12 A 9:56
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 5 of 6**

- 20.** Rockland County Center for Environmental Health (RCDOH) had the following comments which are incorporated herein as condition of approval:
- a. Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code.
- 20.** Rockland County Sewer District No. 1 (RCSD#1) does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.
- 21.** Based on the drawings provided, there should not be any gas conflicts with the proposed work. Please contact Orange & Rockland's new business department for load increases. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.
- 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
- 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.
- 17.** All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.
- 18.** Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

TOWN CLERK'S OFFICE
2025 DEC 12 A 9:59
TOWN OF ORANGETOWN

Town of Orangetown Planning Board Decision
November 12, 2025
Page 6 of 6

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.

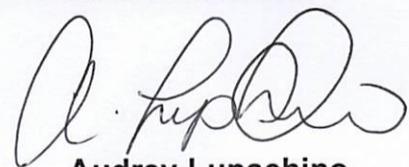
21. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction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

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

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

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.

NOVEMBER 12, 2025
Dated: ~~October 22, 2025~~ ^{AML 2025-12-12}
Town of Orangetown Planning Board


Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN CLERK'S OFFICE
2025 DEC 12 A 9:56
TOWN OF ORANGETOWN

**PB #25-26: Rockland Gaelic Athletic Association
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 1 of 8**

**TO: Jonathan Hodosh, George Hodosh Associates – Architects, P.C.
120 North Main Street, Suite 501, New City, New York 10956
FROM: Orangetown Planning Board**

**RE: Rockland Gaelic Athletic Association
Continued from August 20, 2025 Planning Board Meeting
Postponed from April 23, 2025 Planning Board Meeting**

The application of Rockland County Gaelic Athletic Association, applicant and owner, for Pre-preliminary, Preliminary, & Final Site Plan Review at a site to be known as “**Rockland Gaelic Athletic Association**” 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 160 Old Orangeburg Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.12, Block 1, Lot 1; RPC-R zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, August 20, 2025, and November 12, 2025**, the Board made the following determinations:

August 20, 2025

Jonathan Hodosh, Architect, and Joe McGill, Owner Rep. – Project Manager, appeared and testified before the Board.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Rick Oliver, Acting Director dated August 7, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated August 18, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated July 31, 2025.
4. Letter from Roman Professional Engineering PLLC, signed by Douglas Schmidt, P.E. dated August 1, 2025.
5. Letter from Brooker Engineering, signed by Eric Chang, Engineer dated August 5, 2025.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated August 7, 2025.

TOWN CLERK'S OFFICE
2025 DEC 12 A 9:56
TOWN OF ORANGETOWN

**PB #25-26: Rockland Gaelic Athletic Association
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 2 of 8**

- 7. Letter from Rockland County Center for Environmental Health, signed by Elizabeth Mello, dated April 22, 2025.
- 8. Email from Orange & Rockland from Alfred Gaddi, PE dated August 3, 2025.
- 9. Concession Stand Plans prepared by Colliers Engineering & Design, signed by Jesse B. Cokeley, dated December 20, 2024, last revised August 11, 2025;
 - a. Sheet # 01: Overall Layout Plan
 - b. Sheet # 02: On-Site Disturbance Area Plan
 - c. Sheet # 03: Off-Site Disturbance Area Plan
- 10. Architectural Plans prepared by George Hodosh Associates - Architects, P.C., signed by Jonathan Hodosh, dated September 17, 2024, last revised January 29, 2025;
 - a. Coversheet
 - b. Sheet A1: Foundation Plan
 - c. Sheet A2: First Floor Plan
 - d. Sheet A3: Elevations
 - e. Sheet E1: First Floor Electrical Plan
 - f. Sheet GN: General Notes
- 11. Summary of Application to Orangetown Planning Board by George Hodosh Associates, Architect, dated February 10, 2025 last revised February 12, 2025.
- 12. Short Environmental Assessment Form dated February 12, 2025, signed by Jonathan Hodosh, Architect.

The Board reviewed the submitted plan and information.

The applicant requested a **CONTINUATION**.

November 12, 2025

Jonathan Hodosh, Architect, and Joe McGill, Owner Rep. – Project Manager, appeared and testified before the Board.

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 October 28, 2025.
- 2. Letter from Brooker Engineering, signed by Eric Chang, Engineer dated October 7, 2025.
- 3. Letter from Rockland County Center for Environmental Health, signed by Elizabeth Mello, dated August 15, 2025.

TOWN CLERK'S OFFICE
2025 DEC 12 A 9:57
TOWN OF ORANGETOWN

**PB #25-26: Rockland Gaelic Athletic Association
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 3 of 8**

The Board reviewed the submitted plan and information. There being no one in the Public present to be heard, the board proceeded to vote SEQRA.

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 Bruce Bond and seconded by Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; Michael Mandel -Vice Chair and Acting Chairman, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; 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, Enforcement and Department of Environmental Management and Engineering, Fire Prevention Bureau, and having heard from the following involved and interested agencies: Rockland County Department of Planning and Rockland County Center for Environmental Health, 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;

TOWN OF ORANGETOWN
2025 DEC 12 A 9:57
TOWN CLERK'S OFFICE

**PB #25-26: Rockland Gaelic Athletic Association
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 4 of 8**

- 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
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion Bruce Bond and seconded by Denise Lenihan and carried as follows: Thomas Warren – Chair, absent; Michael Mandel -Vice Chair and Acting Chairman, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the Board made a Negative Declaration pursuant to SEQRA.

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

1. The applicant is required to execute a hold harmless and indemnification subject to approval of the Town Attorney's Office and file same with the Rockland County Clerk.

TOWN CLERK'S OFFICE
2025 DEC 12 A 9:57
TOWN OF ORANGETOWN

**PB #25-26: Rockland Gaelic Athletic Association
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 5 of 8**

2. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."
3. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
4. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
5. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and signed by the Chairman and the construction plans are reviewed and approved by the inspector.
6. Town of Orangetown Department of Environmental Management and Engineering (DEME) had the following comments which are incorporated herein as a condition of approval:
 - a. It appears that there is an additional area of disturbance immediately west of the "Onsite Area of Disturbance - Proposed Conditions" plan view (sheet 2 of 3) when compared to same area shown above, on the "On-site Area of Disturbance -Existing Conditions." The engineer must include this area in their Onsite Disturbance Area, Existing vs. Proposed table on drawing 2 of 3.
7. Town of Orangetown Fire Prevention Bureau had no comments.
8. Roman Professional Engineering PLLC, Town of Orangetown Planning Board Plan Review Consultant, had the following comment:
 - a. The proposed legalization is that the property line as illustrated on the Aerial Map is not accurate regarding the concession stand location.

TOWN OF ORANGETOWN
2025 DEC 12 A 9:57
TOWN CLERK'S OFFICE

**PB #25-26: Rockland Gaelic Athletic Association
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 6 of 8**

9. Brooker Engineering, Town of Orangetown Planning Board Drainage Consultant, made the following review recommendation and project description:

Drainage Review Recommendation:

It is Brooker Engineering’s opinion that increases in the stormwater runoff can be successfully mitigated for this project. Therefore, Brooker Engineering recommends that Rockland GAA Seasonal Concession Stand Site Plan be approved for drainage at this time.

Project Description:

This is Brooker Engineering’s fourth review of the site plan for legalization of seasonal concession stand building constructed without permit. Design Point 1 has been identified in Appendix D of the drainage report and demonstrates that the increase in stormwater runoff for onsite areas will not adversely impact downstream conditions. Based on a recent discussion with the Project Engineer, it is also Brooker Engineering’s understanding that the Town does not require stormwater mitigation for the proposed offsite improvements.

10. Rockland County Department of Planning has no comments and remands for local decision.

11. Rockland County Center for Environmental Health (RCDOH) requests that the operator contacts the RCDOH office to discuss whether a Food Establishment Permit is required for the seasonal concession stand operation.

12. The proposed work may be in conflict with the existing gas service. Please contact Orange & Rockland’s new business department for any disconnects/reconnects. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.

13. 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.

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

15. 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.

TOWN CLERK'S OFFICE
2025 DEC 12 A 9 51
TOWN OF ORANGETOWN

**PB #25-26: Rockland Gaelic Athletic Association
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 7 of 8**

16. 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

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.

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.

TOWN CLERK'S OFFICE
2025 DEC 12 A 9 57
TOWN OF ORANGETOWN

**PB #25-26: Rockland Gaelic Athletic Association
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
November 12, 2025
Page 8 of 8**

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

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: November 12, 2025
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2025 DEC 12 A 9:57
TOWN CLERK'S OFFICE

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

Permit #: BLDC-6616-25

**PB #25-26: Rockland Gaelic Athletic Association
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

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: Rockland Gaelic Athletic Association

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 160 Old Orangeburg Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.12, Block 1, Lot 1; RPC-R 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 DEC 12 A 9 57

TOWN OF ORANGETOWN