

**Town of Orangetown Planning Board
Public Hearing Agenda of Wednesday, January 14, 2026**

Notice is hereby given that the Town of Orangetown Planning Board will hold a Public Hearing on **Wednesday, January 14, 2026 at 7:30 p.m.**, in the Town of Orangetown, Land Use Board Meeting Room – Northwest Corner 26 Orangeburg Road, Orangeburg, New York. At the Public Hearing, the Planning Board shall consider the following items.

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
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

Montar 303 Subdivision Plan **PB #26-10**
Request for (2) 90 Day Extensions for Filing at Rockland County Clerk
636 N. Greenbush Road, Blauvelt
65.15-1-1 and 65.15-1-2; LO Zoning Districts

Plot Plan for Garage – Shay Furlong
Town of Clarkstown Zoning Board of Appeals – Appeal #4426
General Municipal Law Referral
226 Sickletown Road, West Nyack
64.20-2-1; R-40 Zoning District

Revised: January 5, 2026
Revised: December 30, 2025
Dated: December 8, 2025