

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)

Date: January 30, 2026

TO: OBAPAE

NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Swr Dstrt #1
Orange and Rockland Utilities
Veolia

This matter is scheduled for: **March 4, 2026**

Review of Plans: Venture Together, 119 Franklin Avenue, Pearl River, NY

Section 68.20 Block 2 Lot 18 ; RG zone

Chapter 43, Section 3.12, RG District, Group Q, Column 5(Lot Area: 3 Acres required, .38 proposed), Column 6(lot width: 150’ required, 140’ existing), Column 8(front yard: 50’ required, 30.3’ & 48.2’ existing), Column 11(rear yard: 50’ required, 19.8’ existing), and from Section 3.11 column 6 (off street parking(1/150 S.F.) 22 spaces required, 14 existing) for a two-story addition to an existing physicians office to be made into a day habilitation facility/support services for people with intellectual/developmental disabilities.

The premises are located at 119 Franklin Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 2, Lot 18 in the RG zoning district.

Please review the information enclosed and provide comments.

These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- **US Postal: 26 Orangeburg Road, Orangeburg, NY 10962**
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: March 4, 2026

- Comments attached
- Received and Comments to be provided prior to meeting date.
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, March 4, 2026.**

Kindly forward your completed review to this office BEFORE March 4, 2026

Reviewing Agency_____

Name:_____Date:_____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

RECEIVED

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: NOV 19 2025

TOWN OF ORANGETOWN
LAND USE BOARD

LAND USE BOARD APPLICATION

Please check all that apply:

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: B.L.D.C-7358-25
 ASSIGNED
 INSPECTOR: Mike M.

Referred from Planning Board YES NO
 If yes provide date of Planning Board meeting: 9/25/2025

Project Name: Venture Together Inc. - Day Habilitation Facility

Street Address: 119 Franklin Avenue, Pearl RIVER , N.Y.

Tax Map Designation:

Section: 68.20 Block: 2 Lot(s): 18
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of Franklin Avenue, approximately
0 feet East of the intersection of John Street, in the
Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>0.38</u>	Zoning District <u>RG</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>Vedia</u>	Sewer District <u>Rockland</u>

Project Description: (If additional space required, please attach a narrative summary.)
please see attached project narrative

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 11/11/25 Applicant's Signature: [Signature]

RECEIVED

NOV 19 2025

TOWN OF ORANGETOWN
LAND USE BOARD

□

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision: N/A

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage 3,074
- 2) Total square footage 3,269
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints: N/A

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area _____

Are there streams on the site? If yes, please provide the names. _____

Are there wetlands on the site? If yes, please provide the names and type: _____

Project History:

Has this project ever been reviewed before? yes

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

Planning Board PB# 25-54 Final w/ conditions 9/25/2025

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

N/A

RECEIVED

NOV 19 2025

TOWN OF ORANGE
LAND USE DEPT

CIRILLO ARCHITECTS, P.C.

6 COURTLAND STREET
MIDDLETOWN, NY 10940
PHONE 845-344-1800
FAX 845-344-4451
pcirillo@cirilloarchitectspc.com

Venture Together, Inc.
119 Franklin Avenue
Pearl River, New York 10965

RECEIVED

NOV 19 2025

TOWN OF MIDDLETOWN
PLANNING BOARD

PROJECT NARRATIVE:

July 22, 2025

Venture Together, Inc. is a non-for-profit organization that serves the needs of young adults with developmental disabilities (autism, down syndrome, etc.) and has purchased the property at 119 Franklin Avenue, Pearl River, New York and would like to create a day habilitation facility at this location. The occupants will not live at this location. This will be a day habilitation program which will be required to be certified by New York State Office for People with Developmental Disabilities (OPWDD). Venture will serve approximately 30 young adults with development disabilities at this site. Generally, the people attending will be in their 20's and early 30's. All participants will be Rockland County residents. The daily program runs from 9:30 am until 2:30 pm with staff on site between 8:00 am until 4:00 pm. The program will be open Monday through Friday except for holidays.

Venture will provide transportation to and from the program and plan to utilize (2) 12 passenger vans and (2) mini vans in order to accommodate morning and afternoon van transportation. Vans will be loaded and unloaded on site and will be parked on site.

Participants will bring a bag lunch daily. Participants will have an opportunity to work alone or in small groups on various activities such as exercise, yoga, meditation, table top games, computer skills, basic cooking skills, laundry skills, arts and crafts, music, etc. Community trips, as well as volunteer activities, will also be offered such as bowling, going to the gym, and delivering meals on wheels. Supervisory staff will be on site during all hours of operation.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 1/28/26 Section: 68.20 Block: 2 Lot: 18
Applicant: Venture Together
Address: 25 Smith St. Nanuet NY. 10954 Suite 510
RE: Application Made at: 119 Franklin St. Pearl River 10965

Referred For:

Chapter 43, Section sec 3.12 RG Q1
Column #5 Minimum Lot Area 3 Acres / .38 Existing
Column #6 Minimum Lot Width Required 150' / 140' Existing
Column #8 Front Yard 50' required / 30.3' and 48.2' Existing
Column #11 Rear Yard 50' required / 19.8 Existing
sec 3.11
Column #6 Off Street Parking (1/150 sf) 22 Required / 14 Existing

Comments:

Two Story Addition

Five (5) variances needed

Dear Venture Together :

Please be advised that the Building Permit Application # 7358-25, which you submitted on 6/6/25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Glenn E. Maier
Assistant Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024 emd

1/28/26

Date

CC: Katlyn Bettmann
Elizabeth Decort

RECEIVED

JAN 30 2026

TOWN OF ORANGETOWN
LAND USE BOARDS

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: <u>RG</u>	Group:	Use: <u>School of gen inst.</u>	
	Required	Existing	Proposed
Floor area ratio	0.30	.20	0.209
Lot area	15,000	16,411	16,411
Lot width	200.0'	140.0'	140.0'
Street frontage	85.0'	257.2'	257.2'
Front yard setback	75.0'	30.3'	30.3'
Side yard setback	50.0'	52.9'	47.9'
Total side yard setback	150.0'	N/A	N/A
Rear yard setback	100.0'	19.8'	19.8'
Maximum building height		26.67'	26.67'

Number of stories: two (2) Construction Type: VB Occupancy Class: B

Zoning Chart Information Completed by: THOMAS SKRABLE, P.E.

- Sewage: (circle one) Town County Private
- How many kitchens on the property? one (1)
- Are there any renters, tenants, lessees or boarders at this property? YES / NO
- Are there any other building permits on this property? YES / NO
- Is the property in a flood plain? YES / NO

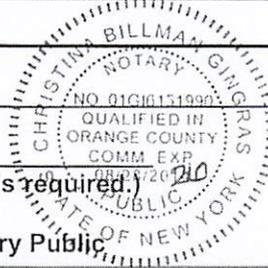
AFFIDAVIT
 State of New York
 County of Rockland) SS.:
 Town / Village of Town of Orangetown)

I, Peter A. Cirillo being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Peter A. Cirillo
 Signature and Mailing Address
 6 Courtland Street
 Middletown, N.Y. 10940

SWORN to before me this 12th day of May, 2025

Witness: Christina Billman
 (If not witnessed by Building Department personnel, Notary signature is required.)
Christina Billman, Notary Public



OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	
RECEIVED	
JAN 3 U 2026	
TOWN OF ORANGE LAND USE BOARD	
Signature: _____	Date: _____
Director, OBZPAE	



**OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN**
26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE PLANNING BOARD

Date: 6/18/25 Section: 68.20 Block: 2 Lot: 18
Applicant: Venture Together Inc
Address: 26 Smith St. Suite 510 Nanuet NY
RE: Application Made at: 119 Franklin Av. Pearl River

Referred For: \$ 21A-4 Site development plan approval required,
[Amended 9-4-2018 by L.L. No. 11-2018]

A. No building permit or certificate of occupancy shall be issued, other than for a single- or two-family residence and structures accessory thereto, except for a building or use that is in conformity with a site development plan approved by the Planning Board.

B. Approval of a site plan by the Planning Board is required for the development or redevelopment of any property or structure for a new use, the expansion or relocation of any existing use, or a change of use.

(1) A change that results in a difference in the numerical listing or the use column (Uses Permitted by Right, Uses by Special Permit, Conditional Uses, General Accessory Uses) for all uses as set forth in Chapter 43, § 3.11, Table of General Use Regulations.

(2) A change in the off-street parking requirements for a use as specified in Chapter 43, § 3.11, Table of General Use Regulations.

Comments: Stairwell Addition

Dear Venture Together Inc

Please be advised that the Building Permit Application # 7358-25, which you submitted on 6/6/25, has been referred to the Orangetown Planning Board. Please contact the Board office at 845-359-8410 ext. 2218 and someone will assist you in the preparation necessary to appear before the board or you may email alupachino@orangetown.com
Sincerely,



Glenn E. Maler
Assistant Building Inspector



Signature of Director
NOTH PLEASE KEEP FOR YOUR RECORDS
04/16/2025 : emd

6/25/25

Date
CC: Audry Lupachino
Elizabeth Decurt



**OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
26 ORANGETOWN ROAD
ORANGETOWN, N.Y. 10962**

**Rick Oliver
Acting Director**

(845) 359-8410

Fax: (845) 359-8526

Date:

RECEIVED

To: PLANNING BOARD

SEP 09 2025

**From: RICK OLIVER
ACTING DIRECTOR - O.B.Z.P.A.E.**

**TOWN OF ORANGETOWN
LAND USE BOARDS**

Subject:

**Venture Together Site Plan
Pre-preliminary, Preliminary, & Final Site Plan Review and SEQRA Review
119 Franklin Avenue, Pearl River
68.20-2-18; RG Zoning District**

PB #25-54

Submission Reviewed:

Plan prepared by Thomas Skrable, PE; dated April 17, 2025

PERMIT # 7358-25

COMMENTS:

1. ACABOR review and approval is required, may be waived.
2. EAF:Part 1: #2. Answer "Yes", Town of Orangetown Building Permit
3. Site Plan Review: Variances required from the Town of Orangetown Zoning Board of Appeals
 - Parking, only 14 spaces provided and 22 spaces required
 - Minimum Site Yard, 50 feet required and 47.9 feet proposed
 - Maximum Building Height (in/ft), 4.0 required and 10.0 proposed
4. Section/Block/Lot to be noted on title block
5. Record owner/address. Create signature line
6. Place as notes on Plan
 1. 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.
 2. At least one week prior to the commencement of any work, including the installation of erosion control devices or removal of trees an 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. All utilities, including electric and telephone service, shall be installed underground.
7. 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.

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: RG	Group:	Use:	School of gen inst.
	Required	Existing	Proposed
Floor area ratio	0.30	.20	0.209
Lot area	15,000	16,411	16,411
Lot width	200.0'	140.0'	140.0'
Street frontage	85.0'	257.2'	257.2'
Front yard setback	75.0'	30.3'	30.3'
Side yard setback	60.0'	52.8'	47.0'
Total side yard setback	150.0'	N/A	N/A
Rear yard setback	100.0'	19.8'	19.8'
Maximum building height		26.67'	28.87'

Number of stories: two (2) Construction Type: VB Occupancy Class: B

Zoning Chart Information Completed by: THOMAS SKRABLE, P.E.

- Sewage: (circle one) Town County Private
- How many kitchens on the property? one (1)
- Are there any renters, tenants, lessees or boarders at this property? YES NO
- Are there any other building permits on this property? YES NO
- Is the property in a flood plain? YES NO

AFFIDAVIT
 State of New York
 County of Rockland SS.: Town of Orangetown
 Town / Village of Town of Orangetown

I, Peter A. Cirilo being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address
Peter A. Cirilo
 6 Courland Street
 Middletown, N.Y. 10940

SWORN to before me this 12th day of May, 2025

Witness:
 (If not witnessed by Building Department personnel, Notary signature is required)
Thomas Skrable, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____ Date: _____	
Director, OBZPAE	

**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
Page 1 of 8**

**TO: Timothy C. Ryan, 6 Courtland Avenue, Middletown, New York
10940**
FROM: Orangetown Planning Board

NOV 19 2025

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

**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
Page 2 of 8**

- 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 (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 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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**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
Page 3 of 8**

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

TOWN CLERK'S OFFICE

SEP 25 10 41 AM '25

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
Page 4 of 8**

- 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.

TOWN CLERK'S OFFICE
SEP 25 10 41 AM '25
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
Page 5 of 8**

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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2025 SEP 25 10 10 AM

**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
Page 6 of 8**

- 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 ¼ 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 walled 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.

TOWN CLERK'S OFFICE
SEP 25 01 10 52
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
Page 8 of 8**

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**

PLANNING BOARD
2025 OCT 10 AM 10:00
TOWN CLERK'S OFFICE

**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



20250318 10:10:10

05/17/2025 01:00:00

20250318 10:10:10

Permit #: BLDC-7358-25

**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
Page 1 of 2**

**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 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.

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

SEAL OF THE TOWN OF ORANGETOWN

PLANNING BOARD

SEPTEMBER 25, 2025

Permit #: BLDC-7358-25

**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
Page 2 of 2**

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**

UNLESS SHOWN OTHERWISE
THIS PLAN IS TO BE USED
FOR THE PURPOSES OF THE

**CONDITIONAL USE PERMIT ACKNOWLEDGED AND USE OF SECOND FLOOR
APPROVED FOR A THREE BEDROOM RESIDENTIAL APARTMENT IN THE RG
ZONING DISTRICT**

To: Donald Brenner (119 Franklin LLC)
4 Independence Avenue
Tappan, New York 10983

ZBA #24-06
Date: February 7, 2024
Permit #BLDC-4322-23

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 24-06: Application of 119 Franklin, LLC for variances from Zoning Code (Chapter 43) of the Town of Orangetown, RG District, Section 3.11, Column 4 (allows a conditional use of Medical Arts office, instead of a single-family residence, in a RG district, with a proposed accessory use of an apartment on the second floor); however existing Certificate of Occupancy dated 1984 states "Convert One Family Dwelling to Medical Arts Building NO USE OF SECOND FLOOR". The premises are located at 19 Franklin Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 2, Lot 18 in the RG zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, February 7, 2024 at which time the Board made the determination hereinafter set forth.

Donald Brenner, Attorney, Karl Ackermann, Architect, and Marc Appel, appeared and testified.

The following documents were presented:

1. Architectural plans labeled "Building Renovations for 119 Franklin Avenue" dated 10/09/2023 signed and sealed by Karl Ackermann, AIA. (7 pages)
2. Survey dated September 26, 2022 signed and sealed by James G. Scheuermann, L.S..
3. E-mail chain between Denise Sullivan, Deputy Town Attorney and Jane Slavin, Director, OBZPA&E, Town of Orangetown.
4. A letter dated September 25, 2028 from Dennis E. Lynch, Attorney (2 pages)
5. A letter not dated from Michael Manzare, Building Inspector to Dr. & Mrs. Arthur Appel, 119 Franklin Avenue, Pearl River, NY.
6. A letter dated April 30, 2017 from Paul Gdanski, PE, PLLC to Mr. Manzare.
7. Building Permit #45808
8. Certificate of Occupancy dated Oct 9, 1984 for Medical arts building with building permit attachment.
9. Certificate of Occupancy dated October 12, 1984 for a sig,
10. Temporary Certificate of Occupancy for medical arts building dated January 23, 1984
11. Chemical Bank construction loan letter dated January 20, 1984
12. Temporary Certificate of Occupancy for Lou Sagula dated January 12, 1984 hand written no use of second floor.
13. A letter dated December 23, 1982 from Robert L. Hunt, Clerk Zoning Board of Appeals to Linda Appel concerning ZBA Decision #82-67.
14. Building permit dated October 26, 1982 for alterations \$ addition to existing one family dwelling to convert to medical arts with no use of second floor.
15. Inspection sheet and copy of check.
16. Zoning Board of Appeals Decision #82-67 dated December 1, 1982.
17. Zoning Board of Appeals Decision #83-81 dated December 21, 1983
18. Acabor decision #83-65 dated October 6, 1983. Acabor Decision #83-8 dated February 17, 1983.

TOWN CLERK'S OFFICE

2024 FEB 27 P 1:41

TOWN OF ORANGETOWN

19. A letter dated January 23, 2024 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
20. A letter dated February 7, 2024 from Rockland County Sewer District No. 1 signed by Nicolas King, Engineer I.
21. A "No comments at this time, Please send future correspondence for review" from Rockland County Health Department signed by Brandon Durant, Ph.D., Assistant Public Health Engineer, dated January 11, 2024.
22. A letter from Karl Ackermann, Architect to the building inspector explaining the application.
23. Tax map submitted by Donald Brenner showing mixed uses in the immediate area.

Mr. Quinn, Acting Chairman, made a motion to open the Public Hearing which motion was seconded by Mr. Valentine and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Quinn moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Mr. Valentine, and carried as follows: Mr. Bonomolo, aye; Mr. Valentine, aye.; and Mr. Quinn, aye. Mr. Bosco and Ms. Castelli were absent.

Donald Brenner, Attorney, testified that this application was before the Zoning Board in the 80's; that they medical building was approved by special permit; that the decision did not have restrictions but the certificate of occupancy did have a clause for no use of the second floor; that he would like to submit a tax map showing all of the properties in the immediate area that have mixed uses; many with apartments above businesses; that Dr. Appel is no longer practicing and they are looking for a tenant but the building is presently vacant; that they would like to use the second floor to make a three bedroom apartment.

Karl Ackermann, Architect, testified that the current building is used as a commercial building on the first floor, that is 1,870 s.f. and is in the RG zone; that the original use of the building was residential when it was originally constructed; that the owner applied and obtained approval for a doctor's office as allowed by zoning and was approved; that the existing second floor that is 1,050 s. f. was never used as part of the existing prior residence; that the owner now wished to use the existing second floor for a three bedroom apartment and use the existing access stair as the means of egress; that the property and zoning will remain RG; that this property is adjacent to CS zone with multiple properties that have similar conditions; that the proposed apartment space is existing and no volume will be increased, no changes to the exterior are proposed and there is sufficient parking for both uses.

Marc Appel, Dr. Appel's son testified that his father is no longer practicing but when he was in the office, he did not want any one upstairs because he did not want to hear steps while he was treating a patient.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Quinn made a motion to close the Public Hearing which motion was seconded by Mr. Bonomolo and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested use of the second floor of the existing medical arts building, (granted by Special Permit ZBA#82-67) for a three-bedroom apartment in the RG zoning district will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The Board acknowledged that the previous zoning board decision #82-67 does not state that the second floor of the building cannot be used. This language is seen for the first time on the certificate of occupancy that was issued on 10/9/1984; that the property is zoned RG, which is residential zoning, and the applicant has provided a tax map showing many other properties in the immediate area with businesses or professional offices with apartments. The apartment can be constructed within the existing space with no changes to the exterior of the building and the lot has sufficient parking for both uses.
2. The requested use of the second floor of the existing medical arts building, (granted by Special Permit ZBA#82-67) for a three-bedroom apartment in the RG zoning district will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board acknowledged that the previous zoning board decision #82-67 does not state that the second floor of the building cannot be used. This language is seen for the first time on the certificate of occupancy that was issued on 10/9/1984; that the property is zoned RG, which is residential zoning, and the applicant has provided a tax map showing many other properties in the immediate area with businesses or professional offices with apartments. The apartment can be constructed within the existing space with no changes to the exterior of the building and the lot has sufficient parking for both uses.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a revised certificate of occupancy.
4. The requested use of the second floor of the existing medical arts building, (granted by Special Permit ZBA#82-67) for a three-bedroom apartment in the RG zoning district is not substantial, and affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The Board acknowledged that the previous zoning board decision #82-67 does not state that the second floor of the building cannot be used. This language is seen for the first time on the certificate of occupancy that was issued on 10/9/1984; that the property is zoned RG, which is residential zoning, and the applicant has provided a tax map showing many other properties in the immediate area with businesses or professional offices with apartments. The apartment can be constructed within the existing space with no changes to the exterior of the building and the lot has sufficient parking for both uses.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variance.

10:10 AM FEB 27 2024
TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents presented, the Board **RESOLVED** that the application for the requested use of the second floor of the existing medical arts building, (granted by Special Permit ZBA#82-67) for a three-bedroom apartment in the RG zoning district, is **APPROVED**; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN CLERK'S OFFICE

2024 FEB 27 P 1:41

TOWN OF ORANGETOWN

The foregoing resolution to approve the application for the requested use of the second floor of the existing medical arts building, (granted by Special Permit ZBA#82-67) for a three-bedroom apartment in the RG zoning district, is APPROVED; was presented and moved by Mr. Valentine, seconded by Mr. Bonomolo and carried as follows: Mr. Quinn, aye; Mr. Bonomolo, aye; and Mr. Valentine, aye. Mr. Bosco and Ms. Castelli were absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: February 7, 2024

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-Ken L.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN
2024 FEB 27 P 1:41
TOWN CLERK'S OFFICE

**Short Environmental Assessment Form
Part 1 - Project Information**

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

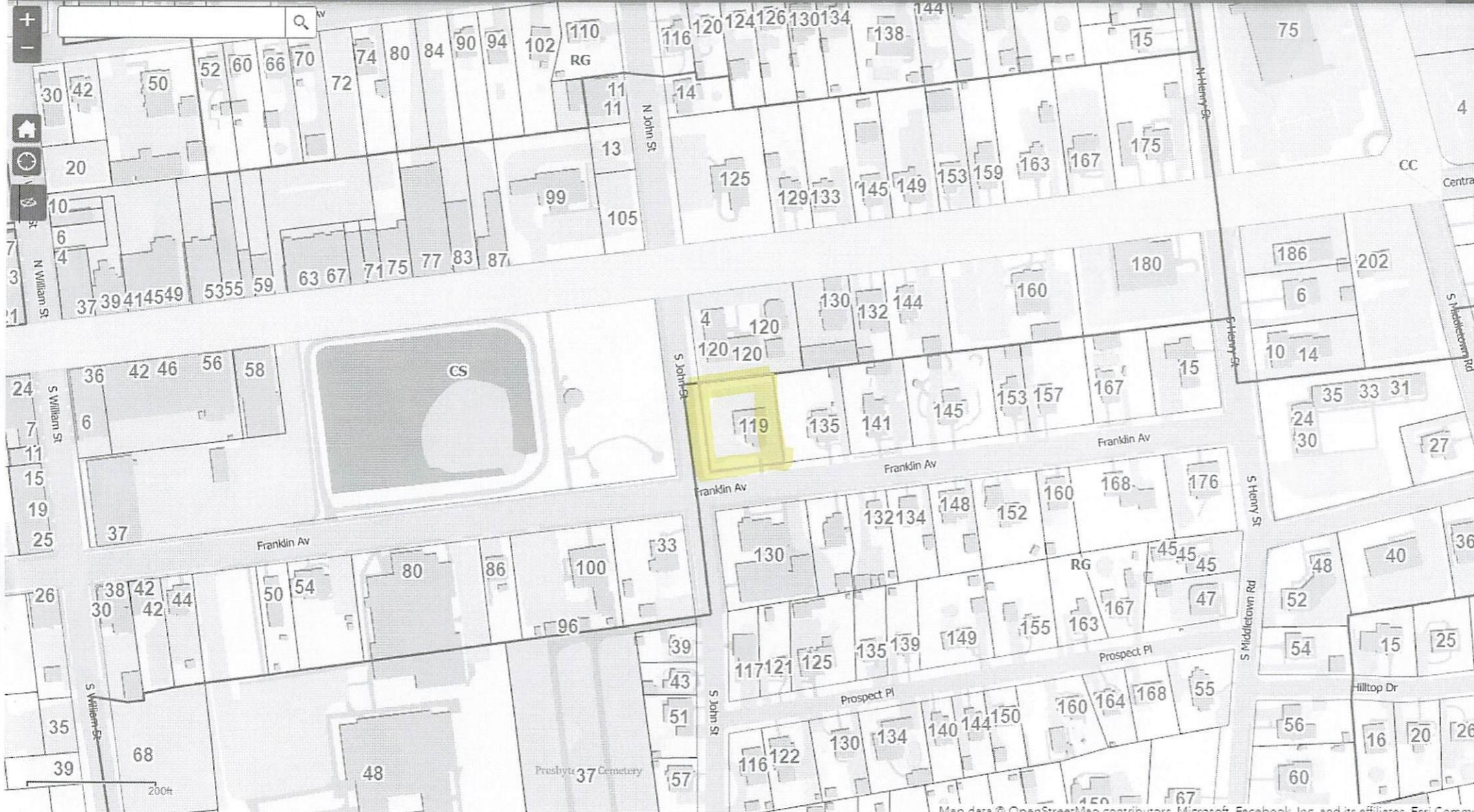
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information	
Name of Action or Project: VENTURE TOGETHER INC.	
Project Location (describe, and attach a location map): EXIT STAIRWELL ADDITION	
Project Location (describe, and attach a location map): 119 FRANKLIN AVE., PEARL RIVER, N.Y.	
Brief Description of Proposed Action: PROPOSED NEW INGRESS/EGRESS STAIRWELL ADDITION TO EXISTING BUILDING.	
Name of Applicant or Sponsor: VENTURE TOGETHER INC	Telephone: 845-624-3860
Address: 25 SMITH STREET, SUITE 510	E-Mail: VENTURETOGETHER.NY.ORG
City/PO: NANUET	State: N.Y. Zip Code: 10954
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	NO <input type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.38 acres 0.10 acres 0.38 acres
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland	

	NO	YES	N/A	
5. Is the proposed action,				
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Yes, identify: _____				
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
The proposed action will exceed requirements, describe design features and technologies: _____ _____				
10. Will the proposed action connect to an existing public/private water supply?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
No, describe method for providing potable water: _____				
11. Will the proposed action connect to existing wastewater utilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
No, describe method for providing wastewater treatment: _____				
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? <input checked="" type="checkbox"/> Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input checked="" type="checkbox"/> Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? <input checked="" type="checkbox"/> Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? <input checked="" type="checkbox"/> Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? <input checked="" type="checkbox"/> Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>PETER A. CIRILLO</u> Date: <u>8/8/25</u> Signature: <u><i>Peter A. Cirillo</i></u> Title: <u>ARCHITECT</u>		

NOV 19 2025



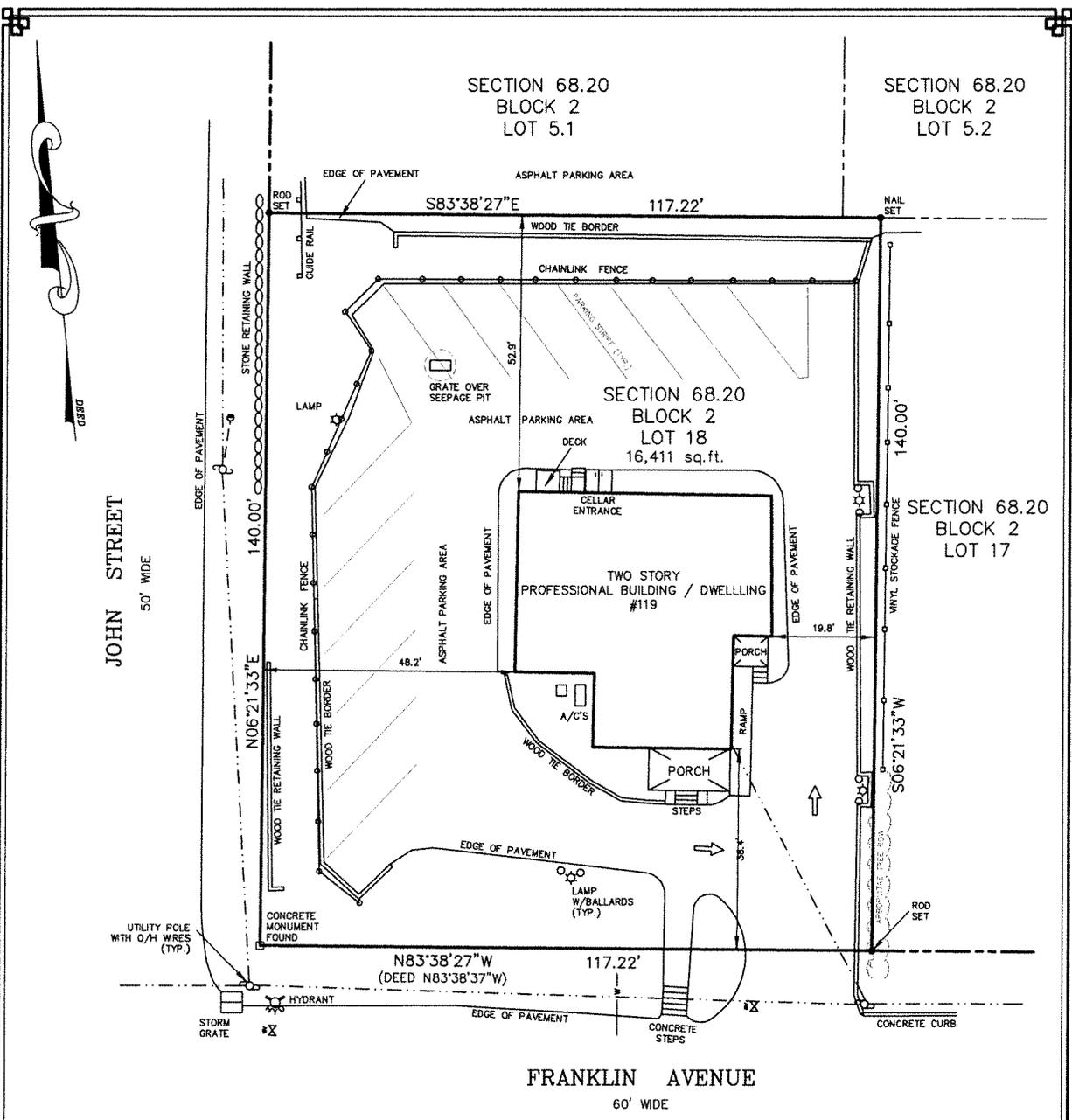
GML Sec. 239

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Features selected: 1 [Export All to CSV](#)

JVNO: 072407
 MUNICIPALITY: Orangetown
 TOWN: Orangetown
 VILLAGE: N/A
 ADDRESS: 119 FRANKLIN AV
 ADDRESS 2:
 ALTERNATE ADDRESS:
 CITY: PEARL RIVER
 STATE: NY
 ZIP: 10965
 OWNER: Venture Together Inc
 ADDITIONAL OWNERS:
 DATE OF DEED: 12/18/2024
 BOOK-PAGE: N/A
 INSTRUMENT: 2024-00036501
 DEED_ACRES: 0.38
 GIS CALCULATED ACRES: 0.373324
REQUIRES GML_REVIEW: YES
 ROW - PALISADES INTERSTATE PARKWAY: NO
 ROW - NYS THRUWAY: NO
 COUNTY PARK: NO
ROW COUNTY HWY: YES
 ROW NYS HWY: NO
 COUNTY REGULATED STREAMS: NO
 LONG PATH HIKING TRAIL: NO
 NYS PARK: NO
 NYS FACILITY: NO
 COUNTY FACILITY: NO
 VILLAGE BOUNDARY: NO
 TOWN BOUNDARY: NO
 ORANGE COUNTY BOUNDARY: NO
 X LONGITUDE: 625484
 Y LATITUDE: 811004
 SUBDIVISION MAP: 943



- SURVEY NOTES:**
- 1, COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
 - 2, EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
 - 3, THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
 - 4, DEED REFERENCE: INSTRU.# 2017-8075

UNAUTHORIZED ALTERATION OR ADDITION TO ANY PLAN OR MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE N.Y. STATE EDUCATION LAW



James G. Scheuermann
JAMES G. SCHEUERMANN
 N.Y.L.S. #050408

BOUNDARY SURVEY
 FOR
119 FRANKLIN, LLC
 SECTION 68.20-BLOCK 2-LOT 18
 119 FRANKLIN AVENUE, PEARL RIVER
 TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

PREPARED BY
JAMES G. SCHEUERMANN
 LAND SURVEYOR
 19 HOYT ROAD
 WARWICK, NEW YORK 10990
 (845)-987-4347 JGSCHUEERMANN@GMAIL.COM

SCALE: 1"=20' DATE: SEPT. 26, 2023 JOB #3384
 DWG #3384

