

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, January 14, 2026

MEMBERS PRESENT:

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

MEMBERS ABSENT:

ALSO, PRESENT: Rick Oliver, Acting Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Audrey Lupachino, Planning Assistant; and Patricia Beer, Stenographer.

Thomas Warren, Chairman called the meeting to order at 7:30 p.m. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

Continued Items:

228 South Boulevard Site Plan Review **PB #25-36**

– Critical Environmental Area

Continued from July 9, 2025 Planning Board Meeting

Pre-preliminary, Preliminary,
& Final Site Plan Review

And SEQRA Review

228 South Boulevard, South Nyack
66.69-1-2.2; R-12 HC zoning district

**Continued for
Revised Plans**

214 South Boulevard Site Plan Review **PB #25-39**

– Critical Environmental Area

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

**Continued for
Revised Plans**

19 College Avenue Site Plan Review **PB #25-40**

– Critical Environmental Area

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

**Continued for
Revised Plans**

TOWN CLERK'S OFFICE

2026 FEB - 4 P 3: 59

TOWN OF ORANGETOWN

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, January 14, 2026

27 College Avenue Site Plan Review PB #25-41
– Critical Environmental Area
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
**Continued for
Revised Plans**

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
**Continued for
Revised Plans and
Drainage Review**

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
**Preliminary
Approval
with Conditions
SEQRA: Neg. Dec.**

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
**Final Approval
with Conditions
SEQRA: Neg. Dec.**

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
**Postponement
Requested by
Applicant**

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
**Granted Two 90
Day Extensions to
File at RC Clerk**

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
**Granted Two 90
Day Extensions to
File at RC Clerk**

TOWN CLERK'S OFFICE
2026 FEB - 4 P 4:00
TOWN OF ORANGETOWN

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, January 14, 2026

Other Business:

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

**Remand for
Local
Determination**

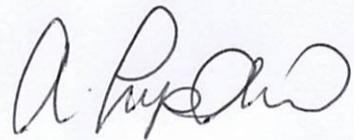
The Board reviewed the submitted General Municipal Review application from Town of Clarkstown Zoning Board of Appeals Appeal #4426 and had no comment. The Board made a motion for Remand for Local Determination. The foregoing Resolution was made and moved by Michael Mandel - Vice Chair and seconded by Lisa DeFeciani and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

The decisions of the **December 10, 2025** Planning Board Meeting were reviewed and approved with amendment correction. The motion for adoption was made and moved by Michael Mandel - Vice Chair and seconded by Bruce Bond, (alternate member), and carried as follows: Thomas Warren – Chair, abstain; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, abstain; Matthew Carey, abstain; Lisa DeFeciani, abstain; Bruce Bond, (alternate member), aye.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by ; Michael Mandel - Vice Chair, 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; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

The meeting was adjourned at **10:46 p.m.** The next Planning Board meeting is scheduled for January 28, 2026.

Dated: January 14, 2025
Town of Orangetown Planning Board



Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN CLERK'S OFFICE
2026 FEB - 4 P 4: 00
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 1 of 18**

**TO: Ryan Nasher, P.E., Atzl, Nasher, and Zigler, 232 North Main Street,
New City, New York 10956
FROM: Orangetown Planning Board**

RE: UOVO Fine Arts Storage Site Plan

The application of UOVO Kings Hwy LLC, applicant and owner, for Pre-preliminary, Preliminary, & Final Site Plan Review at a site to be known as **“UOVO Fine Arts Storage 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 33 Kings Highway, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 5; LIO and R-40 zoning district.

Heard by the Planning Board of the Town of Orangetown at meeting held **Wednesday, January 14, 2026**, the Board made the following determinations:

Ira Emanuel, Attorney; Ryan Naasher, Engineer; Chris Lynch; and Tim Yule 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 December 15, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 13, 2026.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated January 5, 2026.
4. Letter from Paul Gdanski PE, PLLC, signed by Paul Gdanski, PE, dated January 5, 2026.
5. Letter from Colliers Engineering, signed by Jesse Cokeley, PE, dated January 5, 2026.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated January 6, 2026.
7. Letter from Rockland County Center for Environmental Health signed by Brandon Durant, Ph.D., Assistant Public Health Engineer, dated January 13, 2026.

TOWN CLERK'S OFFICE
2026 FEB -14 P 4: 00
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 2 of 18**

8. Letter from Rockland County Sewer District No. 1, signed by Nicholas King, Engineer II, dated January 2, 2026.
9. Letter from Rockland County Drainage Agency, signed by Liron Derguti, Engineer I, dated December 10, 2025.
10. Email from Orange & Rockland from Alfred Gaddi, PE dated December 3, 2025.
11. Email from Palisades Interstate Park Commission from Matthew Shook dated December 2, 2025.
12. Architectural Drawing Set prepared by bwdarchitects, dated August 20, 2025:
 - a. Sheet P-001: Proposed Architectural Site Plan
 - b. Sheet P-002: Proposed First Floor Plan
 - c. Sheet P-003: Proposed Mezzanine Plan
 - d. Sheet P-004: Proposed Roof Plan
 - e. Sheet P-200: East Elevation
 - f. Sheet P-201: South Elevation
 - g. Sheet P-200: West Elevation
13. Site Plan Set prepared by Atzl, Nasher, & Zigler, dated October 22, 2025:
 - a. Sheet 1: Existing Condition Plan
 - b. Sheet 2: Site Development Plan
 - c. Sheet 3: Grading Plan
 - d. Sheet 4: Details
 - e. Sheet 5: Erosion & Sediment Control Plan
 - f. Sheet 6: Truck Turning Radius Plan
 - g. Sheet 7: Lighting Plan and Detail
 - h. Sheet L-701: Planting Plan
 - i. Sheet L-801: Details Sheet
14. Narrative by Ira Emanuel of Emanuel Law, P.C., dated August 25, 2025.
15. Full Environmental Assessment Form signed by Ramya Ramanathan, Atzl, Nasher, & Zigler, dated December 11, 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 Michael Mandel -Vice Chair, 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; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

TOWN CLERK'S OFFICE
2026 FEB - 4 P 4: 00
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 3 of 18**

PUBLIC COMMENTS:

Tammy Shine, 6 Deer Park Road, expressed concerns about the creek widening with flooding, tree removal, and the finished materials and location of the emergency entrance.

Michael Donovan, 5 Deer Park Road, expressed concerns about the creek flooding, lighting on site, tree removals, and environmental impacts with existing wildlife.

There being no one else to be heard from the Public, a motion to close the public portion of the meeting was made by Michael Mandel -Vice Chair, 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; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

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 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; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain; 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.

TOWN CLERK'S OFFICE
2026 FEB - 4 P 4: 00
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 4 of 18**

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, Department of Environmental Management and Engineering, Fire Prevention Bureau; and having heard from the following involved and interested agencies: Rockland County Department of Planning, Rockland County Sewer District No. 1, Rockland County Center for Environmental Health, Rockland County Drainage Agency, and Palisades Interstate Park Commission; 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
- Will not create a substantial change in the use of land, open space or recreational resources.

TOWN CLERK'S OFFICE
2026 FEB -4 P 4: 00
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 5 of 18**

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; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain; 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 **Preliminary Site Plan Approval Subject to the Following Conditions:**

1. The applicant must obtain approval from the Town of Orangetown Architecture and Community Appearance Board of Review (ACABOR).
2. The applicant must obtain approval from the Town of Orangetown Zoning Board of Appeals (ZBA).
3. 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."
4. 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."
5. The following note shall be placed on the Site Plan: "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."
6. The following note shall be placed on the Site Plan "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 OF ORANGETOWN
2026 FEB - 14 P 4: 00
TOWN CLERK'S OFFICE

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 6 of 18**

7. 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. The applicant shall add a note next to bulk table detailing the previously approved PB Decision for the Chillers.
- b. The applicant shall add note next to bulk table, referring to ZBA #01-08 decision, regarding rear setback.
- c. Landscape plan shall be signed and sealed by the landscape architect.
- d. Architectural Plans shall show name and address of architect. Also plans shall be sealed and signed by architect
- e. On architectural plans, under bulk table, the applicant shall list ZBA variance previously approved for rear yard setback (ZBA #01-08, November 7, 2001)
- f. On architectural plans, the applicant shall correct Zoning Districts and add Section-Block-Lot on bulk table
- g. Lot is divided by a district boundary line. Chapter 43, Section 5.12 must be addressed and applied on bulk table. Zoning Board variance(s) will likely be necessary
- h. On architectural plans, the applicant shall change "City" of Orangetown, to "Town" of Orangetown, where it appears
- i. On Site Plan, "District" table, Fire District. The Fire Department listed shall be labeled "Orangeburg" Fire Department, not "Orangetown"
- j. Requires Variance from Zoning Board for Chapter 43, Section 9.34, expansion of non-conforming use, one time, up to 50%
- k. Requires Zoning Board Variance for 58% proposed expansion with 50% allowed per Ch 43 Section 9.34

8. Town of Orangetown Department of Environmental Management and Engineering (DEME) had the following comments which are incorporated herein as a condition of approval:

- a. The total area of disturbance shall be added to the plans as well as being shown graphically.
- b. The plans depict a proposed stormwater management facility to be placed underground. However, underground systems are specifically for sites where "above ground/at grade systems are not physically practical or possible. Due to the availability of open property on this site, all proposed stormwater management facilities shall be "above ground system(s.)
- c. The SWPPP provided is under review. A formal review shall be sent to the applicants engineer under separate cover. Also, the SWPPP shall include an analysis of the existing stormwater conveyance/ treatment system that is being removed and demonstrate that the proposed stormwater quality & quantity feature(s) will be able to accommodate the existing treatment & storage.

TOWN OF ORANGETOWN
2026 FEB - 4 P 4: 00
TOWN CLERK'S OFFICE

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 7 of 18**

Continuation of Condition #8...

- d. Soil analysis, soil permeability, perc tests and determination of groundwater elevations shall be performed at the proposed stormwater system locations. These tests/ investigations shall be performed in the spring when the ground water table is typically at its highest. These tests shall be performed prior to this proposal receiving Final Approval to ensure the adequacy of the design. The information/ test results/ elevations shall be added and incorporated into the drainage calculations. This Department shall be notified at least 48 hours in advance of these field tests/ investigations. Copies of all correspondence related to these issues shall be submitted to this Department.
- e. Blow-ups" of all of the proposed storm water system and water quality/ quantity systems/ basins shall be provided on the drawings. Cross-sections, storage volume for given design storms and elevations, 25-foot pond buffers (if applicable), 12-foot-wide stabilized maintenance paths (that reach the forebay/ main pool/outlet structure/ emergency spillway, flared end inlets. etc.), pond drain valve, permanent sediment depth markers with detail, plantings (if utilized for water quality control), emergency overflow spillways with elevations, etc.6. Drainage facilities (catch basins, piping, post construction water quality & quantity structures), for the entirety of the proposed fire access road, shall be added to the plans. The design of this system shall be included, described & calculated in the appropriate sections of the SWPPP and the flow treated & maintained by the proposed post construction stormwater facilities.
- f. The plans depict a drainage system running down the middle of the southern proposed fire access road. However, no grading or detail for the road is provided. Also, this design will bring all of the proposed runoff into the middle of the road. The applicants engineer shall coordinate this design with the fire department.
- g. It is unclear on the plans as to where stormwater runoff from the north and west side of the existing site go to. This shall be corrected. Also, stormwater collections systems may need to be added to accommodate this flow.
- h. A separate drainage plan shall be added to the drawings set. This plan shall show all existing and proposed drainage facilities and differentiate between the two graphically.
- i. All proposed grading, including the entirety of the fire access road, shall be shown on the plans. Also, the existing and proposed grading shall be shown up to and including Kings Highway.at both the existing and proposed entrances.
- j. Profiles for the proposed driveway/ fire access road and existing & proposed storm sewer lines (including roof drainage) shall be provided with the plans.

TOWN CLERK'S OFFICE
2026 FEB - 4 P 4: 01
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 8 of 18**

Continuation of Condition #8...

- k. The NYSDEC stream classification name(s)/ number(s) for the existing onsite stream(s), shall be provided on the plans and in the SWPPP. Also, all required setbacks for said stream(s) shall also be shown on the plans.
 - l. A post construction stormwater maintenance agreement (in accordance with NYSDEC Phase II regulations) for the existing and proposed stormwater systems, shall be submitted to this Department and the Town Attorney's office for review and approval. Said agreement shall include a maintenance and management schedule, individual inspection checklists for all existing and proposed stormwater facilities, contact person with cell phone number, yearly report to be submitted to this Department, etc.
 - m. The width of the proposed driveway expansion, along Hunt Avenue. shall be labeled on the plans.
 - n. Soil erosion and sediment control plans and details shall be submitted with the drawing set for review and approval.
 - o. All existing and proposed sanitary building connections, cleanouts, etc. shall be shown on the plans. Profiles for all new sanitary building connections shall be added to the plans.
 - p. The top and invert elevations for every sanitary building connection cleanout depicted shall be added to the plans.
 - q. The following notes shall be added to the plans:
 - i. "All houses and buildings shall be served by gravity sewer connections with a minimum slope of 2%."
 - ii. "The Town of Orangetown Sewer Inspector shall be notified at least 48 hours in advance of **ANY** work being done on or near the any of the existing or proposed sanitary sewer improvements and or the proposed sanitary building connection."
 - r. All existing and proposed easements shall be shown on the plan, including page and liber or instrument number, metes and bounds, utility with said easement and ownership.
 - s. Typical details shall be included with the drawings (i.e. pavement, curbing, catch basin, sanitary house connection, sanitary cleanout, etc.)
 - t. Iron pins shall be drawn and labeled at each property corner.
 - u. The datum for the contours shall be given. A note shall be added to the Site Plan indicating the source benchmark for the referenced datum (including the BM elevation.)
- 9. Town of Orangetown Fire Prevention Bureau had the following comments which are incorporated herein as a condition of approval:**
- a. Ariel Fire Apparatus access is required for buildings over 30'. Access road minimum width is 26' and shall be no closer than 15' or further than 30' to the building and shall be positioned parallel to one entire side of the building. 2020 NYS IFC D105

TOWN OF ORANGETOWN
2026 FEB - 4 P 4: 01
TOWN CLERK'S OFFICE

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 9 of 18**

Continuation of Condition #9...

- b. Show the distance from the closest hydrant to furthest portion of the building measuring along the Fire Apparatus Access Route. Greater than 600' may require an on-site fire hydrant. 2020 NYS IFC 507.5.1
- c. Show access road gate dimensions and emergency operation.
- d. Show the fire access road type and that it is capable of supporting the imposed load of a Fire Apparatus weighing up to 75,000 pounds.

10. Paul Gdanski, PE, PLLC, Town of Orangetown Planning Board Plan Review Consultant, had the following comments which are incorporated herein as a condition of approval:

- a. The Town's standards notes must be placed on the plans.
- b. ACABOR review and approval is required or waiver must be granted.

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

Drainage Review Recommendation:

Overall, the proposed stormwater management plan appears to meet the intent of the regulations, and therefore, we recommend the UOVO Fine Art Storage be approved for drainage, subject to the below project comments.

Project Comments:

- a. The SWPPP states the existing drainage area consists of two watersheds but only one is shown. Please confirm and revise for clarity.
- b. The SWPPP states under existing conditions that the soil within WS#1 belongs to HSG "B." However, it appears that it belongs to "B" and "D." Please confirm and revise for clarity.
- c. The HydroCAD model utilizes a design infiltration rate of 2.5 in/hr. Please confirm if infiltration testing has been performed at the location of the proposed basin. If not, infiltration testing will need to be performed to verify the infiltration rate.
- d. The HydroCAD model shows the bottom of the proposed system at 69.20, whereas the plans show the bottom at 69.25. Please confirm which is correct and revise as necessary.
- e. Based on the proposed grading plan, there is a strip of grass area within WS #1 A southwest of the proposed fire access road that does not appear to be captured and conveyed to the proposed infiltration system. Please review and revise as necessary so that the grading and watersheds align with each other.
- f. As the pipe conveyance is designed for the 10-year storm, please advise how the larger storm events above the 10-year storm will be conveyed to the subsurface infiltration basin.

TOWN OF ORANGETOWN
2026 FEB - 4 P 4: 01
TOWN CLERK'S OFFICE

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 10 of 18**

Continuation of Condition #11...

- g. A few 80 contours appear to be missing in the area west of the proposed building addition. For example, between the 78 contour and the 80.2 spot shot, and between the 81.0 spot shot and 79.0 spot shot/78 contour. Please review and revise as necessary.
- h. Based on the retaining wall spot shots, there appears to be a 2' drop (81 to 79) between the fire access road and the drive aisle. Please review this area and revise as necessary to ensure a vehicle can traverse where the two roads meet.
- i. The south curb line of the seven proposed parking spaces appears to be flat (79.5). Please revise as necessary to prevent ponding in this area.
- j. Please provide additional spot shots/grading information north and east of the building at the proposed fire access road to ensure runoff flows away from the building.
- k. Please provide rip rap sizing calculations for the outlet protection.

12. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:

- a. According to the August 25, 2025 Narrative by Emanuel Law, PC, the existing building on this site was originally used as manufacturing space and is currently used for storage and office space. The LIO district permits, among other uses, business/professional offices by right, light manufacturing facilities as a conditional use, and storage of goods or equipment only as an accessory use. Warehouses are not permitted as a principal use in the LIO zoning district. This application proposes to expand the existing 95,404 square-foot structure by 54,657 square feet, or 57%. The site and architectural plans show that only 3,203 square feet of the proposed 151,895 square-foot building will continue to be used as office space, with the remaining 148,692 square feet primarily used for storage or loading. Being that 98% of the building will be used for storage and loading, with no manufacturing component identified and minimal office use, this department characterizes the principal use as a warehouse with some accessory office space.
- b. We acknowledge that there are existing warehouses in the LIO zoning district. However, the expansion of a nonconforming warehouse facility may only be permitted in this district through the mechanisms established by Section 9.34 of the Town's zoning regulations. It must be clarified how the existing warehouse use was most recently instated and when the previous manufacturing function of the facility was discontinued. In addition, as indicated in an email received from the Orangetown Building Department on December 19, 2025, since the proposed addition exceeds the 50% threshold established under Section 9.34, a variance is required. Any required variances must be referred to this department for review as mandated by New York State General Municipal Law (NYS GML) Section, Section 239-m (3)(a)(v).

TOWN OF ORANGETOWN
2026 FEB - 14 P 4: 01
TOWN CLERK'S OFFICE

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 11 of 18**

Continuation of Condition #12...

- c. As indicated in Comment I, warehouses are not a permitted use in the LIO zoning district. The Orangetown Comprehensive Plan, adopted October 10, 2023, includes a chapter on Current and Future Land Use, Zoning, and Design. This chapter includes a Proposed Use Table with recommendations for the types of uses to be allowed throughout the Town (p. 69). This table recommends that warehouses continue to be permitted only in the LI zoning district. New York State zoning enabling statutes require that zoning be undertaken in accordance with a comprehensive plan. Should the Town choose to pursue a zoning amendment to allow warehouses within the LIO zoning district, we recommend that this also include an amendment to the Town's Comprehensive Plan that reflects this updated objective.
- d. A review must be completed by the New York State Department of Transportation, any comments or concerns addressed, and all required permits obtained.
- e. The site adjoins Clausland Mountain Park, which is located to the east. The Rockland County Division of Environmental Resources shall be given the opportunity to review this proposal, and any concerns addressed.
- f. A review must be done by the Rockland County Department of Health and any permits obtained in addition to ensuring compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
- g. The August 25, 2025, Narrative indicates that the proposed fire access road was required by the Town's Fire Inspector. All conditions provided by the Fire Inspector must be satisfied and adequate maneuverability of the access road must be demonstrated.
- h. In addition, the County of Rockland Office of Fire and Emergency Services or the Orangeburg Fire District shall have the opportunity to review this proposal and ensure that the site is designed in a safe manner and there is sufficient maneuverability on the site for emergency vehicles.
- i. According to the Hudson River Natural Resources Mapper (<https://gisservices.dec.ny.gov/gis/erm/>) there are federally regulated wetlands on the subject property, including Freshwater Forested/Shrub and Riverine wetlands. There may be a need for on-site delineation of wetlands. The United States Army Corps of Engineers must be given the opportunity to review the proposal, any comments or concerns addressed, and any required permits obtained. Any federally regulated wetlands must be depicted on the site plan drawing.

TOWN CLERK'S OFFICE
2026 FEB - 4 P 4: 01
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 12 of 18**

Continuation of Condition #12...

- j. Recent amendments to the New York State Freshwater Wetlands Act, which took effect on January 1, 2025, have expanded the jurisdictional authority of the New York State Department of Environmental Conservation (DEC) to include small wetlands of unusual importance. As a result, wetlands of any size meet the jurisdictional criteria for protection if they possess any of eleven characteristics of unusual importance, including being situated within an urban area, as defined by the US Census Bureau. Since the property is located within a defined urban area, any wetlands on the site would be subject to DEC regulation. The applicant must request a parcel jurisdictional determination from the DEC. If the DEC returns a positive jurisdictional determination, then the applicant must coordinate with regional DEC staff to determine if a wetland permit is needed.
- k. Question D.2.b on the Full Environmental Assessment Form (FEAF) indicates that the proposal will not affect the existing wetlands. The Hudson River Natural Resource Mapper shows wetlands in the southern portion of the property, near the proposed addition and fire access road. If the US Army Corps of Engineers requires a permit pursuant to Section 404 of the Clean Water Act for the discharge to fill in Waters of the U.S., then a Section 401 Water Quality Certification (WQC) will be required to verify compliance with State water quality regulations. Issuance of these certifications is delegated in New York State to the NYSDEC. If the project qualifies for a Nationwide Permit, it may be eligible for coverage under a DEC Blanket WQC. Coverage under a Blanket requires compliance with all conditions for the corresponding Nationwide Permit. For more information and to view the DEC Blanket WQCs, please visit <https://www.dec.ny.gov/regulatory/permits-licenses/waterways-coastlines-wetlands/protection-of-waters-program>. A determination on Corps jurisdiction and a Nationwide Permit eligibility is likely necessary for a DEC jurisdictional determination. The Planning Board must be satisfied that there are no additional negative impacts to wetlands or wetland buffers.
- l. The FEAF provided indicates that the storage facility will create a demand for 1,414 GPO of water and the generation and disposal 1,414 GPO of wastewater. It is unclear based on the application materials submitted why a storage facility would result in the use of this volume of water and the generation of wastewater. The Town should be satisfied that that application and use of this facility are clearly stated and the demand for water and discharge of wastewater are clearly understood and proper permits are obtained.
- m. A State Pollutant Discharge Elimination System (SPEDES) Permit review must be completed by the New York State Department of Environmental Conservation.

TOWN CLERK'S OFFICE
2026 FEB - 4 P 4: 01
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 13 of 18**

Continuation of Condition #12...

- n. Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- o. There shall be no net increase in the peak rate of discharge from the site at all design points.
- p. A Stormwater Pollution Prevention Plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances.
- q. Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.
- r. The Narrative Summary indicates that there is a private viewing gallery and oversized project space for staging large artworks within the existing facility. The gallery and staging areas should be depicted in the building plans. Additional details on the nature of these spaces and frequency of visitors must be provided.
- s. The existing western driveway along Kings Highway connects to the road at an acute angle. This configuration makes it difficult for westbound vehicles (especially tractor trailers) to enter the site and eastbound vehicles to exit the site. Larger vehicles maneuvering from this angle will potentially obstruct traffic along the public right-of-way, which is unsafe. Either additional signage should be implemented to prevent vehicles from entering and exiting the site in these directions, or the driveway should be reconfigured.
- t. This department commends the use of a native tree, the River Birch (*Betula nigra*), on the proposed landscaping plan. Native plants are better adapted to the local climate and soils, making them easier to care for, and result in the need for less fertilizer, pesticides, and use of water. They also have deeper root systems that help prevent erosion and increased runoff into local waterbodies. A pdf titled "Native Plants for Gardening and Landscaping Fact Sheets" that lists native species and the environments in which they can grow can be found on the New York State Department of Environmental Conservation's website: <https://www.dec.ny.gov/get-involved/living-green/sustainable-landscaping>.

TOWN CLERK'S OFFICE
2026 FEB -4 P 4: 01
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 14 of 18**

Continuation of Condition #12...

- u. This project presents an opportunity to advance the goals of the New York State Climate Leadership and Community Protection Act (the Climate Act), through the inclusion of on-site renewable energy. The Climate Act, which was signed into law in 2019, set a goal of reducing greenhouse gas emissions by 85% from 1990 levels by 2050. This development will result in an increased demand for energy and will pull that energy from the grid. It appears based on the drawings and graphics provided that the building with the proposed addition will have a large roof that may be conducive to the installation and use of solar panels. It is recommended that the potential use of on-site renewable energy be evaluated and strongly considered. Likewise, the building should be designed and constructed to maximize energy efficiency.
- v. The Designated Street Line (DSL) must be indicated on the site plan. The front yard and front setback measurements shall be to the DSL. The appropriate lot area deductions must also be indicated. If any additional variances are required, a revised application must be submitted and forwarded to this department for review. In addition, no required parking can be located between the DSL and the street.
- w. Pursuant to NYS GML Sections 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County's Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- x. In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County agencies are prohibited from issuing a County permit, license, or approval until the report is filed with the County's Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner's report approving the proposed action or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

TOWN OF ORANGETOWN
2026 FEB - 4 P 4: 01
TOWN CLERK'S OFFICE

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 15 of 18**

Continuation of Condition #12...

- y. The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The Board may have already addressed this point or may disregard it without any formal vote under the GML process:
 - i. The August 25, 2025, Narrative indicates that the proposal is a Type I action under the State Environmental Quality Review Act (SEQRA) and a Full Environmental Assessment Form (FEAF) was provided. The GML Section 239 referral that this department received on December 2, 2025 only included a Short Environmental Assessment Form (SEAF). According to an email that the Town sent to this department on December 8, 2025, no FEAF was available. It was not until December 23, 2025, that this department received a copy of the completed FEAF from the Town. As a reminder, State General Municipal Law, Section 239 (m) 4.(b) states that "Such county planning agency or regional planning council, or an authorized agent of said agency or council, shall have thirty days after receipt of a full statement of such proposed action, or such longer period as may have been agreed upon by the county planning agency or regional planning council and the referring body, to report its recommendations to the referring body, accompanied by a statement of the reasons for such recommendations." This application was not complete until its receipt of the FEAF, therefore affording the County until January 22, 2026, to issue its review. GML referrals must be submitted with complete documentation in an adequate timeframe to the Rockland County Planning Department in order for us to do our review before the public hearing is scheduled and the matter heard before the board.

13. Rockland County Center for Environmental Health (RCDOH) had the following comments which are incorporated herein as conditions 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.

14. Rockland County Sewer District No. 1 (RCSD1) does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

TOWN CLERK'S OFFICE
 2026 FEB - 4 P 4: 01
 TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 16 of 18**

16. Rockland County Drainage Agency (RCDA) had the following comments which are incorporated herein as conditions of approval:
- a. The above referenced site is outside the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846, and therefore, a Stream Control Act permit is not required for developments within this site. However, the RCDA has concerns about the potential impact of the project as proposed. Therefore, as an interested and involved agency pursuant to SEQRA, please have the applicant provide the following to the RCDA for our review:
 - i. Project drawings that include stormwater management practice (SMP) system designs and soil erosion and sediment control measures.
 - ii. Stormwater management calculations/analysis demonstrating no net increase in stormwater runoff from the site, consistent with the latest New York State Stormwater Management Design Manual.
 - b. By copy of this letter, the RCDA is notifying the municipal land use boards and departments that a permit from the RCDA is not required for developments at the above referenced site. However, the RCDA has specific SEQR comment(s) about the proposed development. The RCDA recommends that any future decisions or determinations made by the municipal land use boards regarding this site development shall ensure that all SEQR comment(s) are addressed and the development will not result any increase in stormwater runoff from the site or reduction in stormwater storage capacity of the site.
17. Palisades Interstate Park Commission (PIPC) had no comments.
18. 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.
19. 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.
20. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.
21. 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
2026 FEB - 4 P 4: 01
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 17 of 18**

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. 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.

24. 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.

25. 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).

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

27. 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

TOWN CLERK'S OFFICE
2026 FEB - 14 P 4: 01
TOWN OF ORANGETOWN

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

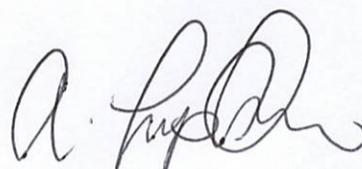
**Town of Orangetown Planning Board Decision
January 14, 2026
Page 18 of 18**

28. 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 Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

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: January 14, 2026
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2026 FEB - 4 P 4: 01
TOWN CLERK'S OFFICE

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

Permit #: BLDC-7673-25

**PB #26-01: UOVO Fine Arts Storage Site Plan
Preliminary 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:
UOVO Fine Arts Storage Site Plan**

SEQR STATUS: Type I XXXXXX Unlisted _____
CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

**DESCRIPTION OF ACTION: Preliminary Site Plan Approval Subject to
Conditions / Neg. Dec.**

LOCATION: The site is located at 33 Kings Highway, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 5; LIO and R-40 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

2026 FEB - 4 P 11: 01

TOWN OF ORANGETOWN

**PB #26-02: Gatto Lane Fence - Site Plan Amendment
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 1 of 7**

**TO: Kevney Moses, 42 Old Ridgebury Road, Danbury, Connecticut
06810
FROM: Orangetown Planning Board**

RE: Gatto Lane Fence - Site Plan Amendment

The application of Toll Northeast V Corp, applicant and owner, for Pre-preliminary, Preliminary, & Final Site Plan Amendment Review at a site to be known as "**Gatto Lane Fence - Site Plan Amendment**" 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 80 Gatto Lane, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.07, Block 2, Lot 1; PAC zoning district.

Heard by the Planning Board of the Town of Orangetown at meeting held **Wednesday, January 14, 2026**, the Board made the following determinations:

Frank Toto, Engineer, 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 December 15, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated January 13, 2026.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated January 5, 2026.
4. Letter from Orangetown Planning Board's Plan Review Consultant, Paul Gdanski, PE, PLLC, signed by Paul Gdanski, PE, dated December 14, 2025
5. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated December 19, 2025.
6. Letter from Rockland County Sewer District No. 1, signed by Nicholas King, Engineer II, dated January 2, 2026.
7. Email from Orange & Rockland from Alfred Gaddi, PE dated December 3, 2025.
8. Final Site Plan prepared by Brooker Engineering dated November 10, 2022 last revised October 29, 2025.

TOWN CLERK'S OFFICE

2026 FEB - 4 P 4: 01

TOWN OF ORANGETOWN

**PB #26-02: Gatto Lane Fence - Site Plan Amendment
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 2 of 7**

- 9. Photo of proposed fence style and finish material color
- 10. Project Narrative, signed by Kevney Moses, RLA, of Toll Brothers Land Development, dated November 4, 2025
- 11. Short Environmental Assessment Form dated October 21, 2025, signed by Frank Toto, Engineer.

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

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel - Vice Chair, and second 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; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

PUBLIC COMMENTS:

Robert Arturi, 163 Gatto Lane, expressed concerns about the location of the fence and timeline of progress of project's landscape.

Randolph Johnson, 26 Gatto Lane, expressed concerns of property conditions and maintenance of the fence.

There being no one else to be heard from the Public, a motion to close the public portion of the meeting was made by Michael Mandel - Vice Chair, and second 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; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain.

SEQRA

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

TOWN CLERK'S OFFICE
2026 FEB - 4 P 4: 02
TOWN OF ORANGETOWN

**PB #26-02: Gatto Lane Fence - Site Plan Amendment
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 3 of 7**

On motion by Michael Mandel -Vice Chair and seconded by Lisa DeFeciani and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain; 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, Department of Environmental Management and Engineering, Fire Prevention Bureau; and having heard from the following involved and interested agencies: Rockland County Department of Planning, Rockland County Sewer District No. 1, and Palisades Interstate Park Commission; 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;

TOWN OF ORANGETOWN
2026 FEB -4 P 4: 02
TOWN CLERK'S OFFICE

**PB #26-02: Gatto Lane Fence - Site Plan Amendment
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 4 of 7**

- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion Michael Mandel – Vice 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; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), abstain; 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 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.

TOWN CLERK'S OFFICE

2026 FEB -14 P 4: 02

TOWN OF ORANGETOWN

**PB #26-02: Gatto Lane Fence - Site Plan Amendment
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 5 of 7**

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.

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. The applicant shall place note on site plan referencing PB #24-27 Final Approval dated July 10, 2024 (Site plans stamped and signed March 28, 2025), and that this item is an Amendment to that Approval.
- b. ACABOR approval required for both fence and monument sign. The applicant shall provide materials and colors at review.
- c. All proposed plantings around monument sign shall be deer resistant
- d. The applicant shall provide the setback distance to property line from monument sign. Minimum 10' required.
- e. The applicant shall add note on site plan stating new fence to match existing fence

6. Town of Orangetown Department of Environmental Management and Engineering (DEME) had no further comments at this time.

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

8. Paul Gdanski, PE, PLLC, Town of Orangetown Planning Board Plan Review Consultant, had the following comments which are incorporated herein as conditions of approval:

The SEAF #2 must indicate which Orangetown Boards approvals are being sought.

- a. A fence of 4.5' is only permitted in the front yard. A variance will be required for a 6' high fence.
- b. ACABOR review and approval is required or waiver.

9. Rockland County Department of Planning (RCDP) remands for local decision and deemed to have no significant county-wide or inter-community impact.

10. Rockland County Sewer District No. 1 (RCSD#1) takes no exceptions to the drawings submitted. The fence does not impact the Districts 14" force main located on Gatto Lane.

TOWN OF ORANGETOWN
2026 FEB - 14 P 4: 02
TOWN CLERK'S OFFICE

**PB #26-02: Gatto Lane Fence - Site Plan Amendment
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 6 of 7**

11. Based on the drawings provided, there should not be any gas conflicts with the proposed fence. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.

12. Palisades Interstate Park Commission had no comments.

13. 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

14. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decisions prior to signing the final plans.

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

16. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21 and §6A.

17. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

18. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

TOWN CLERK'S OFFICE
2026 FEB - 4 P 4: 02
TOWN OF ORANGETOWN

**PB #26-02: Gatto Lane Fence - Site Plan Amendment
Final Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 7 of 7**

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 second 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; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond (alternate member), abstain.

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: January 14, 2026
Town of Orangetown Planning Board**


**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN CLERK'S OFFICE
2026 FEB -4 P 4: 02
TOWN OF ORANGETOWN

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

Permit #: BLDC-8290-25

**PB #26-02: Gatto Lane Fence - Site Plan Amendment
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:
Gatto Lane Fence - Site Plan Amendment**

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 80 Gatto Lane, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.07, Block 2, Lot 1; PAC 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

2026 FEB -4 P 4: 02

TOWN OF ORANGETOWN

**PB #26-06: WPT Acquisitions LLC Final Re-Subdivision Plan
Granted Two 90-day Extensions to File the Subdivision Plan
with the Rockland County Clerk's Office**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 1 of 2**

**TO: Jesse Cokeley, P.E., Colliers Engineering, 50 Chestnut Ridge
Road, Suite 101, Montvale, New Jersey 07645
FROM: Orangetown Planning Board**

RE: WPT Acquisitions LLC Final Re-Subdivision Plan

WPT Acquisitions LLC Final Re-Subdivision Plan Review: The application of Anthony Nelson, applicant, for the owner, 13 Mountain View LLC, for two 90-day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office at a site to be known as "WPT Acquisitions LLC" 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 21** of the Code of the Town of Orangetown. The site is located at 518 Route 303, 13 Mountainview Road, and 21 Mountainview Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 2, 33, and 36; LI, CC, and LO zoning districts.

Heard by the Planning Board of the Town of Orangetown at meeting held **Wednesday, January 14, 2026**, the Board made the following determinations:

Jesse Cokeley, Engineer, 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 January 6, 2026.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated January 13, 2026.
3. Request letter from Colliers Engineering, signed by Jesse Cokeley, dated December 2, 2025.

The Board reviewed the memorandums.

DECISION: In view of the foregoing, the Board **GRANTED Two 90-Day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office.**

1. Town of Orangetown Office of Building, Zoning, Planning, Administration, and Enforcement had no comments to the requested extension.

TOWN CLERK'S OFFICE
2026 FEB - 4 P 4: 02
TOWN OF ORANGETOWN

**PB #26-06: WPT Acquisitions LLC Final Re-Subdivision Plan
Granted Two 90-day Extensions to File the Subdivision Plan
with the Rockland County Clerk's Office**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 2 of 2**

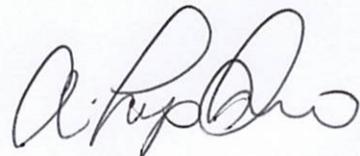
2. Town of Orangetown Department of Environmental Management and Engineering (DEME) had no objections to the request for (2) 90-day extensions for filing. However, the following comments are still outstanding and need to be addressed:

- a. No updated "Lot Consolidation Plan" was supplied with the application package.
- b. The page and liber or instrument number, metes and bounds, purpose, width and ownership for all existing easements/ dedications shall be given on the plan.
- c. Iron pins shall be drawn and labeled at each property corner. If not currently installed, applicant shall label as such & install.
- d. Monuments shall be drawn and labeled at all R.O. W./ property corners.

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

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: January 14, 2026



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

TOWN OF ORANGETOWN
2026 FEB - 14 P 4: 02
TOWN CLERK'S OFFICE

**PB #26-10: Montar 303 Subdivision
Granted Two 90-day Extensions to File the Subdivision Plan
with the Rockland County Clerk's Office**

**Town of Orangetown Planning Board Decision
January 14, 2026
Page 1 of 1**

**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York 10983
FROM: Orangetown Planning Board**

RE: Montar 303 Subdivision Plan: The application of Rathmagurra Realty, applicant and owner, for two 90-day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office and Amendment to Conditions at a site to be known as "**Montar 303 Subdivision 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 21 of the Code of the Town of Orangetown. The site is located at 636 North Greenbush Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lots 1 and 2 in the R-40 and LO zoning districts.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 14, 2026**, at which time the Board made the following determinations:

The Board received the following communications:

1. A request memorandum from and signed by Jay Greenwell, dated December 9, 2025.

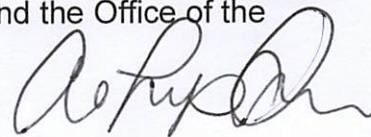
The Board reviewed the memorandums.

DECISION: In view of the foregoing, the Board **GRANTED Two 90-Day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office.**

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

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: January 14, 2026



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

TOWN CLERK'S OFFICE
2026 FEB - 14 P 4: 02
TOWN OF ORANGETOWN