

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, January 28, 2026

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Lisa DeFeciani
Andrew Andrews

ALSO, PRESENT: Rick Oliver, Acting Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Audrey Lupachino, Planning Assistant; Kate Belfiglio, Senior Clerk Typist; 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:

PB #25-52B

Kuppachi Residence Site Plan Review

– Critical Environmental Area

Continued from September 25, 2025 Planning Board Meeting

Pre-preliminary, Preliminary,
& Final Site Plan Review

And SEQRA Review

81 Tweed Boulevard, Nyack

71.17-1-27; R-22 zoning district

**Preliminary Approval
Subject to Conditions
SEQRA: Neg. Dec.**

New Items:

A Touch of Elegance Site Plan Review

PB# 26-04

Pre-preliminary, Preliminary,
& Final Site Plan Review

And SEQRA Review

136 South Pearl Street, Pearl River

68.20-5-72; CC Zoning District

**Postponement
Requested
by Applicant**

Donnelly Subdivision Plan Review

PB# 26-07

Final Subdivision Plan Review

And SEQRA Neg. Dec. Reaffirmation

276 Sickletown Road, Orangeburg

64.20-1-9; R-40 Zoning District

**Final Approval
Subject to Conditions
Neg. Dec. Reaffirmed**

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PB# 26-08

FedEx Ground Expansion (Route 303 Zone Overlay) Site Plan Review

Pre-preliminary, Preliminary,
& Final Site Plan Review
And SEQRA Review
9 Al Foxie Way, Blauvelt
65.14-1-11.1; LI and LIO Zoning District

**Postponement
Requested
by Applicant**

600 Bradley Hill Road Culvert Repairs Site Plan Review

PB# 26-09

Pre-preliminary, Preliminary,
& Final Site Plan Review
And SEQRA Review
600 Bradley Hill Road, Blauvelt
65.18-1-21; LI Zoning District

**Postponement
Requested
by Applicant**

Other Business:

Proposed Addition for Brender & Hill

Village of Piermont Planning Board
and Zoning Board
General Municipal Law Referral
215 Piermont Avenue, Piermont
75.70-1-48; R-7.5 Zoning District

**Remand for
Local
Determination**

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

The decisions of the **January 14, 2025** Planning Board Meeting were reviewed and approved with amendment corrections. 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, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

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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, absent, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

The meeting was adjourned at **8:10 p.m.** The next Planning Board meeting is scheduled for February 11, 2026.

Dated: January 28, 2026
Town of Orangetown Planning Board



Audrey Lupachino
Planning Assistant
Town of Orangetown

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**TO: Jorel Vaccaro, P.E., 307 McLean Avenue, Yonkers, New York 10705
FROM: Orangetown Planning Board**

**RE: Kuppachi Residence Site Plan – Critical Environmental Area
Continued from September 25, 2025 Planning Board Meeting**

The application of Jorel Vaccaro, P.E., applicant, and Kirshna Kuppachi, owner, for Pre-preliminary, Preliminary, & Final Site Plan Review at a site to be known as “**Kuppachi Residence Site Plan – Critical Environmental Area**” 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 81 Tweed Boulevard, Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 27; R-22 Zoning District

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, September 25, 2025** and **January 28, 2026**, the Board made the following determinations:

September 25, 2025

Michael Sciarrillo, Architect; Jorel Voccerro, Engineer; and Kirshna Kuppachi, 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, signed by Rick Oliver, Acting Director, dated September 8, 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, PE, dated September 7, 2025.
5. Letter from Colliers Engineering, signed by Jesse Cokeley, PE, dated September 2, 2025.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated September 9, 2025.

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7. Letter from Rockland County Center for Environmental Health signed by Brandon Durant, Ph.D., Assistant Public Health Engineer, dated September 23, 2025
8. Email from Orange & Rockland from Alfred Gaddi, PE dated September 17, 2025.
9. Drawing Set prepared by Krypton Engineering, dated September 30, 2025, last revised November 20, 2025:
 - a. Sheet C001: Title Page and Notes
 - b. Sheet C100: Site Plan
 - c. Sheet A-00: Trees, Landscape, Lighting
 - d. Sheet C120: Soil Erosion & Sediment Control
 - e. Sheet C200: Profiles & Sight Distance
 - f. Sheet C300: Septic Details
 - g. Sheet C310: Stormwater Details
 - h. Sheet C400: Erosion Control Details
 - i. Sheet A02: Basement Floor Plan
 - j. Sheet A03: Ground Floor Plan
 - k. Sheet A04: Second Floor Plan
 - l. Sheet A04: East and South Elevations
 - m. Sheet A05: West and North Elevations
 - n. Sheet F-01: Fire Protection Plan – Basement Floor
 - o. Sheet F-02: Fire Protection Plan – Ground Floor
 - p. Sheet F-03: Fire Protection Plan – Second Floor
10. Short Environmental Assessment Form signed by Jorel Vaccaro, P.E., dated July 18, 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; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

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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 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; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The applicant requested a **CONTINUATION**.

January 28, 2026

Jorel Voccerro, Engineer, and Kirshna Kuppachi, 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, signed by Rick Oliver, Acting Director, dated January 12, 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 27, 2026.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated November 7, 2025.
4. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated January 13, 2026.
5. Letter from Paul Gdanski PE, PLLC, signed by Paul Gdanski, PE, dated November 11, 2025.
6. Letter from Colliers Engineering, signed by Jesse Cokeley, PE, dated January 12, 2026.
7. Letter from Colliers Engineering, signed by Jesse Cokeley, PE, dated November 19, 2025.
8. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated January 21, 2026.
9. Letter from Rockland County Center for Environmental Health signed by Brandon Durant, Ph.D., Assistant Public Health Engineer, dated January 27, 2026.
10. Letter from Rockland County Sewer District No. 1, signed by Nicholas King, Engineer II, dated January 12, 2026.

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11. Email from Orange & Rockland from Alfred Gaddi, PE dated December 27, 2025.
12. Drawing Set prepared by Krypton Engineering, dated September 30, 2025, last revised November 20, 2025:
 - a. Sheet C001: Title Page and Notes
 - b. Sheet C100: Site Plan
 - c. Sheet L01: Trees, Landscape, Lighting
 - d. Sheet C120: Soil Erosion & Sediment Control
 - e. Sheet C200: Profiles & Sight Distance
 - f. Sheet C300: Septic Details
 - g. Sheet C310: Civil Details & Sections
 - h. Sheet C400: Erosion Control Details
 - i. Sheet S100: Retaining Wall Structural Notes
 - j. Sheet S200: Retaining Wall Structural Plan
 - k. Sheet S400: Retaining Wall Details
 - l. Sheet A02: Basement Floor Plan
 - m. Sheet A03: Ground Floor Plan
 - n. Sheet A04: Second Floor Plan
 - o. Sheet A05: Arch Elevations
 - p. Sheet F-01: Fire Protection Plan – Basement Floor
 - q. Sheet F-02: Fire Protection Plan – Ground Floor
 - r. Sheet F-03: Fire Protection Plan – Second Floor
13. Comment Response Letter by Krypton Engineering, signed by Jorel Vaccaro, PE., dated November 20, 2025.
14. Short Environmental Assessment Form signed by Jorel Vaccaro, P.E., dated October 18, 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 Matthew Carey and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

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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 Michael Mandel -Vice Chair, and second by Bruce Bond and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, absent; 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 Chair and seconded by Denise Lenihan and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.; the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board’s analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

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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: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Planning, Rockland County Sewer District No. 1, and Rockland County Center for Environmental Health; and having reviewed a proposed Site Plan, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- 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.

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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, absent; Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, absent; 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 **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.”

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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 provide a survey by Professional Land Surveyor (PLS), or the surveyor shall sign engineers' site plan
- b. The engineer shall reference survey used for Site Plan
- c. Bulk Table shall be placed on same page as Site Plan
- d. The applicant shall submit Rockland County Health Dept signed/approved Plan for Septic System
- e. Zoning Board of Appeals Variances required for Front Yard and Height
- f. The engineer shall show location of nearest fire hydrant
- g. Architecture and Community Appearance Board of Review Approval required
- h. All abbreviations and symbols shall be entered into legend on all drawings.

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 revised (11/20/25) Stormwater Management Plan is under review.
- b. The connection piping between CB-1 - Detention Pipe #1 -- MH-1 -- Detention Pipe #2 shall be shown more clearly (**heavier line**) on the Site Plan and the SESC plan. Also, the type (material) of each connection/ equalization pipe shall be clearly labeled on the drawings and the profile.
- c. The *Stormwater Detention Cross-Section* and the *Typ. Control Outlet* detail on drawing C-310.00 still do not match. The *Typ. Control Outlet* detail shows a pipe of unnamed diameter as a vent. but the cross-section does not show this pipe, neither does the Cross-Section. It is also unclear as to the purpose of this vent as this is not typical for a drainage system.
- d. The details for CB-1 & CB-2 shall include the basin bottom elevations. These elevations shall also be provided on the *Stormwater Detention Cross-Section*.
- e. The lengths of Detention Pipes 1 & 2 shall be added to the profiles.
- f. The datum elevation for the contours shall be given.

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

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. A tree list must be provided and proposed landscaping plan as well.
- b. Proposed lighting is indicated but no information as to the footcandles of the lights.
- c. The lighting plan shows a walk from the driveway that is not indicated on the plans. They should be made consistent.

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Continuation of Condition #10...

- d. ACABOR review and approval is required.

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

Drainage Review Recommendation:

Overall, the proposed drainage design meets the intent of the regulations, and therefore, we recommend the Kuppachi Residence Site Plan be approved for drainage subject to the comment below. At this time, there is no need to resubmit plans to our office as long as the applicant, or applicant's engineer, confirms in writing that the above comment has been addressed.

Project Comments:

- a. The location of the proposed white pine planting appears to potentially conflict with the drainage pipe and should be coordinated prior to installation.

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

- a. The site has direct frontage along County Route 5. A review must be completed by the Rockland County Highway Department, all comments or concerns addressed, and all required permits obtained.
- b. The site is located directly across County Route 5 from Clausland Mountain Park. A review must be completed by the Rockland County Division of Environmental Resources and any comments addressed.
- c. The applicant must comply with the conditions of the Rockland County Department of Health in their letter of September 23, 2025, and an application must be made to them to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
- d. 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.
- e. There shall be no net increase in the peak rate of discharge from the site at all design points.
- f. The proposed well must be installed pursuant to all requirements of Article II of the Rockland County Sanitary Code, and under permit with the Rockland County Department of Health.
- g. Retaining walls shall be designed by a licensed New York State Professional Engineer and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the licensed NYS Professional Engineer.

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Continuation of Condition #12...

- h. Rockland County Department of Planning recommends that the applicant use plants that are native to New York for the proposed landscaping to help preserve and promote biodiversity. 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>.
- i. Pursuant to New York State General Municipal Law (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.
- j. 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.

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. RCSD1 requests no future correspondence for this site.

15. 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 any new gas services. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.

16. 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.

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

18. 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.

19. 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
- Rockland County Center for Environmental Health
- Town of Orangetown Zoning Board of Appeals

20. 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.

21. 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.

22. 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).

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

24. 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

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

The Planning Assistant is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: January 28, 2026
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2026 FEB 12 A 11:47
TOWN CLERK'S OFFICE

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

Permit #: BLDR-7331-25

**PB#25-52B: Kuppachi Residence Site Plan – Critical Environmental Area
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:

Kuppachi Residence Site Plan – Critical Environmental Area

SEQR STATUS: Type I _____ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

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

LOCATION: The site is located at 81 Tweed Boulevard, Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 71.17, Block 1, Lot 27; R-22 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 12 A 11:47

TOWN OF ORANGETOWN

**PB #26-07: Donnelly Subdivision Plan Review
Final Subdivision Approval Subject to Conditions
Reaffirm. Neg. Dec.**

**Town of Orangetown Planning Board Decision
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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York 10964
FROM: Orangetown Planning Board**

RE: Donnelly Subdivision Plan Review:

The application of Eamon Donnelly, applicant and owner, for Final Subdivision Plan Review at a site to be known as “**Donnelly Subdivision**” 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 276 Sickletown Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 64.20, Block 1, Lot 9; R-40 zoning district.

Heard by the Planning Board of the Town of Orangetown at meeting held **Wednesday, January 28, 2026**, the Board made the following determinations:

Donald Brenner, Attorney; Jay Greenwell, Land Surveyor; and Eamon Donnelly, 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, signed by Rick Oliver, Acting Director dated January 13, 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 27, 2026.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated January 13, 2026.
4. Email from the Fire Prevention Bureau, Town of Orangetown, from David Majewski, dated January 21, 2026.
5. Letter from Orangetown Planning Board’s Drainage Consultant Weston & Sampson, signed by Devon Palmieri, EIT, dated January 2, 2026.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated January 23, 2026.
7. Letter from Rockland County Center for Environmental Health signed by Brandon Durant, Ph.D., Assistant Public Health Engineer, dated January 27, 2026.
8. Letter from Rockland County Highway Department, signed by Dyan Rajasingham, dated December 23, 2025.
9. Letter from Rockland County Sewer District No. 1, signed by Nicholas King, Engineer II, dated January 12, 2026.
10. Email from Orange & Rockland from Alfred Gaddi, PE dated December 27, 2025.

TOWN CLERK'S OFFICE

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Reaffirm. Neg. Dec.**

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11. Subdivision Plan Set prepared by Jay A. Greenwell, PLS, LLC dated April 22, 2025, last revised October 16, 2025:
 - a. Sheet 1: Subdivision Plat
 - b. Sheet 2A: Grading / Drainage / Utilities
 - c. Sheet 3A: Tree Plan
 - d. Sheet 4: Details
 - e. Sheet 5A: Profile – Driveway
 - f. Sheet 6A: Profiles – San. Sewer
12. Project Narrative, signed by Jay Greenwell, PLS, dated November 5, 2025
13. Short Environmental Assessment Form dated May 14, 2025, signed by Eamon Donnelly, Owner.
14. Hydraulic Analysis and Stormwater Design Calculations prepared by Paul Gdanski, P.E. dated May 5, 2025 last revised October 22, 2025.
15. Planning Board Decision PB# 25-42 dated July 23, 2025
16. Zoning Board of Appeals Decision ZBA# 25-45 dated October 15, 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 Bruce Bond and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, absent; 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 Michael Mandel - Vice Chair, and second by Bruce Bond and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

Reaffirmation of 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.

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On motion 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, absent, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.; the Board made reaffirmation on a Negative Declaration pursuant to SEQRA from Planning Board Decisions PB #25-42, dated July 23, 2025, Preliminary Subdivision Approval.

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

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."
2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: "Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations."
3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and signed by the Chairman and the construction plans are reviewed and approved by the inspector.
5. The applicant shall revise the Short Environmental Assessment Form #2 and #9.
6. The applicant shall revise plans to include site distances for driveway North and South on Sickletown Road.

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7. The applicant shall add a note to plans for the driveway on Lot 2 to be 500' or less and the building to remain within the building envelope.

8. 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 note on final site plan that new home on Lot #2 requires ACABOR approval
- b. Chapter 21, Section 21-20E requires money in Lieu of Land
- c. The applicant shall provide Health Department approval for removal of existing septic system
- d. House on lot #2 shall be sprinklered due to distance from fire hydrant
- e. The applicant shall provide copy of road widening dedication to county prior to stamping Subdivision

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

- a. The applicant still needs to comply with PB Decision #25-42. conditions:
 - **7e.** Sanitary calculations required that include backup power specifications, 24-hour storage & alarm system.
 - **7g.** The following note shall be added to sheet 2-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 sanitary sewer main and or the proposed sanitary house connection.
 - **7k.** Monuments shall be shown along the new R.O.W. widening and labeled to be installed.
- b. The revised "Hydraulic Analysis and Stormwater Design Calculations" are under review.
- c. The applicants engineer/ surveyor is advised/ reminded that a 4-inch sanitary house connection, from the home to the Sickletown Road R.O. W. is allowable.
- d. The stabilized construction entrance (S.C.E.) shown in the legend of drawing 2A and detail on drawing + is too narrow. The S.C.E. must be 24 feet wide by 50 feet long. The drawings shall be revised to reflect the same.

10. Town of Orangetown Fire Prevention Bureau had the following comments which are incorporated herein as conditions of approval:

- a. Proposed driveway scales to 540'. Driveways in excess of 500' require a turnaround and a turnout. 2020 FC NYS 511.2.2, 511.2.

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11. Weston & Sampson, Town of Orangetown Planning Board Drainage Consultant, made the following review recommendation, project description, and project comments:

Drainage Review Recommendation:

It is Weston & Sampson's opinion that increases in stormwater runoff can be successfully mitigated for this project. They therefore recommend that Donnelly Subdivision be approved for drainage subject to the below Project Comments.

Project Description:

The project includes subdividing 2.70-acre parcel into one new residential lot and construction of a new dwelling and driveway access on subdivided lot. The existing dwelling is to remain; however, the existing septic field is to be abandoned and the dwelling is to be connected to public sewer on Sickletown Road.

Project Comments:

- a. Site Plan, Sheet 2:
Northern roof lead conveyance and footing drain shown passing through septic field to be abandoned. The Applicant has indicated that RCDOH has reviewed this and does not object to this configuration.
- b. Site Plan, Sheet 4:
Please review bottom of facility elevation of 132.0' for drywell detail; this elevation conflicts with the indicated depth of 6' from top of facility elevation indicated as 136.0'
- c. Drainage Report, Drywell Design Calculations:
Weston & Sampson does not agree with the calculation utilized for determining the design percolation rate (Section 3 of calculations); however, the design is conservative and the result is acceptable.

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

- a. The applicant must comply with the comments made by the County of Rockland Department of Highways in their letter dated December 23, 2025.
- b. The applicant must comply with conditions of the October 14, 2025, letter provided by the Rockland County Department of Health and an application must be made to them to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
- c. As required by the Rockland County Stream Control Act, the subdivision must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.

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Continuation of Condition #12...

- d. According to the Hudson River Natural Resources Mapper (<https://gisservices.dec.ny.gov/gis/hvnm/>) there is a Class C stream running through the western portion of this site near the location of the existing septic field. This stream is part of the headwaters of the Hackensack River. Rockland County Department of Planning recommends that the subdivision and further development of this site account for the protection of this stream by carefully considering the potential water quality impacts and the degradation of local waterways as well as the potential to exacerbate localized flooding. Well-vegetated stream buffers intercept stormwater runoff, filter sediment and nutrients, and help attenuate flooding. Natural buffers also support unique and diverse habitats and often serve as wildlife travel corridors.
- e. Once a subdivision has been approved, a filed map cannot be used to convey property, nor can the tax maps be updated with the lot changes, until the deeds are filed with the County Clerk, conveying the portions of the lots that are required to achieve the lot configuration indicated on the subdivision map. The applicant and the Town must make sure that the deeds are properly filed with the Rockland County Clerk to ensure that the tax maps are properly updated.
- f. 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.
- g. There shall be no net increase in the peak rate of discharge from the site at all design points.
- h. Rockland County Department of Planning recommends that the applicant use plants that are native to New York for the proposed landscaping to help preserve and promote biodiversity. 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>.
- i. Pursuant to New York State General Municipal Law (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.

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Continuation of Condition #12...

- j. In addition, pursuant to Executive Order O 1-2017 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.

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 Highway Department (RCHD) had the following comments which are incorporated herein as conditions of approval:

- a. The gratuitous land dedication for road widening and drainage improvements, as indicated in the site plan, must be prepared in the official deed and recorded in the Rockland County Clerk Office.
- b. The applicant must obtain all necessary work permits from the RCHD before beginning any site construction.

15. Rockland County Sewer District No. 1 (RCSD1) had the following comments which are incorporated herein as conditions of approval:

- a. The Orangetown sewer on Sickletown Road to which this project would connect is tributary to the Rockland County Sewer District No. 1 sewer system. Therefore, the sanitary sewer connection from this property is considered an "out-of-District" hookup. A written request to connect to the sewer must be submitted to the Executive Director, who may also require other pertinent information.
 - i. A resolution from the Town of Orangetown Town Board approving the hookup of the sewer to the Rockland County Sewer District No. 1 sewer system.
 - ii. A resolution from the District's Board of Sewer Commissioners approving the hookup of the sewer to the District's sewer system. The applicant must request the out-of-District connection and the resolution in writing.
 - iii. An out-of-District connection fee of three thousand seven hundred dollars (\$3,700.00) per connected unit (**for a total of \$7,400.00**), or as established by resolution of the Board of Sewer Commissioners, which must be paid within thirty (30) days of the Board's approval of the connection.

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Continuation of Condition #15...

- iv. The area benefit fee, which commences on the date of the Board of Sewer Commissioners' approval of this project. (Area benefit fee is calculated by an annual tax rate per one thousand dollars (\$1,000.00) of assessed value. This fee must be paid before release of approval).
- v. The annual sewer use fee for operations and maintenance, which must be paid within ten (10) days of sewer service becoming available and pro-rated as of that date.
- vi. An executed copy of a covenant agreeing to abide by the rules, laws and regulations of the District and its Law, as it may be amended, including the payment of annual sewer use fees and annual area benefit fees. This covenant must be:
 - 1. In recordable form, including all prior mortgages or other encumbrances,
 - 2. Accompanied by requisite fees for recording as set forth by the County Clerk,
 - 3. Accompanied by an up-to-date Title Report and paid policy of Title Insurance,
 - 4. Acknowledged by the owner of the land, and
 - 5. Accompanied by a complete site survey and property description.
- b. If the use or occupancy of the property exceeds two (2) units (e.g., with an additional dwelling unit or a home occupation), the District will require further review and the owner will have to pay an additional out-of-District fee.
- c. Out-of-District connections require approval from the Rockland County Department of Health. A copy of the approval documents must be submitted to the District.
- d. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
- e. Details for the sanitary sewer connection are subject to approval by the Town of Orangetown.
- f. If the sanitary sewer connection for the building on Lot 2 crosses Lot 1, an easement must be filed.

16. Based on the drawings provided, there should not be any gas conflicts with the proposed additional site. Please contact Orange & Rockland's new business department for any new gas services. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.

17. 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 Highway Department

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18. 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.

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

20. 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.

21. 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.

22. 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.

23. 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).

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

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Reaffirm. Neg. Dec.**

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25. 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 DEMA with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

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

Override

The Board made a motion to override Condition 4 of the January 23, 2026 letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, for the following reasons:

#4 According to the Hudson River Natural Resources Mapper (<https://gisservices.dec.ny.gov/gis/hvnrml/>) there is a Class C stream running through the western portion of this site near the location of the existing septic field. This stream is part of the headwaters of the Hackensack River. We recommend that the subdivision and further development of this site account for the protection of this stream by carefully considering the potential water quality impacts and the degradation of local waterways as well as the potential to exacerbate localized flooding. Well-vegetated stream buffers intercept stormwater runoff, filter sediment and nutrients, and help attenuate flooding. Natural buffers also support unique and diverse habitats and often serve as wildlife travel corridors.

The Board held that this comment does not apply, as the stream is documented on the Nottingham Estates and Sherwood Forrest Subdivisions located across the street from this subdivision.

A motion to override the condition **#4** from Rockland County Department of Planning was made and moved by Bruce Bond and second by Matthew Miller and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, nay; Andrew Andrews, absent, Matthew Miller, aye; Denise Lenihan, aye; Matthew Carey, aye; Lisa DeFeciani, absent; Bruce Bond, (alternate member), aye.

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

The Planning Assistant is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: January 28, 2026
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2026 FEB 12 A 11:48
TOWN CLERK'S OFFICE