

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, February 11, 2026

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Denise Lenihan

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 Ann Marie Ambrose, 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:

Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan **PB #25-49**
(Fence)
Continued from September 25, 2025 Planning Board Meeting
Pre-preliminary, Preliminary,
& Final Site Plan Review
and SEQRA Review
31 South Boulevard, South Nyack
65.68-1-4; R-18 Zoning District
**Continued for
Revised Plans
SEQRA: Declared
Lead Agency**

Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan **PB #25-50**
(Trees & Retaining Wall)
Continued from September 25, 2025 Planning Board Meeting
Pre-preliminary, Preliminary,
& Final Site Plan Review
and SEQRA Review
65 South Boulevard, South Nyack
65.68-1-4; R-18 Zoning District
**Preliminary Approval
Subject to Conditions
SEQRA: Neg. Dec.**

TOWN OF ORANGETOWN
2026 FEB 26 A 9:39
TOWN CLERK'S OFFICE

**Pentecostal Council Refuge of Salvation Site Plan
(Route 303 Overlay)**

PB #24-45

Continued from October 9, 2024 Planning Board Meeting

Pre-preliminary, Preliminary,
& Final Site Plan Review
and SEQRA Review
575 Route 303, Blauvelt
70.15-1-45; CC Zoning District

**Postponement
Requested By
Applicant**

The decisions of the **January 28, 2026** 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, abstain, Matthew Miller, aye; Denise Lenihan, absent; Matthew Carey, aye; 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 Andrew Andrews, and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, absent; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The meeting was adjourned at **8:35 p.m.** The next Planning Board meeting is scheduled for February 25, 2026.

**Dated: February 11, 2026
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

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PB#25-50: Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan (Trees & Retaining Wall)

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

**Town of Orangetown Planning Board Decision
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**TO: Abraham Spira, 15 Elyon Road, Monsey, New York 10952
FROM: Orangetown Planning Board**

RE: Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan (Trees & Retaining Wall)

**Adjourned from September 10, 2025 Planning Board Meeting
Continued from September 25, 2025 Planning Board Meeting:**

The application of Abraham Spira, applicant, for the owner, Yeshivath Viznitz Dkhal Torath Chaim Inc., for Pre-preliminary, Preliminary, & Final Site Plan Review at a site to be known as **“Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan (Trees & Retaining Wall)”** 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 65 South Boulevard, South Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.68, Block 1, Lot 4; R-18 zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **Wednesday, September 25, 2025** and **February 11, 2026**, the Board made the following determinations:

September 25, 2025

Joseph Cuhurnin, Attorney; and Abraham Spira, General Contractor; 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 August 28, 2025.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated September 9, 2025.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated August 26, 2025.
4. Letter from Paul Gdanski PE, PLLC, signed by Paul Gdanski, PE, dated August 19, 2025.
5. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated August 28, 2025.

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**PB#25-50: Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan (Trees & Retaining Wall)
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6. Letter from Rockland County Sewer District No. 1 signed by Nicholas King, Engineer II, dated August 25, 2025
7. Email from New York State Department of Transportation from David Groucher dated September 17, 2025.
8. Email and Letter from Neighbor, Bryan Burrell, dated September 25, 2025.
9. Driveway Realignment, Survey Map, prepared by Robert R. Rahnefeld, dated May 1, 2025, last revised July 18, 2025:
10. Short Environmental Assessment Form signed by Abraham Spira dated June 20, 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.

PUBLIC COMMENTS:

Kathy Galione, 234 South Boulevard, expressed caution about this “complicated land” and stated that it is not designed for bus use with the pitch of driveway and that the road must be taken slow, there are also parcels to the left of it that are homes at different pitches.

Katja Albarino, 229 South Boulevard, expressed that this portion of South Boulevard is a narrow stretch of road with two new houses proposed in front of the same board.

Dr. Lizzette Ruiz-Giovinazzi, 13A Dickerson Avenue, Superintendent of Nyack Public Schools, requested that the board keeps the public portion open for the neighboring school to response.

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

The applicant requested a **CONTINUATION**.

February 11, 2026

Joseph Cuhurnin, Attorney; and Abraham Spira, General Contractor; 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 20, 2026.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated February 9, 2026.
3. An interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated January 26, 2026.
4. Letter from Town of Orangetown Plan Review Consultant, Paul Gdanski PE, PLLC, signed by Paul Gdanski, PE, dated February 1, 2026.
5. Letter from Town of Orangetown Drainage Consultant, Weston & Sampson, signed by signed by Devon Palmieri, PE, dated February 3, 2026.
6. Letter from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning dated January 22, 2026.
7. Letter from Rockland County Sewer District No. 1, signed by Nicholas King, Engineer II, dated January 23, 2026.
8. Email from Orange & Rockland from Alfred Gaddi, PE dated January 12, 2025.
9. Email and Letter from Neighbor, Bryan Burrell, dated September 29, 2025.

TOWN OF ORANGETOWN
TOWN CLERK'S OFFICE
2026 FEB 26 A 9:40

PB#25-50: Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan (Trees & Retaining Wall)

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

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- 10. Driveway Realignment, Survey Map Drawing Set, prepared by Robert R. Rahnefeld, dated May 1, 2025, last revised November 17, 2025:
 - a. Sheet 1: South Portion
 - b. Sheet 2: North Portion
 - c. Sheet 3: Improvement Plan
 - d. Sheet 4: Detail Sheet
- 11. Narrative by Aspro Construction, signed by Abraham Spira, dated December 11, 2025.
- 12. Short Environmental Assessment Form signed by Abraham Spira dated June 20, 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 Andrew Andrews and carried as follows: Thomas Warren – Chair, aye; Michael Mandel - Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, absent; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

PUBLIC COMMENTS:

Brian Robertson, 195 South Highland Avenue, South Nyack expressed concern about the proposed project will increase the number of buses circulation; and requests the board to consider a review of the Zoning code for its functional purpose in a residential district. He also expressed concern about the project's impact on the neighborhood's character.

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

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

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

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant's professional representatives, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration, Enforcement, 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, New York State Department of Transportation; 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;

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- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion 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, absent; Matthew Carey, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; the Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **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 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.”

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3. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: "Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations."

4. 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."

5. 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."

6. 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 show the fire hydrants locations and distances on the Site Plan
- b. The applicant shall add a note on the Site Plan that site is located in Critical Environment Area
- c. The applicant shall add the name of record owner with signature and date line in a box on Sheet 3
- d. Add the following notes on the Site Plan:
 - i. This plan does not conflict with the County Official Map and has been approved in the manner specified by Section 239L & M of the General Municipal Law of the State of New York.
 - ii. Districts:
 1. School -- Nyack
 2. Fire -- Nyack
 3. Water- Veolia
 4. Lighting - Town of Orangetown
 5. Sewer -- Town of Orangetown
 6. Ambulance -- Nyack

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Continuation of Condition 6...

- e. The applicant shall revise the Short Environmental Assessment Form (SEAF) as follows:
 - i. Part 1, No 2 - check YES and add Building Permit
 - ii. Part 1, No. 3c. - provide answer
 - iii. Part 1, No. 20 - YES and add 344040 and C344076
- f. Review and approval are required from the Town of Orangetown Architecture and Community Appearance Board of Review.
- g. 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 Planning Board Chairman and the construction plans are reviewed and approved by the Building Inspector.

7. 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 (a.o.d.) shall be listed on the drawings.

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

9. 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. Number 2 on the Short Environmental Assessment Form (SEAF) shall be corrected to "Yes" and include Planning Board approval and Building Department.
- b. Number 17 on SEAF shall elaborated on as to what is being proposed for the increase in coverage.
- c. Number 20 on the SEAF shall elaborated on as to what the waste locations are.
- d. A landscaping plan shall be prepared for the tree to be removed.
- e. A bulk table shall be provided to show if variances are required for the increase in coverage.
- f. Architecture and Community Appearance Board of Review (ACABOR) review and approval are required.

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

Drainage Review Recommendation:

It is Weston & Sampson's opinion that increases in stormwater runoff can be successfully mitigated for this project. Weston & Sampson therefore recommends that Yeshivath Viznitz Dkhal Torath Chaim Inc (Trees and retaining wall) be approved for drainage subject to the below Project Comments.

Project Comments:

- a. Sheet 4
 - i. The provide Lot Improvement Coverage calculations indicate proposed roadway coverage of 700 square feet; however, Weston & Sampson's rough calculations indicate approximately 350 square feet of new pavement. Applicant to confirm the proposed amount of impervious area.
 - ii. The proposed grading appears to direct stormwater from the proposed driveway widening to an existing catch basin. Weston & Sampson's office requests additional information about the pipe conveyance and existing drainage pattern.

Project Description:

This is Weston & Sampson's first drainage review for the Application. The project consists of removal of one (1) existing tree and portion of retaining wall, as well as regrading and repaving the impacted area. The increase in stormwater runoff appears to be de minimis and will follow existing drainage patterns.

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

12. 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.

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

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

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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. 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
- New York State Department of Transportation

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

19. The following note shall be placed on the Site Plan: "Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction."

20. The following note shall be placed on the Site Plan: "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. The following note shall be placed on the Site Plan:

"TREE PROTECTION: The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.

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Continuation of Condition #21...

- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
 - One (1) foot radius from trunk per inch DBH
 - Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
 - Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
 - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.”

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).

23. 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.

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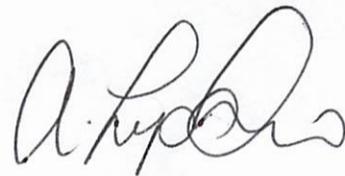
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24. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

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

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

**Dated: February 11, 2026
Town of Orangetown Planning Board**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

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

Permit #: TREE-7191-25

**PB#25-50: Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan (Trees & Retaining Wall)
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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:

Yeshivath Viznitz Dkhal Torath Chaim Inc. Site Plan (Trees & Retaining Wall)

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 65 South Boulevard, South Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.68, Block 1, Lot 4; R-18 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 OF ORANGETOWN
2026 FEB 26 A 9:50
TOWN CLERK'S OFFICE