

**Amendment to PB #16-66
Bailey's Smoke House Site Plan
Final Site Plan Approval Subject to Conditions**

Permit #40636

**Town of Orangetown Planning Board Decision
March 8, 2017
Page 1 of 1**

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

RE: Amendment to Bailey's Smoke House Site Plan: An Amendment to PB#16-66, Final Planning Board Decision D.P. Bailey, LLC, owner, Heard December 14, 2016 for Final Site Plan Review, at a site known as "**Bailey's Smoke House 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. The site is located at 132, 136 & 140 Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lots 5, 6 & 7 in the CS zoning district.

Chairman Garvey recused himself from the proceedings of the Other Business.

As Other Business at the March 8, 2017 Planning Board Meeting, the Board discussed that a Condition was excluded from the Decision portion of PB #16- 66 that needs to be included as a Condition of Approval:

ADD: "The landscaping plan along the west property line of the proposed parking lot shall be installed **before** the granting of the Certificate of Occupancy, if the weather permits. If the weather does not permit, an escrow account will be established and escrow will be held until the landscaping work is completed to the satisfaction of the Town of Orangetown Director of Building, Zoning, Planning Administration and Enforcement."

Therefore, this Amendment shall be added as an additional condition to Final Site Plan Approval, PB #16-66, as well as placed on the Final Site Plan as a **NOTE**.

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

**Dated: March 8, 2017
Cheryl Coopersmith
Town of Orangetown Planning Board**



TOWN CLERKS OFFICE

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MEMORANDUM FOR THE RECORD

SUBJECT: [Illegible]

1. [Illegible]

2. [Illegible]

3. [Illegible]

4. [Illegible]

5. [Illegible]

6. [Illegible]

7. [Illegible]

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19. [Illegible]

20. [Illegible]

21. [Illegible]

22. [Illegible]

23. [Illegible]

24. [Illegible]

25. [Illegible]

APPROVED AND FORWARDED:

[Signature]

Special Agent in Charge

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