

**TOWN OF ORANGETOWN PLANNING BOARD
MEETING OF MARCH 26, 2008**

MEMBERS PRESENT: Robert Dell, Chairperson, Anthony Iurica, John Foody, Kevin Garvey and William Young

MEMBERS ABSENT: Bruce Bond, Vice-Chairperson and Jeffrey Golda

ALSO PRESENT: John Giardiello, Director, Department of Building, Zoning, Planning Administration and Enforcement, Robert Magrino, Deputy Town Attorney, Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Robert Dell, Chairperson called the meeting to order at 7:30 P.M.

Mr. Garvey the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes, were held as noted below:

Salerno Minor Subdivision Plan Prepreliminary/Preliminary Subdivision Plan And SEQRA Review (Pearl River) 69.19/1/4; R-40 zone	Continued: Needs Drainage	PB #08-15
Barnard Site Plan – Patio Plan Prepreliminary/Preliminary/Final Site Plan And SEQRA Review Critical Environmental Area (Upper Grandview) 71.13/1/23; R-22 zone	Continued: Needs Drainage	PB #08-16
Sunset Homes Subdivision Plan Prepreliminary/Preliminary Subdivision Plan And SEQRA Review (Blauvelt) 70.09/2/234; R-15 zone	Continued: Needs Drainage	PB #08-17
Orangeburg Racquet Club Site Plan Prepreliminary/Preliminary Site Plan, and SEQRA Review (Orangeburg) 77.05/1/1; LIO zone	Continued to April 9th Meeting	PB#08-14
Nottingham Estates Subdivision Recommendation to the Town Board To Release the Performance Bond (Orangeburg) 69.08/1/4; R-40 zone	Recommended to Town Board	PB#08-18
Rockland Psychiatric Center Rezoning and Redevelopment Plan Request from the Town Board Declaration of Lead Agency under the State Environmental Quality Review Act 73.12/1/3.2, 73.08/1/1, 74.05/1/1, 73.12/1/7 & 73.12/1/5, R-80 zone	Consent to Town Board to Declare Lead Agency	PB #08-19

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MEETING OF MARCH 26, 2008

The Decisions of the above hearings, as attached hereto, although made by the Board before the conclusion of the meeting are not deemed accepted and adopted by the Board until adopted by a formal motion for adoption of such minutes by the Board. Following such approval and adoption by the Board, the Decisions are mailed to the applicant. The verbatim transactions are not transcribed, but are available.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Kevin Garvey, seconded by John Foody and agreed to by all in attendance. The meeting was adjourned at 9:35 P.M. The next Planning Board meeting is scheduled for April 9, 2008.

DATED: March 26, 2008

Planning Board Town of Orangetown

**TOWN OF ORANGETOWN
PLANNING BOARD RECOMMENDATION**

**Nottingham Estates Subdivision
Recommendation to the
Town Board to Release
The Performance Bond**

**PB #08-18
March 26, 2008
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TO: Town of Orangetown Town Board
FROM: Orangetown Planning Board

The application of Donald Brenner, applicant, for a Recommendation to the Town Board to Release the Performance Bond for the **Nottingham Estates Subdivision Plan**, in the Amount of \$486,070.50, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown and Chapter 21 of the Code of the Town of Orangetown. The site is located at Dorsey Court, Orangeburg, Town of Orangetown, Rockland County, New York and shown on the Orangetown Tax Map as Section 69.08 Block 1, Lot 4 in the R-40 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held Wednesday, March 26, 2008, at which time the Board made the following determination:

Donald Brenner appeared and testified for the applicant.

The Board received the following communications:

1. PRC Report dated March 19, 2008.
2. An interdepartmental memorandum signed by John Giardiello, P.E., Director of the Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown, dated March 26, 2008.
3. An interdepartmental memorandum signed by Ronald Delo, P.E. BCEE, Director, Town of Orangetown Department of Environmental Management and Engineering (DEME) and James Dean, Superintendent of Highways, Town of Orangetown, dated March 26, 2008.
4. A copy of a memorandum to File, signed by Mike Yannazzone, General Foreman, Town of Orangetown, Highway Department, dated March 24, 2008.

The Board discussed the Release of the Performance Bond.

The hearing was then opened to the Public. There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Kevin Garvey, seconded by Anthony Iurica and carried as follows:
Bruce Bond, absent; Anthony Iurica, aye; John Foody, aye; Jeffrey Golda, absent; William Young, aye, Robert Dell, aye and Kevin Garvey, aye.

RECOMMENDATION: In view of the foregoing, the Board RECOMMENDED to the Town Board to RELEASE the Nottingham Estates Subdivision Performance Bond, subject to the following conditions:

1. The applicant has submitted a 20' Sewer Easement from Corwick Realty to the Town of Orangetown, which legal description has been reviewed and approved by DEME. This easement was originally supposed to be in favor of the County of Rockland, however, after discussions with DEME and the County of Rockland Sewer District #1, it was determined that the easement should be in favor of the Town of Orangetown. The Town of Orangetown Town Attorney's Office shall submit the original to the Town Board for the purpose of accepting, receiving and filing same and recording with the Rockland County Clerk's Office. Upon recording, the applicant's engineer is responsible for placing the recording information on the final as-built plans, which is all that remains for the Performance Bond to be released.
2. The recording and filing of the easement is the only outstanding item for the release of the Bond, therefore, the applicant shall provide a sum sufficient to cover the costs of the recording and placing of the recording information on the final as-builts plans. To that end, the applicant has provided the Town of Orangetown Town Attorney's Office with a check in the sum of \$500.00 payable to the Town of Orangetown which sum shall be held by the Town until such time as the easement is recorded and the final as-built plans have been approved and accepted by the Town of Orangetown Department of Environmental Management and Engineering.

The foregoing Resolution was made and moved by Kevin Garvey and seconded by Anthony Iurica and carried as follows: Bruce Bond, absent; Anthony Iurica, aye; William Young, aye; John Foody, aye; Jeffrey Golda, absent; Robert Dell, aye and Kevin Garvey, aye.

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

Dated: March 26, 2008, PLANNING BOARD

Planning Board	OBZPAE	RC Planning	RC Drainage	RC Highway
Env.Mgt.Eng.	Town Board	Assessor	Town Attorney	
Supervisor	PRC	HDR		

**TOWN OF ORANGETOWN
PLANNING BOARD RECOMMENDATION**

**Rockland Psychiatric Center
Rezoning and Redevelopment Plan
Recommendation of Declaration of
Lead Agency Status under the NYS
Environmental Quality Review Act**

**PB #08-19
March 26, 2008
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TO: Town of Orangetown Town Board
FROM: Orangetown Planning Board

RE: Consent that the Town of Orangetown Town Board serves as Lead Agency for coordinated environmental review of the proposed action of rezoning of Town owned lands, that were formerly part of the Rockland Psychiatric Center with a variety of land uses, including public and commercial, recreation, and housing and related uses, including age-restricted housing. The action, among other things, incorporates the approval of zoning text amendment, re-zoning property presently zoned R-80 to RPC-H, a new zoning district to be developed as a planned unit development, and the review of a preliminary conceptual plan for the development of the area to be re-zoned.

Heard by the Planning Board of the Town of Orangetown at a meeting held March 26, 2008, at which time the Board made the following determinations:

The Board received the following communications:

1. A Package of information including the SEQRA Consent Form, dated February 28, 2008.
2. A Full Environmental Assessment Form, dated February 25, 2008, signed by Thom Kleiner, Officer of Lead Agency, Saccardi & Schiff, Inc.
3. Site Location Plans, prepared by Saccardi & Schiff.
4. Survey Plan prepared by CMX, dated February 25, 2008.

The Board reviewed the request.

The hearing was then opened to the Public. There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Kevin Garvey seconded by John Foody and carried as follows: Bruce Bond, absent, Anthony Iurica, aye, John Foody, aye, William Young, aye, Robert Dell, aye, Jeffrey Golda, absent, and Kevin Garvey, aye.

The Town of Orangetown Planning Board consents that that the Town of Orangetown Town Board serve as Lead Agency for coordinated environmental review of the proposed action, and requests that it be continued to be notified of SEQR determinations, proceedings and hearings in this matter. The attached consent form shall be signed and returned to the Town Board.

The foregoing Resolution was made and moved by Kevin Garvey and seconded by John Foody and carried as follows: Bruce Bond, absent, Anthony Iurica, aye, William Young, aye, John Foody, aye, Robert Dell, aye, Jeffrey Golda, absent and Kevin Garvey, aye.

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

Dated: March 26, 2008, PLANNING BOARD

Planning Board	OBZPAE	RC Planning	RC Drainage	RC Highway
Env. Mgt. Eng.	HDR	Town Board	Assessor	Town Attorney
PRC	Supervisor			

