

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Wednesday, May 22, 2024**

**MEMBERS PRESENT:**

Thomas Warren, Chairman  
Michael Mandel, Vice Chairman  
Kevin Farry  
Andrew Andrews  
Lisa DeFeciani  
Bruce Bond, (alternate member)  
Denise Lenihan  
Michael McCrory

**Members Absent:** None

**ALSO, PRESENT:** Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer; Corey Block, AKRF Senior Planner; Ashley Ley, AKRF Traffic Engineer, and Gerard Chesterman, Planning Assistant.

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

**Continued Items:**

<b>125 South Greenbush Road Site Plan</b>	<b>PB #19-17</b>
Prepreliminary/Preliminary Site Plan and SEQRA Review	
125 South Greenbush Road, Orangeburg	<b>Continuation:</b>
74.07/1/15.1; LI zoning district	<b>SEQRA: Positive Declaration</b>

<b>155 South Greenbush Road Properties Site Plan</b>	<b>PB #19-18</b>
Prepreliminary/Preliminary Site Plan and SEQRA Review	
155 South Greenbush Road, Orangeburg	<b>Continuation:</b>
74.07/1/15.2; LI zoning district	<b>SEQRA: Positive Declaration</b>

**New Item**

<b>South Orangetown Ambulance Corp. Resubdivision Plan</b>	<b>PB #24-25</b>
Request for Two 90 – Day Extensions to File the Subdivision Plan with the Rockland County Clerk's Office	
70 Independence Avenue, Tappan	<b>Granted Two 90 Day Extensions</b>
74.18/3/38 & 40; R-15 Zoning District	

TOWN CLERK'S OFFICE  
2024 JUN 18 P 2:51  
TOWN OF ORANGETOWN

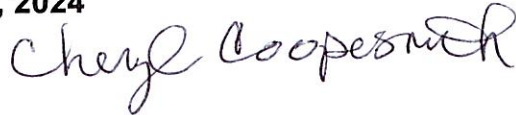
**May 22, 2024 Planning Board Meeting**

The decisions of the April 10, 2024 Planning Board Meeting were reviewed, edited, and approved. The motion for adoption was made and moved by Andrew Andrews and seconded by Bruce Bond carried as follows: Thomas Warren, Chairman, aye; Michael Mandel, Vice Chairman, aye; Michael McCrory, aye; Andrew Andrews, aye; Denise Lenihan, aye; Kevin Farry, aye; Bruce Bond, (alternate member), not voting; and Lisa DeFeciani, aye.

The decisions of April 24, 2024 Planning Board Meeting were reviewed, edited, and approved. The motion for adoption was made and moved by Andrew Andrews and seconded by Lisa DeFeciani carried as follows: Thomas Warren, Chairman, aye; Michael Mandel, Vice Chairman, aye; Michael McCrory, aye; Andrew Andrews, aye; Denise Lenihan, aye; Kevin Farry, aye; Bruce Bond, (alternate member), not voting; and Lisa DeFeciani, aye.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Michael Mandel and seconded by Kevin Farry and agreed to by all in attendance. The meeting was adjourned at 10:41 p.m. The next Planning Board meeting is scheduled for June 12, 2024.

**Dated: May 22, 2024**



TOWN OF ORANGETOWN  
2024 JUN 18 P 3:51  
TOWN CLERK'S OFFICE

**PB #19-17:  
125 South Greenbush Road Site Plan  
Continuation / Positive Declaration**

**Permit #47831**

**Town of Orangetown Planning Board Decision  
May 22, 2024  
Page 1 of 1**

**TO: Jake Berdugo, 16 Squadron Boulevard Suite 106, New City, New York, 10959**

**FROM: Orangetown Planning Board**

At the **May 22, 2024 Town of Orangetown Planning Board Meeting**, the **Board declared a Positive Declaration for the 125 South Greenbush Road Site Plan** according to the requirements of the New York State Environmental Quality Review Act. The site is located at 125 South Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 15.1 in the LI zoning district.

**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.

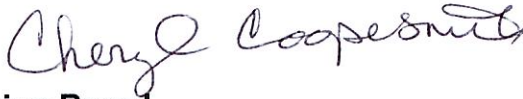
On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Lisa DeFeciani, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye Bruce Bond, (alternate member), not voting; and Andrew Andrews, aye; the Board declared itself Lead Agency.

See attached Positive Declaration document dated May 22, 2024.

On motion by Michael Mandel and second by Denise Lenihan and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), not voting; and Andrew Andrews, aye; the Board made a Positive Declaration pursuant to SEQRA.

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

**Dated: May 22, 2024  
Cheryl Coopersmith  
Town of Orangetown Planning Board**



TOWN CLERK'S OFFICE  
2024 JUN 18 P 2:51  
TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations  
POSITIVE DECLARATION  
Notice of Determination of Significance**

**PB #19-17:  
125 South Greenbush Road Site Plan  
Town of Orangetown Planning Board Decision  
May 22, 2024**

**Permit #47831**

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 have a significant impact on the environment and a Draft Environmental Impact Statement will be prepared.

**NAME OF ACTION: 125 South Greenbush Road Site Plan**

SEQR STATUS: Type I \_\_\_\_\_ Unlisted XXXXXX  
CONDITIONED NEGATIVE DECLARATION: Yes \_\_\_\_\_ No \_\_\_\_\_  
**POSITIVE DECLARATION: Yes XXXX**

**DESCRIPTION OF ACTION: Positive Declaration**

**LOCATION:** 125 South Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 15.1 in the LI zoning district.

**REASONS SUPPORTING THIS DETERMINATION: SEE ATTACHED**

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  
2024 JUN 18 P 2:51  
TOWN OF ORANGETOWN

**PB #19-18:  
155 South Greenbush Road Site Plan  
Continuation / Positive Declaration**

**Permit #47830**

**Town of Orangetown Planning Board Decision  
May 22, 2024  
Page 1 of 1**

**TO: Jake Berdugo, 16 Squadron Boulevard Suite 106, New City, New York, 10959**

**FROM: Orangetown Planning Board**

At the **May 22, 2024 Town of Orangetown Planning Board Meeting**, the Board declared a Positive Declaration for the **155 South Greenbush Road Site Plan** according to the requirements of the New York State Environmental Quality Review Act. The site is located at 155 South Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 15.2 in the LI zoning district.

**SEQRA**

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (a1) 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.

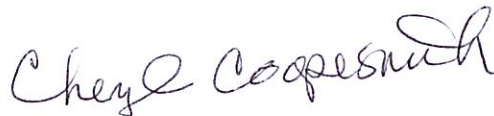
On motion by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Lisa DeFeciani, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye Bruce Bond, (alternate member), not voting; and Andrew Andrews, aye; the Board declared itself Lead Agency.

See attached Positive Declaration document.

On motion by Michael Mandel and second by Denise Lenihan and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), not voting; and Andrew Andrews, aye; the Board made a Positive Declaration pursuant to SEQRA.

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

**Dated: May 22, 2024  
Cheryl Coopersmith  
Town of Orangetown Planning Board**



TOWN CLERK'S OFFICE  
2024 JUN 18 P 2:51  
TOWN OF ORANGETOWN

**State Environment al Quality Review Regulations  
POSTIVE DECLARATION  
Notice of Determination of Significance**

**PB #19-18:  
155 South Greenbush Road Site Plan  
Town of Orangetown Planning Board Decision  
May 22, 2024**

**Permit #47830**

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 have a significant impact on the environment and a Draft Environmental Impact Statement will be prepared.

**NAME OF ACTION: 155 South Greenbush Road Site Plan**

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

**POSITIVE DECLARATION: Yes XXXX**

**DESCRIPTION OF ACTION: Positive Declaration**

LOCATION: 155 South Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 15.2 in the LI zoning district.

**REASONS SUPPORTING THIS DETERMINATION: SEE ATTACHED**

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 CLERKS OFFICE  
2024 JUN 18 P 2 51  
TOWN OF ORANGETOWN

**PB #24-25: South Orangetown Ambulance Corp.  
Resubdivision Plan  
Granted Two 90-day  
Extensions to File the Resubdivision Plan**

**Town of Orangetown Planning Board Decision  
May 22, 2024  
Page 1 of 2**

**TO: Jay Greenwell, 34 Wayne Ave., Floor 2, Suffern, New York  
FROM: Town of Orangetown Planning Board**

**RE: South Orangetown Ambulance Corp. Resubdivision Plan:**  
The application of Jay Greenwell, applicant for South Orangetown Ambulance Corp., owner, for two 90 Day Extensions to File the Resubdivision Plan with the Rockland County Clerk's Office at a site to be known as "**South Orangetown Ambulance Corp Plan two 90 Day Extensions to File the Resubdivision Plan**", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown. The site is located at 70 Independence Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 3, Lots 38 & 40; R-15 Zoning District

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, May 22, 2024**, at which time the Board made the following determinations:

Jay Greenwell appeared and testified for the applicant.

The Board received the following communication:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, dated May 20, 2024.
2. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated May 21, 2024.
3. Email from Jay Greenwell, dated May 14, 2024.
4. Copy of PB#23-48, Final Resubdivision Plan Approval Subject to Conditions, dated October 25, 2023.

The Board reviewed the submitted information.

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

TOWN CLERK'S OFFICE  
2024 JUN 18 P 2:51  
TOWN OF ORANGETOWN

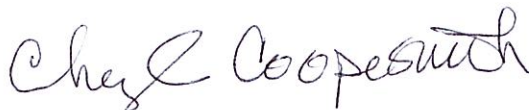
**PB #24-25: South Orangetown Ambulance Corp.  
Resubdivision Plan  
Granted Two 90-day  
Extensions to File the Resubdivision Plan**

**Town of Orangetown Planning Board Decision  
May 22, 2024  
Page 2 of 2**

The foregoing Resolution was made and moved by Denise Lenihan and seconded by Andrew Andrews and carried as follows: Thomas Warren, Chairman, aye; Michael Mandel - Vice Chairman, aye; Michael McCrory, aye; Andrew Andrews, aye; Denise Lenihan, aye; Kevin Farry, aye; Bruce Bond, (alternate member), not voting; and Lisa DeFeciani, aye.

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

**Dated: May 22, 2024  
Cheryl Coopersmith  
Town of Orangetown Planning Board**



TOWN CLERK'S OFFICE  
2024 JUN 18 P 2:52  
TOWN OF ORANGETOWN