

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, May 8, 2024

MEMBERS PRESENT:

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

Members Absent: Michael McCrory

ALSO, PRESENT: Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement, Robert Magrino, Town Attorney; Ann Marie Ambrose, Stenographer, Gerard Chesterman, Planning Assistant, and Ashely Ley, AKRF, Planning Board Traffic Consultant.

Thomas Warren, Chairman called the meeting to order at 7:36 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:

WPT Acquisitions Re-subdivision Plan	PB#22-17
Prepreliminary/ Preliminary/ Final Re-subdivision Plan and SEQRA Review 518 Route 303 & 13 and 21 Mountainview Ave, Orangeburg 74.07/1/2, 33 & 36; CC, LI, LO zoning districts	Continued: Negative Declaration

WPT Acquisitions Site Plan	PB#22-18
Prepreliminary/ Preliminary Site Plan and SEQRA Review 518 Route 303 & 13 and 21 Mountainview Ave, Orangeburg 74.07/1/2, 33 & 36; CC, LI, LO zoning districts	Continued: Negative Declaration

TOWN OF ORANGETOWN
2024 JUN 18 P 2:57
TOWN CLERK'S OFFICE

May 8, 2024 Planning Board Meeting

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Michael Mandel – Vice Chairman and seconded by Kevin Farry and agreed to by all in attendance. The meeting was adjourned at 10:14 p.m. The next Planning Board meeting is scheduled for May 22, 2024.

Dated: May 8, 2024
Cheryl Coopersmith
Town of Orangetown Planning Board



TOWN OF ORANGETOWN
2024 JUN 18 PM 2:58
TOWN CLERK'S OFFICE

**PB #22-17: WPT Acquisitions Resubdivision Plan
Neg Declaration**

**Town of Orangetown Planning Board Decision
May 8, 2024
Page 1 of 1**

**TO: Jesse Cokeley, Colliers Engineering, 50 Chestnut Ridge Road,
Suite 101, Montvale, New Jersey 07645**
FROM: Orangetown Planning Board
RE: WPT Acquisitions Resubdivision Plan – SEQR Determination

At the **May 8, 2024 Town of Orangetown Planning Board Meeting**, the Board declared a **Negative Declaration for the WPT Acquisitions Resubdivision Plan** according to the requirements of the New York State Environmental Quality Review Act.

The site is located at 518 Route 303 and 13 & 21 Mountainview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lots 2, 33 & 36 in the CC, LI, LO zoning districts.

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

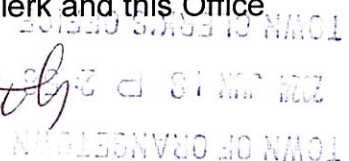
See attached Negative Declaration document as amended at the May 8, 2024 Planning Board Meeting.

On motion by Andrew Andrews and second by Michael Mandel – Vice Chairman, the AKRF Negative Declaration document was amended, and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye.

On motion by Thomas Warren and second by Kevin Farry and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye; the Board made a Negative 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 8, 2024
Cheryl Coopersmith
Town of Orangetown Planning Board



WPT Re-subdivision

Amendment - Conditions of Negative Declaration

- a. Plans showing the location of the two internal stop bars are to be resubmitted prior to Preliminary Approval to demonstrate that tractor trailers and fire trucks can make the turns unobstructed. The current locations could obstruct entry and exit of tractor trailers and fire trucks and should be relocated farther back into the site.**
- b. Compliance with AKRF Memo comment 10, dated April 24, 2024, relating to Traffic Impacts: “The Crash Analysis Memo was not included in this submission and will be required prior to consideration of Preliminary site plan approval.”**
- c. Compliance with AKRF Memo comment 30, dated April 24, 2024, relating to Noise Impacts: “The Applicant has committed to providing a sound barrier after preliminary and prior to Final Site Plan approval.” The Board requires sound barrier designs as a condition of Preliminary Approval. This requirement may be mitigated by relocating air handling units, the electric transformer, and/or the emergency generator to reduce noise impacts on adjacent residences on Mountainview Avenue to Town standards.**
- d. The Applicant shall investigate relocation of air handling units and shall move the electric transformer and emergency generator, farther from adjacent residences on Mountainview Avenue, to the north side of the building and shall provide information on noise attenuation measures for such devices.**
- e. The Applicant shall provide a soil management plan to address possible runoff from the site into the Sparkill Creek during demolition and construction, existing issues and/or unknown issues encountered during site earthwork.**

TOWN OF ORANGETOWN
2024 JUN 18 P 2:59
TOWN CLERK'S OFFICE

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

**PB #22-17: WPT Acquisitions Resubdivision Plan
Neg. Dec.**

**Town of Orangetown Planning Board Decision
May 8, 2024**

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 be prepared.

NAME OF ACTION: WPT Acquisitions Resubdivision Plan

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

DESCRIPTION OF ACTION: Resubdivision Plan – Merging of 2 lots into 1 lot
LOCATION: The site is located at 518 Route 303 and 13 & 21 Mountainview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lots 2, 33 & 36 in the CC, LI, LO zoning districts.

REASONS SUPPORTING THIS DETERMINATION: See attached Determination of non-significance prepared by AKRF Consultant to the Planning Board, dated May 8, 2024.

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 action. The proposed action is consistent with the Town of Orangetown 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, Town Supervisor, Applicant, Involved Agencies

TOWN CLERK'S OFFICE
2024 JUN 18 P 2 58
TOWN OF ORANGETOWN

**PB #22-18: WPT Acquisitions Site Plan
Neg Declaration**

**Town of Orangetown Planning Board Decision
May 8, 2024
Page 1 of 1**

**TO: Jesse Cokeley, Colliers Engineering, 50 Chestnut Ridge Road,
Suite 101, Montvale, New Jersey 07645**
FROM: Orangetown Planning Board
RE: WPT Acquisitions Site Plan – SEQR Determination

At the **May 8, 2024 Town of Orangetown Planning Board Meeting**, the Board **declared a Negative Declaration for the WPT Acquisitions Site Plan** according to the requirements of the New York State Environmental Quality Review Act.

The site is located at 518 Route 303 and 13 & 21 Mountainview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lots 2, 33 & 36 in the CC, LI, LO zoning districts.

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


See attached Negative Declaration document as amended at the May 8, 2024 Planning Board Meeting.

On motion by Andrew Andrews and second by Michael Mandel – Vice Chairman, the AKRF Negative Declaration document was amended, and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye.

On motion by Thomas Warren and second by Kevin Farry and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye; the Board made a Negative 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 8, 2024
Cheryl Coopersmith
Town of Orangetown Planning Board


TOWN CLERK'S OFFICE
2024 JUN 18 PM 3:01
TOWN OF ORANGETOWN

WPT Site Plan

Amendment - Conditions of Negative Declaration

a. Plans showing the location of the two internal stop bars are to be resubmitted prior to Preliminary Approval to demonstrate that tractor trailers and fire trucks can make the turns unobstructed. The current locations could obstruct entry and exit of tractor trailers and fire trucks and should be relocated farther back into the site.

b. Compliance with AKRF Memo comment 10, dated April 24, 2024, relating to Traffic Impacts: “The Crash Analysis Memo was not included in this submission and will be required prior to consideration of Preliminary site plan approval.”

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d. The Applicant shall investigate relocation of air handling units and shall move the electric transformer and emergency generator, farther from adjacent residences on Mountainview Avenue, to the north side of the building and shall provide information on noise attenuation measures for such devices.

e. The Applicant shall provide a soil management plan to address possible runoff from the site into the Sparkill Creek during demolition and construction, existing issues and/or unknown issues encountered during site earthwork.

TOWN CLERK'S OFFICE
2024 JUN 18 PM 2:53
TOWN OF ORANGETOWN

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

**PB #22-18: WPT Acquisitions Site Plan
Neg. Dec.**

**Town of Orangetown Planning Board Decision
May 8, 2024**

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 be prepared.

NAME OF ACTION: WPT Acquisitions Site Plan

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

DESCRIPTION OF ACTION: Site Plan

LOCATION: The site is located at 518 Route 303 and 13 & 21 Mountainview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lots 2, 33 & 36 in the CC, LI, LO zoning districts.

**REASONS SUPPORTING THIS DETERMINATION: See attached
Determination of non-significance prepared by AKRF Consultant to the
Planning Board.**

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 action. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

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TOWN OF ORANGETOWN
2024 JUN 18 P 2:58
TOWN CLERK'S OFFICE