

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, June 12, 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: Kevin Farry

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 7:33 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:

622 Route 303 Re-Subdivision Plan	PB #23-47
Al Foxie Way	
Prepreliminary/Preliminary/Final Re-subdivision Plan and SEQRA Review	Continuation with Comments Lead Agency - SEQRA

622 Route 303, Blauvelt
65.14/1/11.2 & 11.3; LI zoning district

622 Route 303 Site Plan	PB #23-34
Al Foxie Way	
Prepreliminary/Preliminary Site Plan and SEQRA Review	Continuation
622 Route 303, Blauvelt 65.14/1/11.2 & 11.3; LI zoning district	

The decisions of the May 22, 2024 Planning Board Meeting were reviewed, edited, and approved. The motion for adoption was made and moved by Michael Mandel – Vice Chairman and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, absent; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye.

**Other Business: Town Board Referral / Proposed Local Law
Amending Chapter 43, § 2.2 To Adjust the Zoning District of Parcel Known
as 283 N. Middletown Rd, Pearl River 68.12/3/24**

The Board reviewed the submitted Referral and had no comment. The Board made a motion to consent to the Town of Orangetown Town Board to be Lead Agency. A motion was made by Michael Mandel – Vice Chairman and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, absent; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye.

TOWN OF ORANGETOWN
2024 JUL 11 A 10:20
TOWN CLERK'S OFFICE

June 12, 2024 Planning Board Meeting

The SEQRA and Negative Declaration decisions of the May 8, 2024 Planning Board Meeting were reviewed, edited, and approved. A motion was made by Andrew Andrews and seconded by Michael Mandel – Vice Chairman and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, absent; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye;

The SEQRA and Positive Declaration decisions of the May 22, 2024 Planning Board Meeting were reviewed, edited, and approved. A motion was made by Michael Mandel – Vice Chairman and second by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, absent; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye; and Andrew Andrews, aye;

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 Michael McCrory and agreed to by all in attendance. The meeting was adjourned at 9:06 p.m. The next Planning Board meeting is scheduled for June 26, 2024.

Dated: June 12, 2024
Gerard Chesterman, Planning Assistant



TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

**PB #23-47:
622 Route 303 Re-Subdivision Plan- AI Foxie Way
Continuation with Comments
Lead Agency - SEQRA**

**Town of Orangetown Planning Board Decision
June 12, 2024
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**TO: Justin Ferrazzano, Colliers Engineering, 50 Chestnut Ridge Road,
Suite 101, Montvale, New Jersey 07645**

**RE: 622 Route 303 Resubdivision Plan- AI Foxie Way, a continued
item:** The application of 622 Rt 393, LLC, owner, for Pre-preliminary/
Preliminary/ Final Resubdivision Plan Review at a site to be known as "622
Route 303 Re-Subdivision 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 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 on AI Foxie Way, Blauvelt, Town of Orangetown, Rockland
County, New York, and as shown on the Orangetown Tax Map as Section 65.14,
Block 1, Lot 11.2 & 11.3; LI zoning district.

SEQRA – Lead Agency

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

COMMENTS: In view of the foregoing and the testimony before the Board, the
application was **provided with the following comments:**

- As per Director Slavin's previous letter, the applicant must submit signed and sealed full sized plans.
- A separate/ labeled subdivision drawing shall be submitted for review.
- The ownership and metes & bounds of all existing easements and dedications shall be labeled on the plan.
- Iron pins shall be drawn and labeled at all corners of the lot.

**Dated: June 12, 2024
Gerard Chesterman, Planning Assistant**



TOWN CLERK'S OFFICE

2024 JUL 11 A 10:21

TOWN OF ORANGETOWN