

**Planning Board
Town of Orangetown**

TO: Town of Orangetown Town Board

FROM: Planning Board

DATE: January 24, 2025

RE: **Referral- Petition for Amendment to the Zoning Ordinance of the Town of Orangetown from an "R-80" District to an "R-15" District. Western Highway and Ellsworth Drive. In the Hamlet of Blauvelt. Section 70.05, Block 1 and Lot(s) 14.1, 14.2, 17.1**

At the January 8, 2025 Planning Board Meeting, the Board reviewed the submitted Referral and had the following comments;

1. The Planning Board expressed concern about residential access to Ellsworth Drive with the zoning change.

The foregoing resolution was made and moved by Lisa DeFeciani and second by Michael Mandel - Vice Chairman and carried as follows: Matthew Miller, absent; Thomas Warren - Chairman, aye; Michael Mandel - Vice Chairman, aye; Michael McCrory, aye; Andrew Andrews, aye; Denise Lenihan, aye; Bruce Bond (alternate member), Absent; and Lisa DeFeciani, aye.

2. The Planning Board held that changing from a R-80 zone to a R-15 zone would be too drastic. Instead, a change from an R-80 zone to an R-40 zone should be considered.

The foregoing resolution was made and moved by Denise Lenihan and second by Michael McCrory and carried as follows: Matthew Miller, absent; Thomas Warren - Chairman, aye; Michael Mandel - Vice Chairman, nay; Michael McCrory, aye; Andrew Andrews, nay; Denise Lenihan, aye; Bruce Bond (alternate member), Absent; and Lisa DeFeciani, aye.