

**Town of Orangetown Planning Board Agenda  
PUBLIC HEARING of Wednesday, October 9, 2024**

Notice is hereby given that the Town of Orangetown Planning Board will hold a Public Hearing on **Wednesday, October 9, 2024 at 7:30 p.m.**, in the Town of Orangetown, Land Use Board Meeting Room – North West Corner 26 West Orangeburg Road, Orangeburg, New York. At the Public Hearing, the Planning Board shall consider the following items.

**Continued Items:**

**80 South Williams Subdivision Plan** **PB #24-10**  
Final Subdivision Plan and SEQRA Review  
80 South William Street, Pearl River  
68.20/2/76; RG zoning district

**39 South William Site Plan** **PB #24-31**  
Final Site Plan Review  
39 South William Street, Pearl River  
68.20/1/30.2; CS zoning district

**New Items:**

**Caruana Lot-Line Change** **PB #24-44**  
Prepreliminary/Preliminary and SEQRA Review  
81 & 65 Rockland Road, Sparkill  
Section 78.05, Block 1, Lot 26  
Section 75.17, Block 2, Lot 1.3  
R-40 zoning district

**POSTOPNED TO  
OCTOBER 23, 2024  
MEETING**

**Pentecostal Council Refuge of Salvation Site Plan** **PB #24-45**  
Prepreliminary/ Preliminary/ Final Site Plan  
and SEQR Review  
575 Route 303, Blauvelt  
Section 70.15, Block 1, Lot 45;  
CC zoning district

**Noonan’s Backyard Dining Area Plan** **PB #23-49**  
Final Site Plan and SEQRA Review  
16 East Central Avenue, Pearl River  
68.20/1/13 & 14; CS zoning district

**Other Business:** 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

**Other Business: Village of Nyack Building Department GML Referral:** Demolish, reconstruct and add to fire-damaged Residence amending previously approved design. Also construct 1-car garage. Located at 14 Depew Ave, Nyack. Section 66.38, Block 3, lot 18.

**Other Business: Village of Nyack Building Department GML Referral:** Removal of residential one-story rear addition and replace it with a larger one-story addition and covered porch. Located at 199 Depew Ave, Nyack. Section 65.44, Block 2, lot 30

**Dated: September 27, 2024**

**Revised: October 3, 2024**

**Revised: October 4, 2024**

**Revised: October 7, 2024**