

**Town of Orangetown Planning Board Agenda  
PUBLIC HEARING of Wednesday, February 12, 2025**

Notice is hereby given that the Town of Orangetown Planning Board will hold a Public Hearing on **Wednesday, February 12, 2025 at 7:30 p.m.**, in the Town of Orangetown, Land Use Board Meeting Room – North West Corner 26 Orangeburg Road, Orangeburg, New York. At the Public Hearing, the Planning Board shall consider the following items.

**New Items:**

**Rockland Country Club Golf Cart Wash Station Site Plan** **PB #25-05**  
Amendment to Filed Site Plan - PB # 23-39  
Prepreliminary/Preliminary/Final Site Plan and SEQRA Review  
597 Route 340, Sparkill  
78.09-1-24; R-80 Zoning District

**Montar 303 Subdivision** **PB #25-06**  
Prepreliminary/Preliminary/Final Site Plan  
and SEQRA Review  
636 N. Greenbush Road, Blauvelt  
65.15-1-1; R-40 Zoning District  
65.15-1-2; LO Zoning District

**39 South William Street Site Plan** **PB #25-11**  
Recommendation to the Town Board to establish the Term and Value of the  
Performance Bond;  
39 South William Street, Pearl River  
68.20-1-30.2; CS zoning district

**South Orangetown Ambulance Corp Site Plan** **PB #25-12**  
Recommendation to the Town Board to establish the Term and Value of the  
Performance Bond;  
70 Independence Avenue, Tappan  
74.18/3/39 and 74.18-3-40; R-15 zoning district

**Gatto Lane Site Plan** **PB #25-13**  
Recommendation to the Town Board to establish the Term and Value of the  
Performance Bond;  
Gatto Lane, Pearl River  
68.07-2-1;R-15/PAC zoning district

**Postponed Items:**

**Skae Training Site Plan-Conditional Use** **PB #25-03**  
Prepreliminary/Preliminary/Final Site Plan  
and SEQRA Review **POSTPONED BY APPLICANT**  
337-339 Blaisdell Road, Orangeburg **TO THE FEBRUARY 26, 2025**  
76.08-1-4; LIO Zoning District **PLANNING BOARD MEETING**

**Garcia – 16 DeLongis Court Retaining Wall Site Plan** **PB #25-07**  
Prepreliminary/Preliminary/Final Site Plan  
and SEQRA Review **POSTPONED BY APPLICANT**  
16 DeLongis Court, Sparkill **TO THE FEBRUARY 26, 2025**  
77.12-1-34.2; RG Zoning District **PLANNING BOARD MEETING**

**O'Donohue – 26 DeLongis Court Retaining Wall Site Plan**

**PB #25-08**

Prepreliminary/Preliminary/Final Site Plan  
and SEQRA Review

26 DeLongis Court, Sparkill  
77.12-1-34.7; RG Zoning District

**POSTPONED BY APPLICANT  
TO THE FEBRUARY 26, 2025  
PLANNING BOARD MEETING**

**Bonfiglio – 24 DeLongis Court Retaining Wall Site Plan**

**PB #25-09**

Prepreliminary/Preliminary/Final Site Plan  
and SEQRA Review

24 DeLongis Court, Sparkill  
77.12-1-34.6; RG Zoning District

**POSTPONED BY APPLICANT  
TO THE FEBRUARY 26, 2025  
PLANNING BOARD MEETING**

**Dimeglio – 22 DeLongis Court Retaining Wall Site Plan**

**PB #25-10**

Prepreliminary/Preliminary/Final Site Plan  
and SEQRA Review

22 DeLongis Court, Sparkill  
77.12-1-34.5; RG Zoning District

**POSTPONED BY APPLICANT  
TO THE FEBRUARY 26, 2025  
PLANNING BOARD MEETING**

**Dated: January 7, 2025**

**Revised: January 28, 2025**

**Revised: February 3, 2025**