

TOWN OF ORANGETOWN PLANNING BOARD
Meeting of Wednesday, November 13, 2024

MEMBERS PRESENT:

Michael Mandel, Vice Chairman
Andrew Andrews
Lisa DeFeciani
Bruce Bond (Alternate Member)
Michael McCrory
Matthew Miller

MEMBER ABSENT: Thomas Warren, Chairman, Denise Lenihan

ALSO, PRESENT: Jane Slavin, Director of the Office of Building, Zoning, Planning Administration and Enforcement, Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer, Gerard Chesterman, Planning Assistant and Barbara Gionta, Legislative Aide

Michael Mandel, Vice Chairman called the meeting to order at 7:36 p.m. Mr. Mandel read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

New Items:

Rockland Cidery Site Plan **PB #24-46**

Prepreliminary/Preliminary/Final Site Plan
and SEQRA Review
68 Sickletown Road, Orangeburg
Section 69.19/1/6; R-80/40 Zoning District

CONTINUATION

Tarnowski Subdivision

PB #24-47

Prepreliminary/Preliminary/Final Site Plan
and SEQRA Review
283 North Middletown Road, Pearl River
Section 68.12/3/24; MFR & RG Zoning District

CONTINUATION

South Orangetown Ambulance Corp. Site Plan

PB #24-36

Request for 2 – 90 Day Extensions
70 Independence Avenue, Tappan
Section 74.18, Block 3, Lots 39 & 40;
R-15 zoning district

**(2) 90 Day Extensions
GRANTED**

Other Business: Village of Piermont: Draft Introductory Local Law of 2024, Central Business Mixed-Use (CBM) District. Proposed October 22, 2024

The Board reviewed the submitted referral and had no comment. The Board made a motion to grant Local Determination. A motion was made by Michael McCrory and seconded by Lisa DeFeciani, and carried as follows: Matthew Miller, aye; Thomas Warren – Chairman, absent; Denise Lenihan, absent; Michael Mandel – Vice Chairman, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), Aye; and Andrew Andrews, aye.

The decisions of the October 23, 2024 Planning Board Meeting were reviewed, edited, and approved. The motion for adoption was made by Andrew Andrews and seconded by Lisa DeFeciani, and carried as follows: Matthew Miller, aye; Thomas Warren – Chairman, absent; Denise Lenihan, absent; Michael Mandel – Vice Chairman, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), Aye; and Andrew Andrews, aye..

TOWN CLERK'S OFFICE
2024 DEC 17 A 11:38
TOWN OF ORANGETOWN

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Andrew Andrews and seconded by Bruce Bond, (alternate member), and agreed to by all in attendance. The meeting was adjourned at 9:12 p.m. The next Planning Board meeting is scheduled for December 11, 2024.

Dated: November 13, 2024
Gerard Chesterman, Planning Assistant
Town of Orangetown Planning Board

TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

PB #24-36:
South Orangetown Ambulance Corp. Site Plan
(2) 90 Day Extensions Granted
Extensions to File the Site Plan

Permit # BLDG 49091

Town of Orangetown Planning Board Decision
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TO: South Orangetown Ambulance Corps., 70 Independence
Avenue, Tappan, New York 10983
FROM: Town of Orangetown Planning Board

PB #24-36: South Orangetown Ambulance Corp. Site Plan: The application of South Orangetown Ambulance Corp., owner, for an Prepreliminary/ Preliminary/ Final Plan Review at a site known as "**South Orangetown Ambulance Corp.**", for tree remediation work, 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 21A 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 at 70 Independence Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.18, Block 3, Lot 39 & 40 in the R15 zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, October 23, 2024**, at which time the Board made the following determinations:

Donald Brenner, Attorney, appeared and testified for the applicant

1. Project Review Committee dated October 23, 2024.
2. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, dated November 8, 2024.
3. An interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated November 12, 2024.
4. Applicant letter from Jay Greenwell, dated October 21, 2024

A motion was made to open the Public Hearing portion of the meeting by Bruce Bond and seconded by Matthew Miller, and carried as follows: Matthew Miller, aye; Thomas Warren – Chairman, absent; Denise Lenihan, absent; Michael Mandel – Vice Chairman, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), Aye; and Andrew Andrews, aye.

There being no one to be heard from the public, a motion was made to close the public portion of the meeting by Bruce Bond and seconded by Matthew Miller, and carried as follows: Matthew Miller, aye; Thomas Warren – Chairman, absent; Denise Lenihan, absent; Michael Mandel – Vice Chairman, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), Aye; and Andrew Andrews, aye.

TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

**PB #24-36:
South Orangetown Ambulance Corp. Site Plan
(2) 90 Day Extensions Granted
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**Town of Orangetown Planning Board Decision
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DECISION: In view of the foregoing, the Board **GRANTED Two 90-Day Extensions to File the Resubdivision Plan with the Rockland County Clerk's Office**

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

**Dated: November 13, 2024
Gerard Chesterman, Planning Assistant
Town of Orangetown Planning Board**

TOWN OF ORANGETOWN
2024 DEC 17 A 11: 38
TOWN CLERK'S OFFICE