

**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:

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

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

<b>622 Route 303 Site Plan</b>	<b>PB #23-34</b>
<b>Al Foxie Way</b>	
Prepreliminary/Preliminary Site Plan and SEQRA Review	<b>Continuation</b>
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.

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TOWN OF ORANGETOWN



**PB #23-47:  
622 Route 303 Re-Subdivision Plan- Al 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- Al 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 Al 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.

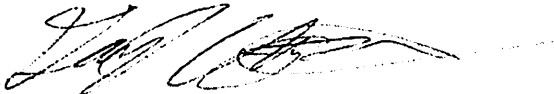
**SEQRA – Lead Agency**

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**



2024 JUN 12 11:00 AM  
TOWN OF ORANGETOWN  
PLANNING BOARD