

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Wednesday, January 22, 2025**

**MEMBERS PRESENT:**

Thomas Warren, Chairman  
Michael Mandel, Vice Chairman  
Andrew Andrews  
Denise Lenihan  
Michael McCrory  
Matthew Miller  
Bruce Bond (alternate member)

**MEMBER ABSENT:** Lisa DeFeciani

**ALSO, PRESENT:** Jane Slavin, RA, Director, Office of Building, Zoning, Planning Administration and Enforcement, Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Gerard Chesterman, Planning Assistant.

Thomas Warren, Chairman called the meeting to order at 7:30 p.m. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

**Consultation**

**30 Corporate Drive Site Plan Consultation** **PB #25-04**

Planning Board Consultation  
30 Corporate Drive, Orangeburg  
73.19-1-2; LIO Zoning District

**New Item**

**South Corner Site Plan** **PB #24-28**

Request for 2 – 90 Day Extensions **Granted**  
2 Route 340, Orangeburg  
74.11/2/47; CC zoning district

**A Continued Item From the October 23, 2024 Planning Board Meeting:**

**Praxair – Installation of Hazmat Storage Container Site Plan** **PB #24-46**

Prepreliminary/Preliminary/Final Site Plan **Continuation**  
and SEQRA Review  
542 Route 303, Orangeburg  
Section 70.19/1/46; LO Zoning District

**A Postponed Item From December 11, 2024 Meeting:**

**Project Sycamore Phase III Site Plan** **PB #24-50**

Prepreliminary/Preliminary/Final Site Plan **Final w/**  
and SEQRA Review **Conditions**  
65 Third Ave, Orangeburg  
73.08-1-1; RPC-OP Zoning District

**Continued Item From October 23, 2024 Planning Board Meeting:**

**Mativ Holding Inc. Site Plan / Parking Plan** **PB #24-47**

Prepreliminary/Preliminary/Final Site Plan  
and SEQRA Review  
25 Corporate Drive, Orangeburg **Postponed**  
Section 73.19/1/6; LIO Zoning District

TOWN CLERK'S OFFICE

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**OTHER BUSINESS:** Village of Nyack, 80 South Broadway, Nyack,  
Section 66.46, Block 1 and Lot 39

The Board reviewed the submitted Referral and had the following comments;

The alternate proposal provided is a better fit in that location. It appears that the alternate proposal will not require variances and all of the other buildings in the area are a maximum of three stories.

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

The decisions of the January 8, 2025 Planning Board Meeting were reviewed and approved. The motion for adoption was made and moved by Michael Mandel and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, abstain; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, (absent); Bruce Bond, (alternate member), abstain.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Michael Mandel - Vice Chairman and second by Andrew Andrews and agreed by all in attendance. The meeting was adjourned at 9:32 pm. The next Planning Board meeting is scheduled for January 22, 2025.

**Dated: January 22, 2025**  
**Jane Slavin, RA, Director OBZPAE**  
**Town of Orangetown Planning Board**



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TOWN CLERK'S OFFICE

**PB #25-04: 30 Corporate Drive Site Plan Consultation**

**Town of Orangetown Planning Board Decision**  
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**TO: 30 Corporate Drive, LLC, C/O Koenig Management**  
**151 N Main Street, New City, NY 10956**

**FROM: Town of Orangetown Planning Board**

**RE: PB #25-04: 30 Corporate Drive Site Plan Consultation:** The application of 30 Corporate Drive, LLC, C/O Koenig Management, for consultation Site Plan Review at a site to be known as “**30 Corporate Drive Site 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 21A of the Code of the Town of Orangetown. The site is located at 30 Corporate Drive, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.19, Block 1, Lot 2: LIO zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **January 22, 2025** at which time the Board made the following determinations:

Jay A. Greenwell, Surveyor, Jeff Koenig, Owner and Peter Mackeson, Tenant, appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated January 8, 2025.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, January 17, 2025.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Bruce Peters , P.E., Commissioner, dated January 21, 2025.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated January 6, 2025.
5. Interdepartmental email from the Bureau of Fire Prevention, Town of Orangetown, from David Majewski, Chief Fire Inspector, dated January 22, 2025.
6. Narrative titled “30 Corporate Drive, LLC”, prepared and signed by Jay Greenwell, PLS, LLC, dated January 13, 2025.
7. Conceptual Site Plan, 30 Corporate Drive, Prepared and signed by Jay Greenwell, PLS, LLC, dated November 20, 2024.

The Board reviewed the plans. The hearing was then opened to the Public.

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

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

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**CONSULTATION:** In view of the foregoing and the testimony before the Board, provided the applicant with the following comments:

1. Town of Orangetown Office of Building, Zoning, Planning Administration and Enforcement Offered the following comments:

1. A full site plan package shall be submitted in compliance with 21A-13.
2. An existing survey shall be provided including all existing trees and grading.
3. Proposed site plan shall show trees to be removed and any proposed grading.
4. Adjacent structures shall be shown, including the proposed future expansion and loop road for SQ Properties.
5. Calculations for the required loading berths shall be provided.
6. Proposed project will require a rear yard variance and a parking variance.
7. ACABOR review is required.

2. The Town of Orangetown Department of Environmental Management and Engineering offered the following comments:

1. The applicant's engineer shall verify the proposed total area of disturbance.
2. The applicant's engineer is advised/ reminded that if the total area of disturbance is over 1 acre A full SWPPP, with drainage calculations, prepared and sealed by a NYS Licensed professional Engineer, in compliance with the NYS Stormwater Management Design Manual - July 31, 2024 (NYSDEC SMDM), the NYS SPDES General Permit for Stormwater Discharges from Construction Activities (SPDES GP-0-25-001). the NYS Standards and Specifications for Erosion and Sediment Control (Blue Book") and Town of Orangetown Town Code (Chapters 30C & 300), shall be submitted to this Department for review and approval. The applicant's engineer is reminded that the SWPPP/ drainage calculations must address water quality and water quantity. The stormwater improvements shall be design to meet the Redevelopment/ Green Infrastructure/ Water Quality/ Water Quantity standards spelled out in the NYSDEC-SMDM. All practices proposed for the site must be clearly identified and described (i.e. how do the practices meet the required goals - Green Infrastructure/ Water Quality/ Water Quantity) in both the narrative portion of the SWPPP, and also in the design and sizing in the drainage calculations section of the SWPPP. All proposed post construction storm water systems shall achieve a zero increase in runoff from the proposed site.
3. The applicant/ applicant's engineer shall try and reduce the amount of proposed impervious surfaces wherever possible. For example, reducing the number of proposed parking spaces, reducing the travel isle for the proposed new parking area could be reduced in width by making it one way, especially given the fact the it has a one-way exit, etc.
4. The proposed detention basin shall be designed in accordance with NYSDEC-SMDM. It shall include a 12-foot wide maintenance access path, emergency overflow spillway, low flow channel with underdrain, etc.
5. If a post construction storm system is required, soil analysis, perc tests and determination of groundwater elevations shall be performed at the proposed stormwater system location. These tests/ investigations shall be performed in the spring when the ground water table is typically at its highest. These tests shall be performed PRIOR to this proposal receiving

**PB #25-04: 30 Corporate Drive Site Plan Consultation**

**Town of Orangetown Planning Board Decision**

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**CONTINUATION OF CONDITION # 4;**

Final Approval to ensure the adequacy of the design. The information/ test results/ elevations shall be added and incorporated into the drainage calculations. This Department shall be notified at least 48 hours in advance of these field tests/ investigations. Copies of all correspondence related to these issues shall be submitted to this Department.5. If a post construction storm system is required, a post construction stormwater maintenance agreement for proposed stormwater system shall be submitted to this Department and the Town Attorney's office for review and approval. Said agreement shall include a maintenance and management schedule, individual inspection checklists for all existing and proposed stormwater facilities, contact person with cell phone number, yearly report to be submitted to this Department, etc.

6. As-Builts shall be submitted to the Department for review and approval for all of the existing and proposed stormwater management systems.
7. A separate soil erosion and sediment control plan shall be submitted with the drawings.
8. The Page & Liber (instrument#), metes and bounds, width, ownership and utility location (as applicable) shall be provided for existing easements and dedications.
9. The top and invert elevations for the existing sanitary building connection shall be added to the plans.
10. This Department and the Planning Board shall be copied in on all correspondence (including any and all approvals) with the New York State Department of Environmental Conservation, U.S. Army Corps. of Engineers, the Rockland County Drainage Agency, etc., in connection with this proposed site plan.
11. Iron pins shall be drawn and labeled at each property corner. If iron pins are not currently present, they shall be as "to be installed" as part of this site plan.
12. A note shall be added to the Site Plan indicating the source benchmark for the referenced datum (including the BM elevation.)

**3. The Town of Orangetown Bureau of Fire Prevention offered the following comments:**

1. Fire Apparatus Access roads must extend to 150' of all portions of the building. 2020 NYS FC 503.1.1
2. Show Fire Lane striping and signage.
3. Show access road gate dimensions and emergency operation.
4. Show the distance from the closest hydrant to furthest portion of the building measuring along the Fire Apparatus Access Route. Greater than 600' may require an on-site fire hydrant. IFC 507.5.1 (sprinklered building)

Construction plans should include the following information:

- Installation of a NFPA 13 compliant sprinkler system
- Installation of a fire alarm system to the NFPA 72 standard
- Installation of a key lock box.
- Emergency responder radio coverage if required

**4. Provide a Landscape and Lighting Plan.**

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The Director is hereby authorized, directed and empowered to sign this **Consultation** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: January 22, 2025**

**Jane Slavin, RA Director OBZPAE**

**Town of Orangetown Planning Board**

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**PB #24-28 South Corner Site Plan Request for 2 – 90 Day Extensions**  
**Town of Orangetown Planning Board Decision**  
**January 22, 2025**  
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**TO:** Atzl, Nasher & Zigler, P.C.  
232 Main Street, New City, NY 10956

**FROM:** Town of Orangetown Planning Board

**RE: PB #24-28: South Corner Site Plan Request for 2 – 90 Day Extensions:**  
The application of Hassan Samini, owner, for 2 – 90 Day Extensions to File a site plan for a new commercial building; known as “**South Corner Plaza Site Plan Reapproval**”, 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. The site is located on the East side of Route 303, at the intersection of Route 340, at 2 Route 340, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 47 in the CC zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **January 22, 2025** at which time the Board made the following determinations:

Ryan A. Nasher, P.E. appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated January 8, 2025.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, January 17, 2025.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Bruce Peters, P.E., Commissioner, dated January 8, 2025.
4. Letter from Brooker Engineering, signed by Eric Change, P.E., dated January 21, 2025.
5. Interdepartmental memo to Richard Pakola, Deputy Town Attorney from Bruce Peters, P.E. dated January 8, 2025
6. Email from Richard Pakola, Deputy Town Attorney to Ryan A. Nasher, dated January 15, 2025.
7. Letter from Ryan A. Nasher, P.E. “Tow (2) 90-day extensions”, dated January 2, 2025.

The Board discussed the (2) 90-day extension request to file the site plan. The hearing was then opened to the Public.

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

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

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**DECISION: In view of the foregoing, the Board GRANTED the (2) 90 Day Extensions in time to file the South Corner Site Plan.**

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

The Director is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

**Dated: January 22, 2025  
Jane Slavin, RA Director OBZPAE  
Town of Orangetown Planning Board**

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**PB #24-50 Project Sycamore Phase III Site Plan  
Final Site Plan Approval with Conditions/Neg Dec.  
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**TO: JP Morgan Chase, 237 Park Avenue, 12<sup>th</sup> Floor, NY, NY**

**FROM: Orangetown Planning Board**

**RE: Project Sycamore Phase III Site Plan:** The application of JPMorgan Chase, N.A., applicant and owner, for Prepreliminary/ Preliminary/Final Site Plan Review at a site to be known as “**Project Sycamore Phase III Site 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 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 65 Third Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.08, Block 1, Lot 1; RPC-OP zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **January 22, 2025** at which time the Board made the following determinations:

Robert Foley, P.E., Lino Sciarretta, Esq, Davin Snider and William Devlin Jr, appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated January 8, 2025.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, January 17, 2025.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Bruce Peters, P.E., Commissioner, dated January 21, 2025.
4. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Bruce Peters, P.E., Commissioner, dated January 22, 2025.
5. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated January 7, 2025.
6. Project memorandum from Sam Schwartz, last revised January 8, 2025.
7. Project Memorandum from Sam Schwartz, dated December 11, 2024.
8. SEAF dated December 6, 2024.
9. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, RA, Director, November 22, 2024.
10. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Bruce Peters, P.E., Commissioner, dated December 10, 2024.
11. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated November 26, 2024.
12. Letter from Rockland County Highway Department, signed by Dyan Rajasingham, Engineer III, Dated November 8, 2024.
13. Site Plans prepared by Sam Schwartz, A TYLin Company, Last revised 12/11/2024:

- C001 COVER SHEET
- C002 EXISTING SITE PLAN
- C003 SITE MASTER PLAN
- C100 DEMOLITIONS AND REMOVALS PLAN

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- C101 SITE LAYOUT & DIMENSION CONTROL PLAN - A
- C102 SITE LAYOUT & DIMENSION CONTROL PLAN - B
- C201 GRADING PLAN - A
- C202 GRADING PLAN - B
- C301 UTILITY PLAN - A
- C302 UTILITY PLAN - B
- C400 (C408) STORM WATER POLLUTION PREVENTION PLAN - PHASE 8A & 8B
- C401 STORM WATER POLLUTION PREVENTION DETAILS
- C402 STORM WATER POLLUTION PREVENTION DETAILS
- C701 CONSTRUCTION DETAILS - 1
- C702 CONSTRUCTION DETAILS - 2
- C703 CONSTRUCTION DETAILS - 3

14. Architectural drawings as prepared by OMNI Associates, Last revised 12/11/2024:

- AS-01 Approved Site Plan
- AS-02 Existing Site plan
- AS-03 Phase 3 Site Plan
- AS-04 Full build Site Plan
- G-1101 Overall First Floor Architectural Code Plan
- G-1201 Overall Second Floor Architectural Code Plan
- A-1101 Overall First Floor Architectural Plan
- A-1201 Overall Second Floor Architectural Plan
- A-1301 Overall Roof Architectural Plan
- A-2001 North Elevation
- A-2003 West Elevation
- A-2004 East Elevation
- A-2005 3D Views

15. Notices from Town of Orangetown ZBA, dated November 6, 2024.

16. SEAF dated October 14, 2024.

The Board reviewed the plan. The meeting was open to the public.

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

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

At the **January 22, 2025 Town of Orangetown Planning Board Meeting, the Board declared a Negative Declaration for the Project Sycamore Phase III Site Plan** according to the requirements of the New York State Environmental Quality Review Act.

The site is located at 65 Third Avenue, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.08, Block 1, Lot 1; RPC-OP zoning district.

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**SEQRA**

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (a) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Michael Mandel – Vice Chair and seconded Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, (absent); Bruce Bond, (alternate member), aye; the Board declared itself Lead Agency.

On motion by Michael Mandel – Vice Chair and seconded Andrew Andrews and carried as follows: Thomas Warren – Chairman, aye; Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, aye; Lisa DeFeciani, (absent); Bruce Bond, (alternate member), aye; the Board made a Negative Declaration pursuant to SEQRA.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board’s analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, the applicant’s professional representatives, namely Colliers Engineering and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Project Review Committee, Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Rockland County Department of Highways, Rockland County Highway Department, Town of Orangetown Zoning Board of Appeals, Rockland County Department of Health, and having reviewed a proposed Site Plan by prepared by Colliers Engineering, a summary of the reasons supporting this determination are, and the Planning Board finds, that the proposed action:

- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;

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- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was granted **Final Subject to the Following Conditions:**

1. The following note shall be placed on the plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a Pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting."
2. Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. ACABOR review and approval is required.
4. The FEAF appears to be in order.
5. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and the construction plans are reviewed and approved by the inspector.

**From DEME letter dated January 22, 2025**

6. The sanitary calculations shall be revised to remain consistent with the format submitted on May 11, 2017 by Peter Czerwinski, i.e., average and peak flows based on number of employees and mechanical - each calculated separately and then combined. Applicant's engineer shall clearly differentiate existing flows and proposed flows that include existing and proposed (Phase III) flows.

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From DEME letter dated January 21, 2025

7. The title/ name of the project shall be revised to "Project Sycamore Site Plan Amendment #X" on the drawings (including the title block) and on/in the amended SWPPP.
8. Because this application is an amendment to an existing site, which has an open NYSDEC SPDES Construction Permit/ SWPPP AND because the proposed amendment includes the construction of a building addition, the applicant's engineer shall verify the proposed area of disturbance and square footage of proposed impervious surface to determine if there is a decrease, increase or net zero difference in both.
9. In connection with comment #2 above, the applicant's engineer shall prepare an amendment to the existing SWPPP that reflects the proposed amendment. This SWPPP amendment shall be submitted to this Department for review and approval. The proposed Site plan amendment may require addition stormwater management systems if the total amount of impervious surface increases from the originally approved SWPPP. The SWPPP amendment shall include (but not limited to) the following:
  - a.) The title/ cover page shall include the words "Amendment #X."
  - b.) **Any & All** revised/ amended pages of the SWPPP/ Drainage Calculations shall contain the wording "SWPPP Amendment #X" (or similar) with the revision date, in red, at the bottom (footnote.)
  - c.) An explanatory cover letter shall be added to the SWPPP stating that the proposed revision is an amendment, the reason for the amendment, a summary of the design changes - including the soil erosion and sediment control changes (if applicable), as well as the post construction stormwater quantity/ quality design changes (if any - if not list/ explain why not) that are being proposed as part of the Amendment. This cover letter shall list all of the previous SWPPP amendments and the purpose of those amendments. The cover letter shall also include a tabular list of every page of the SWPPP and included drainage calculations that have been changed as well as every drawing that has been changed from the original approved SWPPP and drawings.
  - d.) The required cover letter shall for the SWPPP shall list the original area of disturbance (a.o.d.) and revised a.o.d. based on the requested amendment.
  - e.) The required cover letter shall for the SWPPP shall list all of the new/ amended work that the revised a.o.d. includes (e.g. building addition, utility installation, etc.) The square footage and acreage for all of these items shall be added to the letter in table form.
  - f.) A revised table of contents shall be included. Any and all pages that have been revised because of the amendment shall be listed in red.)
  - g.) The SWPPP Introduction/ Site Description/ Project Narrative - shall be revised to include all of the changes proposed by this amendment and how the amendment affects the over drainage design (positively/ negatively/ no change), a description of how the amendment affects the proposed phasing of the project, a summary of the change in the total area of disturbance including original approved a.o.d., a revised

**PB #24-50 Project Sycamore Phase III Site Plan  
Final Site Plan Approval with Conditions/Neg Dec.  
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**Continuation of #9 (g)**

Sequence of Construction, revised soil erosion and sediment control plans, additional details in conjunction with the revised SESC plans, updated/ revised during construction and or post construction inspection forms & procedures, etc.

h.) The drainage calculations for the proposed work shall include the local IDF curves for this specific site. These curves shall be added to the calculations.

i.) The SWPPP amendment shall demonstrate, through narrative and back up calculations, as to whether the existing on-site post construction stormwater facilities have adequate storage (for all of the storms originally analyzed: 1, 2, 10, 25 and 100-yr. storms) for the proposed new impervious surface(s) to be created by the site plan amendment.

10. All existing easements and dedications shall be shown on the plans including, metes and bounds, instrument (page & liber), ownerships, facilities within said easements/ dedications, etc.
11. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:
  - The Town of Orangetown Zoning Board of Appeals
12. TREE PROTECTION: The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to preserve and protect existing trees to remain are as follows:
  1. No construction equipment shall be parked under the tree canopy.
  2. There will be no excavation or stockpiling of earth underneath the trees.


**From Bureau of Fire Prevention letter dated January 7, 2025**

13. What is the proposed Ariel Fire Apparatus Access road constructed of? (gravel, macadam) Roadway must be capable of supporting the imposed load of a Fire Apparatus weighting up to 75,000 pounds.

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

The Director is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: January 22, 2025  
Jane Slavin, RA Director OBZPAE  
Town of Orangetown Planning Board



TOWN CLERK'S OFFICE  
2025 FEB 14 A 11: 08  
TOWN OF ORANGETOWN

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**PB #24-50 Project Sycamore Phase III Site Plan  
Final Site Plan Approval with Conditions/Neg Dec.  
Neg Dec**

**Town of Orangetown Planning Board Decision  
January 22, 2025**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: Project Sycamore Phase III Site Plan  
Neg Dec**

SEQR STATUS: Type 1 \_\_\_\_\_ Unlisted \_\_\_\_\_ XXXXX  
CONDITIONED NEGATIVE DECLARATION: Yes \_\_\_\_\_ No XXXXX

**DESCRIPTION OF ACTION:** Site Plan

**LOCATION:** The site is located at 65 Third Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.08, Block 1, Lot 1; RPC-OP zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning Administration and Enforcement  
Town of Orangetown, 20 Greenbush Road, Orangeburg, NY 10962

Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, Town Supervisor, Applicant, Involved Agencies

TOWN CLERK'S OFFICE

2025 FEB 14 A 11: 08

TOWN OF ORANGETOWN