

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Virtual Meeting of Monday, August 31, 2020**

**MEMBERS PRESENT:**

Thomas Warren, Chairman	Stephen Sweeney
Andrew Andrews	Robert Dell
Michael Mandel	
Bruce Bond (alternate)	

**MEMBER ABSENT:** William Young, Vice-Chairman and Michael McCrory

**ALSO PRESENT:** Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Cheryl Coopersmith, Chief Clerk Boards and Commissions

Thomas Warren, Chairman, called the Virtual meeting to order at 7:00 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>The Club Pearl River II</b>	<b>PB#20-35</b>
Recommendation to the Town Board	Recommended to
to Establish the Value and Term	the Town Board
of the Performance Bond	
73.10/1/5; OP & PAC zoning districts	

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Bruce Bond and seconded by Andrew Andrews and agreed to by all in attendance. The meeting was adjourned at 7:10 p.m. The next Planning Board meeting is scheduled for September 9, 2020.

**DATED: August 31, 2020**

*Cheryl Coopersmith*  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions  
Town of Orangetown Planning Board

2020 AUG 31 11:23 AM  
TOWN OF ORANGETOWN  
PLANNING BOARD

Recommendation to the Town Board

to Establish the Value and Term of the Performance Bond

Town of Orangetown Planning Board Recommendation

August 31, 2020

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**TO:** Donald Brenner, 4 Independence Avenue, Tappan,  
New York 10913  
**FROM:** Town of Orangetown Planning Board

**RE: The Club at Pearl River II Site Plan:** The application of Donald Brenner, applicant, for a Recommendation to the Town Board to Establish the Value and Term of the Performance Bond at a site to be known as **"The Club at Pearl River II Site Plan – Performance Bond"**, 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 Orangetown. The site is located on the 661 West Blue Hill Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map: Section 73.10, Block 1, Lot 5; OP & PAC zoning districts.

Heard by the Planning Board of the Town of Orangetown at a Virtual Meeting held **Monday, August 31, 2020**, at which time the Board made the following determinations:

Donald Brenner appeared and testified for the applicant.

The Board received the following communications:

1. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated August 13, 2020.

The Board reviewed the submitted information. The hearing was then open to the Public.

There being no one to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Bruce Bond and seconded by Michael Mandel and carried as follows: Thomas Warren, Chairman, aye, Bruce Bond, aye; Andrew Andrews, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye, Michael McCrory, absent and Stephen Sweeney, aye.

**RECOMMENDATION:** In view of the foregoing, the Planning Board

**Recommends to the Orangetown Town Board** that the value and term of the Performance Bond be in accordance with the Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated August 13, 2020.

301110 S.MR3710 MM01

62:11 V 22 90V 0707

MM0130NVR0 10 MM01

**PB#20-35: The Club at Pearl River II Site Plan  
Recommendation to the Town Board  
to Establish the Value and Term of the Performance Bond**

Tracking #: 20-08-73.10:1:5

**Town of Orangetown Planning Board Decision  
August 31, 2020  
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The term of the Performance Bond shall not exceed two (2) years as set forth in Section 21A-10 of the Town of Orangetown Town Code, which shall be on or before August 31, 2022, and Subject to the Following Conditions:

<u>ITEM</u>	<u>COST</u>
Iron Pins	\$ 7,200.00
As-Built Drawings	\$ 18,000.00
Soil Erosion & Sediment Control	\$ 269,800.00
Sanitary Sewers	\$ 579,840.00

**Sub-Total \$ 874,840.00**

Administrative Close-out  
(10% of Sub-Total) \$ 87,480.00

**Total \$ 962,324.00**

Inspection Fee: \$ 26,245.20

(3% of Sub Total of Bond Amount to be submitted to DEME prior to onset of construction)

The foregoing Resolution was made and moved by Bruce Bond and seconded by Andrew Andrews and carried as follows: Thomas Warren; Chairman, aye; Bruce Bond, aye; Andrew Andrews, aye; Michael Mandel, aye; William Young, absent; Robert Dell, aye; Michael McCrory, absent and Stephen Sweeney, aye.

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

Dated: August 31, 2020  
Town of Orangetown Planning Board



301140 S, NR370 MM01

6E:11 V 2E 30V 0202

MM013GNVR0 30 MM01