

NOTICE OF PUBLIC MEETING, ORANGETOWN PLANNING BOARD

Please take notice that a Public Meeting will be held by the PLANNING BOARD, Town of Orangetown, Rockland County, New York, in the Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York, at 7:30 p.m. on Wednesday, December 12, 2018. At the Public Meeting, the Planning Board shall consider the following items:

PB #18-47: Greater Hudson Bank Site Plan: The application of Dan Rifkin, applicant for 170 East Erie Street, LLC, owner, for Prepreliminary/ Preliminary/ Final Site Plan Review at a site known as "Greater Hudson Bank 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 170 Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 10 in the CC zoning district.

PB #18-48: 622 Route 303 Subdivision Amendment Plan: The application of Golden Crust Rockland, LLC, owner, for Prepreliminary/ Preliminary/ Final Subdivision Amendment Plan Review at a site known as "622 Route 303 Subdivision Amendment 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 at 622 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.14, Block 1, Lot 11.3 in the LI/LIO zoning districts.

PB #18-49: New York City Football Club Site Plan Amendment: The application of New York City Football Club, LLC, applicant, for Orangeburg Acquisition Co. LLC, owner, for Prepreliminary/ Preliminary/ Final Site Plan Amendment Review at a site known as "New York City Football Club Site Plan Amendment", 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 43 and 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 280 Old Orangeburg Road/Covent Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.12, Block 1, Lot 3.2 in the RPC-R zoning district.

PB #18-50: Brightview Senior Living Tappan Site Plan: The application of JMC Consulting, applicant for Brightview Senior Living Tappan, owner, for a Recommendation to the Town Board to Release the Performance Bond at a site known as “Brightview Senior Living Lake Tappan 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 31 Hunt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 10; in the R-80 zoning district.

PB #18-51: Griffin Site Plan – Lot #2: The application of Steven Griffin, owner, for Final Site Plan Review at a site known as “Griffin Site Plan – Lot #2”, located in the Kreiger Subdivision 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 27 Sunrise Lane, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.18, Block 3, Lot 43.2 in the R-15 zoning district.

PB #18-39: Sambrotto Minor Subdivision, a continued item: The application Raymond Sambrotto, owner, for a Reapproval of the Final Subdivision and Reapproval of the Recommendation to the Town Board to Establish the Value and Term of the Performance Bond for a subdivision to be known as the “Sambrotto Minor 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. The site is located at 34 Clausland Mountain Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.15, Block 2, Lot 11 in the R-40 zoning district.

(Postponed by Applicant)

PB #18-12: Lee Construction LLC Site Plan, a continued item: The application of Ryerson Farms LLC, applicant for Lee Construction LLC, owner, for Prepreliminary/ Preliminary/ Final Site Plan Review at a site to be known as “Lee Construction LLC 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 23 Sterling Avenue, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.06, Block 2, Lot 69.2 in the R-15 zoning district.

PB #18-06: 526 Route 303 Site Plan, a continued item: The application of Instrumentation Laboratory, owner, for Prepreliminary/ Preliminary/ Final Site Plan Review for the review of existing accessory structures and existing parking expansion at a site known as “526 Route 303 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 526 Route 303, in the Route 303 Overlay Zone, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.19, Block 1, Lot 45 in the LO zoning district.

(Postponed by Applicant)

PB #17-17: Pearlcrest Estates Subdivision Plan, a postponed item from April 26, 2017: The application of David Thomas, owner for Prepreliminary/ Preliminary Subdivision Plan Review at a site to be known as “Pearlcrest Estates Subdivision Plan”, 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 at 165 and 149 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York; and as shown on the Orangetown Tax Map as Section 72.08, Block 1, Lot 7 and Section 68.20, Block 5, Lot 70 in the RG zoning district.

Revision: December 12, 2018

Revision: December 5, 2018

Revision: December 4, 2018

Dated: November 30, 2018