

Meeting of April 24, 2019
Town of Orangetown Planning Board

MEMBERS PRESENT: Thomas Warren – Chairman
William Young- Vice Chairman
Blythe Yost
Stephen Sweeney

Michael Mandel
Robert Dell
Bruce Bond

MEMBER ABSENT: None

ALSO PRESENT: Jane Slavin, Director, Department of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk.

Thomas Warren – Chairman, called the meeting to order at 7:30 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:

Bul Kwang Zen Meditation Site Plan

PB #19-23

Final Site Plan Review
Tappan Historic District
104 Route 303, Tappan
77.07/1/2; LO zoning district

**Continued:
Revise Plans**

**Madira Framing Corp. Plan Amendment
to PB #19-08 - Final Approval
with Conditions**

PB #19-24

226 South Greenbush Road, Orangeburg
70.19/1/26.4; R-15 zoning district

**Determination of
No Need to Override
Conditions**

Other Business:

1. Referral from the Town of Orangetown Town Board: Proposed Local Law – Zone change for sites on Route 303, Blauvelt from LO to CC. The Board reviewed and provided comments regarding the proposed zone. The Planning Board had no objection to the Town Board being Lead Agency on the application of 564, 566, 568, 570, 572, 574, 576 and 578 Route 303, Blauvelt; Tax Map Designation: Section 70.14, Block 4, Lots 14-21; Zone Change Request from LO to CC zone.

The foregoing Resolution was made and moved by Bruce Bond and seconded by Michael Mandel and carried as follows: Thomas Warren – Chairman, aye; William Young, Vice-Chairman, aye; Michael Mandel, aye; Stephen Sweeney, aye; Bruce Bond, aye; Robert Dell, aye and Blythe Yost, aye.

RECOMMENDATION: The Planning Board held that the proposed zone change is not fully consistent with the Town of Orangetown Comprehensive Plan, and questions how the requirements of the Route 303 Overlay Zone will be met. The Planning Board agrees with the April 23, 2019(rev) memorandum prepared by Jane Slavin, R.A., Director of the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, specifically, the last two paragraphs on Page 4 of 4.

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“While the requested ACTION for a Zone Change in and of itself does not immediately result in potential adverse impacts, careful consideration must focus on the permitted development and uses within the CC zone and CS zone and how this future development may have potential negative impacts on the immediate surrounding area, the Route 303 corridor and the Town as a whole.

Will this proposed action result in a change in the use or intensity of the use of the land? How will future development under the CC zone affect traffic volumes and patterns along Route 303, Erie Street and the surrounding neighborhood? What are the potentially cumulative impacts of future development under the requested zone?”

2. Referral from the Village of South Nyack: Riverview Subdivision, 11 Riverview Avenue. The Board reviewed the submitted information and recommended that the Village of South Nyack request the applicant to comply with the comments of the Town of Orangetown Department of Environmental Management and Engineering, letter dated April 18, 2019, signed by Bruce Peters, P.E. The Board recommended that the plans be revised and resubmitted to the Town of Orangetown for review and approval.

3. Referral from the Town of Orangetown Town Attorney’s Office: Proposed Law Chapter 14C-Filming. The Board reviewed the provided information and had no comment.

The decisions of the April 10, 2019 Planning Board Meeting was reviewed, edited, and approved. The motion for adoption was made and moved by Stephen Sweeney and seconded by Michael Mandel and carried as follows: Thomas Warren - Chairman, aye; William Young- Vice Chairman, aye; Michael Mandel, aye; Blythe Yost, aye; Robert Dell, aye; Stephen Sweeney, aye and Bruce Bond, aye.

The Decisions of the above hearings, as attached hereto, although made by the Board before the conclusion of the meeting are not deemed accepted and adopted by the Board until adopted by a formal motion for adoption of such minutes by the Board. Following such approval and adoption by the Board, the Decisions are mailed to the applicant. The verbatim transactions are not transcribed, but are available.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Thomas Warren and seconded by Stephen Sweeney and agreed to by all in attendance. The meeting was adjourned at 8:30 p.m. The next Planning Board meeting is scheduled for May 8, 2019.

**DATED: April 24, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions
Town of Orangetown Planning Board**

Cheryl Coopersmith

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