

**Meeting of January 23, 2019
Town of Orangetown Planning Board**

MEMBERS PRESENT: William Young, Vice-Chairman; Stephen Sweeney, Blythe Yost, Michael Mandel, Bruce Bond, alternate and Robert Dell (arrived 7:36)

MEMBERS ABSENT: Thomas Warren, Chairman,

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

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

Griffin Site Plan – Lot #2 Krieger Subdivision **PB #19-06**
Recommendation to the Town Board to **Recommended to**
Establish the Value **the Town Board**
and Term of the Performance Bond
27 Sunrise Lane, Pearl River
69.18/3/43.2; R-15 zoning district

BCH Realty, LLC Minor Subdivision Plan **PB #19-03**
Prepreliminary/Preliminary Subdivision Plan **Continued: Revise**
and SEQRA Review **Plans**
20 Mountainview Avenue, Orangeburg
74.07/1/27; LI & CC zoning districts

BCH Realty, LLC Site Plan **PB #16-47**
Prepreliminary/Preliminary Site Plan **Continued: Revise**
and SEQRA Review **Plans**
20 Mountainview Avenue, Orangeburg
74.07/1/27; LI & CC zoning districts

288/290 South Boulevard Site Plan **PB #19-04**
Critical Environmental Area **Conditioned:**
Prepreliminary/Preliminary Site Plan **Revise Plan**
and SEQRA Review
290 South Boulevard, Upper Grandview (Nyack)
71.05/1/24; R-22 zoning district

The Filling Station Site Plan **PB #19-05**
Palisades Historic Area **Continued:**
Prepreliminary/Preliminary Site Plan **Needs drainage**
and SEQRA Review
243 Route 9W, Palisades
78.18/1/2; R-80 zoning district

TOWN CLERK'S OFFICE
2019 FEB 15 4:11:15
TOWN OF ORANGETOWN

Meeting of January 23, 2019

1. Request for tree removal on sub-dividable lot, property maintenance and landscaping, 495 Orangeburg Road, Pearl River; 69.18/1/27. The Board discussed the above noted issues and determined that it should reappear at the Planning Board as a Formal Application for Site Plan Review.

2. Referral from the Village of South Nyack, 2 Salisbury Place; regarding the review of a new fixed dock extending past the MLW (Mean Low Water). The Board reviewed the information provided and had no comments.

The decisions of the January 9, 2019 Planning Board Meeting was reviewed, edited, and approved. The motion for adoption was made and moved by Bruce Bond and second Michael Mandel by and carried as follows:
Thomas Warren - Chairman, absent; William Young - Vice Chairman, aye;
Michael Mandel, aye; Blythe Yost, aye; Robert Dell, aye; Stephen Sweeney, aye and Bruce Bond, aye.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Stephen Sweeney and second by Bruce Bond and agreed to by all in attendance. The meeting was adjourned at 9:30 p.m. The next Planning Board meeting is scheduled for February 13, 2019.

DATED: January 23, 2019

**Cheryl Coopersmith
Chief Clerk Boards and Commissions**

TOWN OF ORANGETOWN
2019 FEB 15 A 11: 15
TOWN CLERK'S OFFICE

**PB #19-06: Griffin Site Plan
(Kreiger Subdivision – Lot #2)
Recommendation to the Town Board
To Establish the Term and Value of the Performance Bond**

**Permit #47361
Tracking # 19-01-69.**

**Town of Orangetown Planning Board Decision
January 23, 2019
Page 1 of 2**

**TO: Steven Griffin, 27 Sunrise Lane, Pearl River, New York
FROM: Orangetown Planning Board**

RE: Griffin Site Plan – Lot #2: The application of Steven Griffin, owner, for a Recommendation to the Town Board to Establish the Term and Value of the Performance Bond, at a site known as “**Griffin Site Plan – Lot #2**”, 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.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, January 23, 2019**, the Board made the following determinations:

Steven Griffin appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated January 16, 2019.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., A.I.A., Director, dated January 22, 2019.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated January 8, 2019.

The Board reviewed the submitted plans. The hearing was then opened 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 second by Stephen Sweeney and carried as follows: Thomas Warren - Chairman, absent; William Young - Vice Chairman, aye; Michael Mandel, aye; Robert Dell, absent; Blythe Yost, aye; Bruce Bond, aye and Stephen Sweeney, aye.

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TOWN OF ORANGETOWN

**PB #19-06: Griffin Site Plan
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**Town of Orangetown Planning Board Decision
January 23, 2019
Page 2 of 2**

RECOMMENDATION: In view of the foregoing, the Planning Board **Recommended to the Orangetown Town Board** the value and term of the Performance Bond 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 January 8, 2019.

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 January 23, 2021 and Subject to the Following Conditions:

<u>ITEM</u>	<u>COST</u>
As-Built Drawings	\$ 1,800.00
Storm Drainage	23,075.00
Soil Erosion & Sediment Control	12,825.00
<u>Sub-Total</u>	<u>\$ 37,700.00</u>
Administrative Close-out (20% of Sub-Total)	\$ 7,540.00
<u>Total Bond</u>	<u>\$ 45,240.00</u>

Inspection Fee:

(3% of Sub Total of original bond amount) \$ 1,131.00

To be submitted to DEME prior to Signing the Site Plan.

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

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: January 23, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



TOWN CLERK'S OFFICE
2019 FEB 15 A 11:15
TOWN OF ORANGETOWN