

**Meeting of October 10, 2018
Town of Orangetown Planning Board**

MEMBERS PRESENT:

Thomas Warren, Chairman
Kevin Garvey
Blythe Yost

William Young, Vice-Chairman
Stephen Sweeney
Bruce Bond

MEMBERS ABSENT: Michael Mandel and Robert Dell

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

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

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| Walgreens Site Plan | PB #18-37 |
| Recommendation to the Town Board to Release the Performance Bond 81 Route 303, Tappan 77.15/1/24; CS & CO zoning districts | Recommended to the Town Board |

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| Palisades Veterinary Hospital Site | PB #18-38 |
| Preliminary/ Preliminary/ Final Site Plan and SEQRA Review 37 Hunt Road, Orangeburg 73.15/1/11; R-80 zoning district | Continued: Revise plan and drainage |

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| Sambrotto Subdivision | PB #18-39 |
| Reapproval of the Final Subdivision Plan and Recommendation to the Town Board to Establish the Value and Term of the Performance Bond 34 Clausland Mountain Road, Blauvelt 70.15/2/11; R-40 zoning district | Continued: Submit revised plan |

The decisions of the September 26, 2018 Planning Board Meeting was reviewed, edited, and approved. The motion for adoption was made and moved by Blythe Yost and seconded by Bruce Bond and carried as follows:
Thomas Warren, Chairman, aye; William Young, Vice Chairman, aye; Michael Mandel, absent, Blythe Yost, aye; Robert Dell, absent; Stephen Sweeney, aye; Kevin Garvey, 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 Bruce Bond and seconded by Kevin Garvey and agreed to by all in attendance. The meeting was adjourned at 7:50 p.m.

DATED: October 10, 2018
Cheryl Coopersmith, Chief Clerk Boards and Commissions
Town of Orangetown Planning Board

Cheryl Coopersmith

TOWN CLERK'S OFFICE

2018 OCT 26 11 21 AM

TOWN OF ORANGETOWN

PB#18-37: Walgreens Site Plan – Recommendation to the Town Board to Release the Performance Bond

**Town of Orangetown Planning Board Recommendation
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**TO: David Hellman, Landmark Tappan, LLC, 392 Main Street,
Wyckoff, New Jersey 07481**
FROM: Town of Orangetown Planning Board

RE: Walgreens Performance Bond: The application of Landmark Tappan, applicant for Super Power, Inc., owner, for a Recommendation to the Town Board to Release the Performance Bond at a site known as “**Walgreens 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. The site is located at 81 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 24/25 in the CS & CO zoning districts.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Wednesday, October 10, 2018**, at which time the Board made the following determinations:

David Hellman appeared and testified.

The Board received the following communications:

1. Project Review Committee Report dated October 3, 2018.
2. An Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated October 9, 2018.
3. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown signed by Eamon Reilly, P.E., Commissioner, dated September 25, 2018, and from the Highway Department, signed by James Dean, Superintendent of Highways, dated September 26, 2018.
4. A letter from David Hellman, Project Manager, Landmark Tappan, LLC, dated September 20, 2018, with an attachment of the Performance Bond.
5. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated November 9, 2015, with an attachment of the “Other Business” Recommendation to the Town Board to Establish Value and Term of the Performance Bond, dated November 9, 2015.
6. A copy of the Performance Bond, in the amount of \$176,622.00, Bond No. S-301082.

RECOMMENDATION: In view of the foregoing, the Planning Board **Recommended to the Town of Orangetown Town Board to Release the Performance Bond.**

TOWN CLERK'S OFFICE
OCT 26 2:19
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PB#18-37: Walgreens Site Plan – Recommendation to the Town Board to Release the Performance Bond

**Town of Orangetown Planning Board Recommendation
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The foregoing Resolution was made and moved by Kevin Garvey and seconded by William Young and carried as follows: Thomas Warren, Chairman, aye; William Young, Vice Chairman, aye; Michael Mandel, absent; Blythe Yost, aye; Stephen Sweeney, aye; Robert Dell, absent, Kevin Garvey, aye and Bruce Bond, 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: October 10, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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TOWN CLERK'S OFFICE