

**TOWN OF ORANGETOWN  
REGULAR TOWN BOARD & AUDIT MEETING  
August 11, 2003**

The Regular Town Board Meeting was opened at 7:40 p.m. Supervisor Kleiner presided. The Town Clerk called the Roll. Present were:

Councilman Edward Fisher  
Councilman Denis O'Donnell  
Councilman Denis Troy  
Councilwoman Marie Manning

Also present: Charlotte

Madigan, Town Clerk  
Eliot Tozer, Deputy Supervisor  
Thomas O'Connell, Deputy Town Attorney  
Suzanne Barclay, Executive Asst. to Supvr.  
Charles Richardson, Director of Finance  
James Dean, Superintendent of Highways  
Robert Beckerle, Dir. Dept. of Environmental Mgt. & Eng.  
Robert Simon, Receiver of Taxes  
Mary McCloskey, Assessor's Office  
Richard Rose, Superintendent of Parks, Rec. & Bldg. Maint.).  
John Giardiello, Director, OBZPAE  
Kevin Nulty, Chief of Police

\* \* \*

The Pledge of Allegiance to the Flag was led by Charlotte Madigan, Town Clerk.

Thursday, September 11<sup>th</sup> memorials will be held at Town Hall, Veteran's Memorial Park, and various churches throughout Orangetown.

The Town park's tennis courts, basketball courts and the roller hockey court will be under repair for the next 6-8 weeks.

John Saccardi of Saccardi & Schiff, Inc., briefed the Town Board on the adult/senior housing zone he drafted with Town officials. He also gave a preliminary discussion about the Rockland Psychiatric Center master plan, which could be used for economic development proposals for the non-recreation portions. These drafts have been made a part of the minutes as Exhibits 8-A-03 and 8-B-03.

James Dean, introduced students from the Orangetown Green Team, who spoke about initiating the Anti-Litter Campaign encouraging residents to participate in controlling litter in their town.

\* \* \*

**RESOLUTION NO. 475 OPEN/PH/DEMAPPING**

**G OF A  
PORTION OF SCOTTIAV,  
PALISADES/BEHRENS/TORIGIAN**

Councilman O'Donnell offered the following resolution, which was seconded by Councilman Troy and was unanimously adopted:

RESOLVED, that the public hearing to consider a Petition by *Josephine Behrens and John Torigian and Jane Torigian* for the **Demapping of a Portion of Scotti Avenue, Palisades** is hereby opened.

The Town Clerk presented proof of publication and posting, copies are labeled Exhibit 8-C-03, and made a part of these minutes.

The public portion was opened and the following spoke:

Attorney Donald Brenner stated that Orangetown has no use for this property and the de-mapping will return this property to the Tax rolls. He assured the Town, if it needed an easement for water or sewer could be added as a covenant. He explained that Mrs. Behrens is asking that only a portion (50 ft x 100 ft), not the entire parcel be de-mapped. If this portion is de-mapped it will provide a ratio that will enable her to build a garage and add to her home.

**Public Hearing - Scotti Ave.**

Thomas O'Connell, Deputy Town Attorney, asked for covenant and title charges be paid by applicant. He explained what this property represents.

Robert Beckerle, Dir. Dept. of Environmental Mgt. & Eng., has strong reservations regarding any de-mapping of Scotti Ave Right of Way. According to his memo, he says nearly 50 properties would be left with one means of ingress and egress and if public water service is ever to be provided to these properties, the Scotti Ave Right of Way will have to be utilized to provide proper circulation.

Paul Prisco, presented three letters from Doris and Eileen Burge; Helena Power and Terry Foxe and Paul & Sheila Prisco. A petition of 40 residents was also given to the Town Board also against de-mapping. These residents are concerned with the safety for children waiting for buses and emergency vehicles having difficulty with an egress. However, the residents would support the Behrens applying for a variance.

Helena Power, community has nothing to gain by de-mapping. She is against de-mapping.

Davis Burge, Palisades, strongly opposes the de-mapping.

Upon a lengthy discussion between the Town Board and Town Attorney, the Town Attorney recommended that the motion be made to deny.

Ayes: Councilperson s O'Donnell, Troy, Fisher, Manning  
Supervisor Kleiner

Noes: Non e

**RESOLUTION NO. 476 CLOSE/PH/DEMAPPIN**

**G OF A  
PORTION OF SCOTTI AV,  
PALISADES/BEHRENS/TORIGIAN**

Councilman Troy offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that this public hearing is hereby closed.

Ayes: Councilperson s Troy, O'Donnell, Fisher, Manning  
Supervisor Kleiner

Noes: Non e

\* \* \*

**RESOLUTION NO. 477 DESIGNATIO**

**N OF LEAD AGENCY**

Councilman Troy offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the Town Board hereby declares itself Lead Agency in this matter.

Ayes: Councilperson s Troy, O'Donnell, Fisher, Manning  
Supervisor Kleiner

Noes: Non e

**RESOLUTION NO. 478 SEQR**

**A DECLARATION**

Councilman Troy offered the following resolution, which was seconded by Councilwoman Manning and was unanimously adopted:

RESOLVED, that a negative SEQRA Declaration (prepared by John Giardiello, Director, OBZPAE) is hereby adopted, copy is labeled Exhibit 8-D-03 and made a part of these minutes.

Ayes: Councilperson s Troy, Manning, Fisher, O'Donnell  
Supervisor Kleiner

Noes: Non e

**HIGHLIGHTS OF THE  
PROPOSED PLANNED ADULT COMMUNITY (PAC) FLOATING ZONE  
TOWN OF ORANGETOWN, NEW YORK**

**A. Overview of the Proposed PAC Floating Zone .**

1. How a floating zone works.
2. Full discretion of Town Board; however, proposed PAC may not be in LI District or in the lowest density residential zones. Also , PAC site needs suitable access.
3. PAC regulations distinguish between hamlet center and other sites; densities similar to existing multi-family and cluster regulations.
4. Affordable housing bojius:
5. Age restriction: 55 or 62?

**B. Lot and Bulk Controls.**

|  | Hamlet Center Sites (other than zoned CS)   | Other Sites          |
|--|---|----------------------|
| Minimum Lot Area for a Planned Adult Community | 1 acre  | 5 acres              |
| Base Density                                   | 5 d.u./acre   | 3.5 d.u./acre        |
| Potential Bonus Density*                       | 1 d.u./acre   | 0.7 d.u./acre        |
| Maximum Floor Area Ratio                       | 0.45  | 0.35                 |
| Maximum Building Coverage                      | 65%   | 40%                  |
| Minimum Open Space                             | 25%   | 40%                  |
| Maximum Building Height                        | 2 stories or 35 feet, unless otherwise specified by the Town Board as part of the approval of the PAC | 2 stories or 35 feet |
| Minimum Perimeter Buffer                       | 20 feet   | 50 feet              |
| Minimum Yards**                                |   |                      |

|   |  |  |
|---|--|--|
| • Front   | 50 feet  | 100 feet   |
| • Side (each)   | 50 feet  | 100 feet   |
| • Rear  | 50 feet  | 100 feet   |
| Minimum Building Setback from Internal Roads                            | 25 feet  | 25 feet  |
| Minimum Off-Street Parking  | 1.5 spaces/dwelling unit   | 1.75 spaces per dwelling unit  |
| Minimum Indoor and/or Outdoor Recreation                                | 250 s.f./unit  | 250 s.f./unit  |
| Minimum Distance Between Buildings                                      | 25 feet, unless otherwise specified by the Town Board as part of the approval of the PAC | 25 feet, unless otherwise specified by the Town Board as part of the approval of the PAC |
| Maximum Number of Attached Dwelling Units without a Building Separation | 8 dwelling units   | 6 dwelling units   |

\*50% of any bonus allowed by the Town Board shall be affordable housing as specified in Section 4.66.  
 "•Yard requirements shall apply to the overall PAC site, not individual lots within the development, if any.

**Procedure.**

1. Application to Town Board.
2. Conceptual Plans Submitted.
3. Report from Planning Board and Others.
4. SEQRA Review, including Public Hearing.
5. Decision on Rezoning.
6. Site Plan/Subdivision Approval by Planning Board.

**Housing Density Calculations  
Orangetown Senior Zoning**

| <b>Proposed Senior Site</b> | <b>Acres</b> | <b>Applicant's Proposed Unit Count</b> | <b>Units Based on S&amp;S Draft *</b> | <b>Eligible Site Under S&amp;S Draft</b> |
|-----------------------------|--------------|--|---------------------------------------|--|
| Troop Road                  | 4.2          | <b>36</b>                              | <b>25</b>                             | Yes                                      |
| Pearl River                 | 1.5          | <b>12</b>                              | <b>9</b>                              | Yes                                      |
| Mercedes                    | 33           | 150                                    | 138                                   | Yes                                      |
| Quinn                       | 4            | <b>50</b>                              | <b>24</b>                             | Yes                                      |
| Sparkill                    | 0.3          | <b>3</b>                               | <b>0</b>                              | <b>No</b>                                |
| Golf Driving Range          | 18           | <b>TBD</b>                             | <b>72</b>                             | <b>No</b>                                |
| Masonic                     | 17.7**       | 138                                    | 106                                   | Yes                                      |

\* With full 20% bonus (10% affordable, 10% market rate) in all cases.

\*\* Includes entire open space area on east side of Western Highway.

Saccardi & Schlff, Inc.

Planning and  
Development  
Consultants

MEMORANDUM

^^ Main Street  
Hilte Plains  
^w York 1050 1  
Tel: 914-761-3582  
FAX: 914-761-3759  
[sands@saccscliiff.com](mailto:sands@saccscliiff.com)

DATE; July 3, 2003  
TO: Thom Kleiner  
Suzanne Barclay  
FROM: John Saccardi  
RE: PAC Zoning

33 Front Street  
Hempstead  
New York 11550  
Tel: 516-486-0610  
FAX-516-486-0516

Enclōsed is a second draft of the proposed floating zone and a work map that shows areas where PAC zoning would be permitted.

Note tha t the R-1 5 i s include d (despit e the differen t color) . Withou t it , som e potential sites could not be considered. Th e CS district is also colored differently on this work map, since it is an important lot and bulk fector.

Please call me with your comments.



F:\M\M-905-03 - Orangetown-SemorZomng\memca\PAC Zoning

V H n J. Saccardi, AICP  
L«vidB.Schiff,AICP, PR  
Syrette Dym, AICP  
David B. Smith, AICP  
BonitaJ.VonOhlsen, RLA  
Margaret H. Utile, AICP, RLA  
Gina Martini, AICP

Land Development  
Compretiensive Planning  
Zoning  
Heal Estate Economics  
Environmental Studies  
Housing  
Community Development

ARTICLE IV ADDITIONAL USE REGULATIONS. Add the following:

4.32.(0)4.g Planned Adult Community (PAC) District Floating Zone

*i:MM* Purpose and Intent The purpose and intent of the Planned Adult Community (PAC) district floating zone is to address certain senior citizen housing needs in the Town of Orangetown, by encouraging the development of market rate and lower cost housing a range of housing types and prices for active senior citizens, consistent with the Town's Comprehensive Plan. The PAC shall be a floating zone an unmapped zoning district that may be mapped by at the discretion of the Town Board on an eligible site, subject to the provisions of this District Section and Section 10.5 of the Zoning Ordinance with regard to the review of zoning text and map amendments.

4.32.4g Eligible Sites. Rezoning to PAC may be considered in any property meeting requirements set forth here provided said property is located within a zoning district other than (ki R-8<sup>+</sup>)R-4<sup>+</sup> or Rr22, or LI District. I Regardless of existing zoning, potential PAC sites must have All potential PAC sites shall either have access to, and frontage along a major or secondary roadway defined herein as roads with State or County jurisdiction, or shall have other suitable access as determined by the Town Board during the rezoning process.

4.63 Permitted Uses. No building, structure or premises shall be erected, used or occupied except for the following uses:

a) Dwelling units equipped with full kitchen facilities and designed for senior citizens as defined in Section 4.62 hereof.

b) A dwelling unit for a resident caretaker or property manager. Any such unit shall be included in the overall base density of the development as set forth in Section 4.69 below.

x) Accessory uses, including indoor and outdoor recreation and leisure time facilities, congregate dining facilities, meeting rooms, off-street parking, maintenance buildings, gate houses, and other customarily accessory structures and facilities incidental to the principal uses.

**and** **Housing Types and Minimum Sizes**. PAC housing may be apartment-style or attached, semi-attached or detached dwellings. Dwelling units may be for sale or rent. Individual dwellings units. At least 75% of the units in the PAC development shall have a minimum



At least 2 bedrooms and a minimum habitable floor area of 1,200 square feet. The balance may be a combination of one-bedroom and three-bedroom units.

Age Restrictions. Occupancy of dwelling units within a Planned Adult Community shall be restricted to persons sixty-two (62) or fifty-five (55) \* years of age or older, or couples, one of whose members is 55 or 62 years of age or older. Persons less than 18 years of age shall not be permanent residents under any circumstances. The foregoing restrictions shall not apply to on-site caretaker/administrator, whose full-time job shall be the maintenance and/or management of the PAC development.

Restrictions relating to age and occupancy shall be set forth in a covenant, acceptable as to form, by the Town Attorney of the Town of Orangetown. Said covenant shall be recorded in the County Clerk's office and shall run with the land and shall bind all owners of the property.

Policy item that needs to be discussed.

4.6. Affordable Units. As a condition of approval of the PAC, the Town Board may provide one additional bonus density unit for each bonus density affordable housing unit, provided that the affordable housing bonus (affordable and market rate) does not exceed 20% of the total number of units in the PAC development, as set forth in section 4.6.9 below.

For owner occupied units, the affordable units shall be sold at a price not to exceed 3.3 times the average annual salary of all full time employees of the Town of Orange. A covenant shall be recorded in the County Clerk's office, which shall provide that resale of any affordable housing units may not sell for a price exceeding four (4) times 80% of the median family income for Rockland County as established annually by the U.S. Department of Housing and Urban Development.

For rental units, the maximum monthly rent for the affordable units

\*For 2002, the figure would be imputed to a sales price of \$228,624, based upon a 3.3% increase from the 2001 median figure of \$69,580.

shall not exceed X times\*—the average annual salary of Town employees, 0.30 percent times 80% of the median family income for Rockland County, as established annually by the U.S. Department of Housing and Urban Development, divided by 12 months. Said amount shall include utilities and common charges, if any.\*^

**Article 4.68 Selection of Occupants of Affordable Housing Units.** The Town of Orangetown shall develop procedures to guide in the solicitation of applications and the selection of potential occupants for the affordable units, with preference given to residents of the community in which the PAC housing is located. The maximum household income for affordable units shall be 80% of the median income for Rockland County families; median as established annually by the U.S. Department of Housing of Urban Development. ^^

**Article 4.68 Location of Affordable Units.** Affordable units shall be physically integrated into the design of the development in a manner satisfactory to the Town Board and shall be distributed among various proposed bedroom-sized units in the same proportion as the overall 1

For 2003, tMs would compute to SL,732a mamh for rent» utiHties and common charges.

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Tx4;69 Lot and Bulk Controls for PAC Developments. Lot and bulk controls for PAC developments shall differentiate between sites located within hamlet centers and other sites as specified herein. In addition to meeting the requirements of Section 4.6.2 above, "Hamlet Center" sites shall be located within one half (1/4) mile walking distance of the Pearl River, Orangeburg, Blauvelt, Sparkill or Tappan hamlet centers, as defined by the CS zoning in each hamlet center. Potential PAC sites outside the one half (1/2) mile walking distance shall be considered to be "Other Sites" for purposes of the following lot and bulk controls.

For Hamlet Center sites physically located within a CS Zoning District prior to rezoning to PAC, the minimum lot size shall be 20,000 square feet, and the maximum amount of development permitted shall be based on a maximum floor area ratio of 1.0. All other lot and bulk controls set forth below shall be determined by the Town Board as part of its consideration of rezoning a CS site to PAC. Such developments may include non-residential uses on the ground floor with, senior housing above.

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HaxnJetjCaiter, ^^^^!?,!!^],

Other Sites

\$

|   | HaxnJetjCaiter, ^^^^!?,!!^],  | Other Sites  |
|---|---|--|
| Minimum Lot Area for a Planned Adult Community                          | 1 acre  | 5 acres  |
| Base Density  | 5 d.u./acre   | 3.5 d.u./acre  |
| Potential Bonus Density*  | 1 d.u./acre   | 0.7 d.u./acre  |
| Maximum Floor Area Ratio  | 0.45  | <b>S</b>   |
| Maximum Building Coverage   | ^0'Ar^5''A  | 40%  |
| Minimum Open Space  | 20% 25%   | 40%  |
| Maximum Building Height   | 2 stories or 35 feet, unless otherwise specified by the Town Board as part of the approval of tiiePAC | 2 stories or 35 feet   |
| Minimum Perimeter Buffer  | 25 20 feet  | 50 feet  |
| Minimum Yards**   |   |  |
| • Front   | 50 feet   | 100 feet   |
| • Side (each)   | 50 feet   | 100 feet   |
| • Rear  | 50 feet   | 100 feet   |
| Minimum Building Setback from Internal Roads                            | 25 feet   | 25 feet  |
| Minimum Off-Street Parking  | 1.5 spaces/dwelling unit  | 1.75 spaces per dwelling unit  |
| Minimum Indoor and/or Outdoor Recreation                                | 250 s.f./unit   | 250 s.f./unit  |
| Minimum Distance Between Buildings                                      | 25 feet, unless otherwise specified by the Town Board as part of the approval of the PAC              | 25 feet, unless otherwise specified by the Town Board as part of the approval of the PAC |
| Maximum Number of Attached Dwelling Units without a Building Separation | 8 dwelling units  | 6 dwelling units   |

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\*50% of any bonus allowed by the Town Board shall be affordable housing as specified in Section vij4Sj65;ahpyeJ3clow.  
\*\*Yard requirements shall apply to the overall PAC site, not individual lots within the development, if any.

T74.6J0 Additional Requirements .

*tc)A.* The design and location of all buildings, recreational facilities and other site improvements shall be consistent with the ultimate purpose of achieving pleasant living arrangements for persons 62 or 55 years of age or older, and shall contemplate the desires and needs of such persons for privacy, participation in social and community activities and accessibility to all community facilities.

Consideration shall be given in planning walks, ramps and driveways so that all outdoor areas available to the residents shall be designed to permit residents to move about freely.

All dwelling units shall incorporate design features which insure the safety and convenience of the senior residents. Amenities and architectural design features to serve the special needs of the population shall include emergency communication services connecting individual units with the club house, gate house, on-site maintenance office and/or off-site premises monitoring service. Handicapped accessibility and adaptability shall also be part of the design for dwelling units and common facilities.

Artificial lighting of walkways, parking areas and common buildings shall provide illumination sufficient for the convenience and safety of the dwelling residents;

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Buffer areas shall include existing vegetation and supplemental plantings. No structures, parking areas or roadways shall be located within a required buffer, other than access drives to and from the site.

The architectural design and landscape treatment of the proposed development shall be carefully devised to ensure compatibility of the proposed PAC development with surrounding buildings and open space areas. Developments within hamlet areas shall require particular attention to the views of proposed buildings and parking lots from abutting sidewalks and roadways. The Town Board shall request assistance from the Architecture and Community Appearance Board of Review (ACABOR) in its review of architecture and landscape design elements.

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1.6.6 Common Property. The ownership, maintenance and preservation of common property shall be permanently assured to the satisfaction of the Town Attorney by the filing of appropriate easements, covenants and restrictions.

as necessary. For ownership projects, the formation and incorporation of a homeowner or condominium association shall be required to maintain common property. Such association shall be empowered to levy assessments against property owners to defray the cost of maintenance and to acquire liens, where necessary, against property owners for unpaid charges or assessments in accordance with the laws of the State of New York. In the event that the homeowner or condominium association fails to perform the necessary maintenance operations, the Town of Orangetown shall be authorized, but not obligated, to enter on such premises for the purpose of performing such operations and to assess the cost of so doing among all affected property owners.

4.6.12 Procedures.

*Application for Zone Change to Planned Adult Community (PAC)* shall be made to the Town Board in accordance with applicable provisions of Section 10.5 of the Ordinance. A petition for a zone change shall be in a form sufficient to enable the Town of Orangetown to evaluate the applicant's proposal and its consistency with the intent, purposes and general design standards expressed herein. The petition for a zone change shall also be accompanied by the following:

**ff**



• *Section A* written description of the proposed development.

1. *Section A* concept plan including all the items listed below:

1. The disposition of various land uses and the areas covered by each, in acres.

2. A sketch of the interior road system with all existing and proposed rights-of-way and easements, whether public or private.

3. Delineation of the various residential areas, indicating the number of dwelling units, square footage and bedrooms by each housing type and square footage for accessory uses. The plans shall show the density, in dwelling units per acre, for the entire development. Sample floor plans shall be provided for each unit

4. The open space system and proposed recreation facilities, and a statement as to how said system is to be preserved as such throughout the life of the development and how it is to be owned and maintained.

5. An illustrative site plan, indicating the relationship

between the proposed road system, parking lots, buildings, open spaces and other physical features.

Specific water, sanitary sewer and stormwater management systems and how they are proposed to be connected to the system in adjoining areas, or be built on the site.

g. Physical characteristics of the site, including topography, areas of slope in excess of twenty percent, soils, rock outcrops, streams, wetlands, lakes, ponds and floodplains and all proposed alterations of said physical characteristics.

8. Estimate of peak-hour traffic generation derived from the proposed development recognized traffic engineering source material or actual field counts, and its relation to surrounding development, and its relation to including surrounding roads and intersections, including methods developed for mitigating any demonstrated adverse traffic impacts.

9. If the development is to be staged, a clear indication of how the staging is to proceed. The plan shall show each stage of development with the approximate time

required for anticipated commencement and completion.

2b. The Town Board may retain professional consultants deemed necessary in order to review any proposed PAC concept plans, with findings for said consultants provided by the Applicant for the PAC development through the establishment of an escrow account. The amount of said escrow shall be determined by the Town Board in consultation with the Applicant.

2c. Concurrent Site Plan and/or Subdivision Review. An applicant may submit a detailed site plan and/or subdivision concurrently with the petition for zone change to a Planned Adult Community development, subject to site plan and/or subdivision review procedures for the Town of Orangetown, including Planning Board review of said plans and related documentation. Approval of a site plan and/or subdivision may not, however, occur until the rezoning to FAC occurs,

3d. Town Board Action on the Application for Rezoning to Active Adult Residential Development in a PAC District.

3e. The Town Board shall refer the petition for rezoning and all accompanying maps, plans and reports to the Town Planning Board, the County Planning

Board and ACABO. Other boards and agencies - in accordance with applicable laws and regulations. Said Boards shall report back to the Town Board prior to a public hearing on the proposed rezoning.

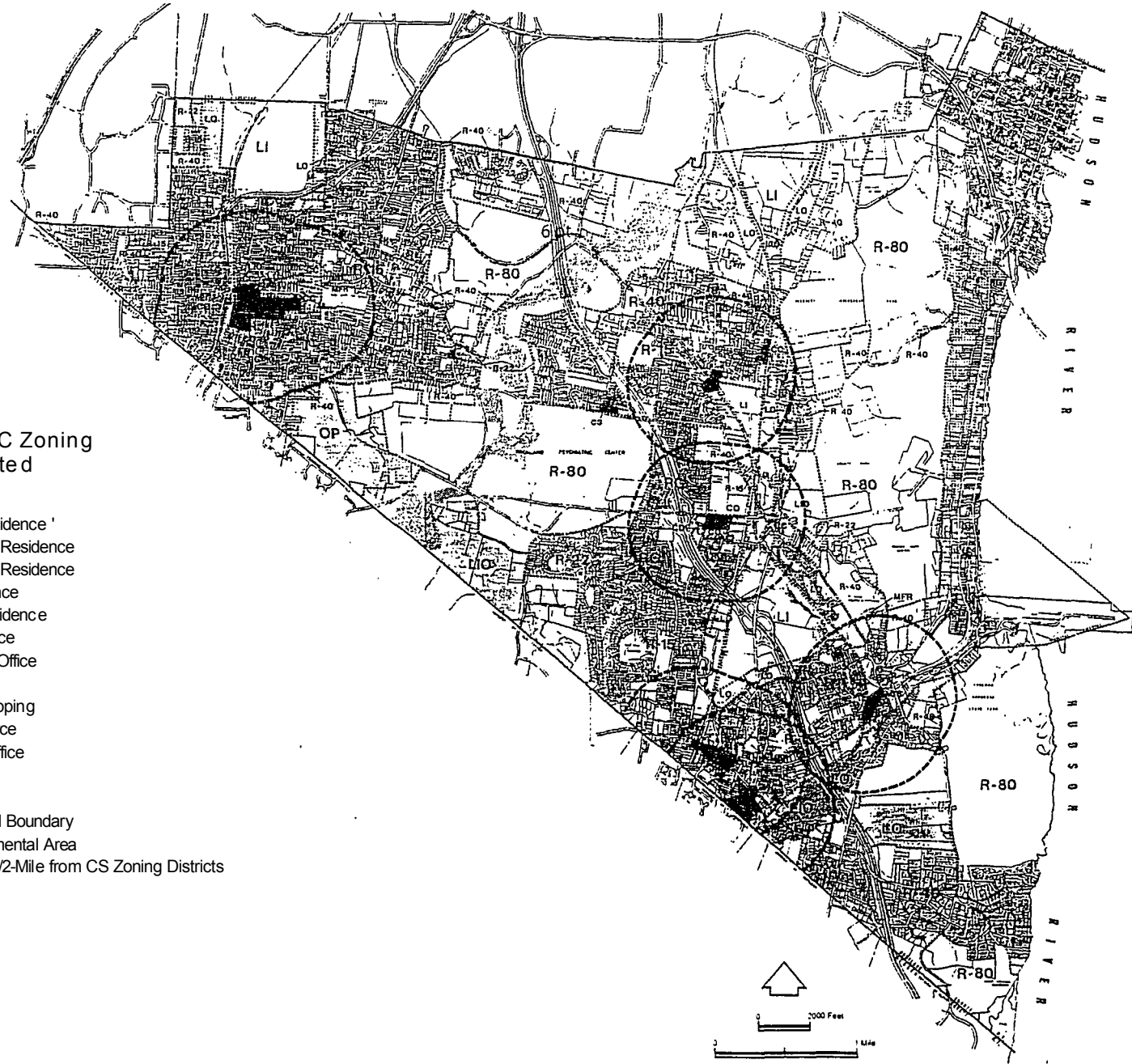
b)ii) Following required public hearing(s) and project review under the State Environmental Quality Review Act, the Town Board may approve or disapprove the rezoning petition in accordance with the provisions of applicable law.

c)iii) The Town Board, at its discretion, may attach any reasonable conditions on an approval of a Planning Adult Community development as necessary to assure conformance with the intent and purposes of the Town Comprehensive Plan and the PAC regulations, as specified herein.

d)iv) If the rezoning is granted, the approved PAC district shall be duly noted on the Town's Zoning Map.

Areas Where PAC Zoning  
Would be Permitted

- R-80 Rural Residence
- R-40 Low Density Residence
- R-22 Medium Density Residence
- R-15 Medium Density Residence
- RG4 General Residence
- MFR Multi-Family Residence
- Laboratory - Office
- UCM Light Industrial- Office
- Office - Park
- Community Stopping
- Retail - Commerce
- Commercial - Office
- LI Light-Industrial
- Historic Areas
- 100 - Year Flood Boundary
- Critical Environmental Area
- Hamlet Areas: 1/2-Mile from CS Zoning Districts



STATE OF NEW YORK )  
COUNTY OF ROCKLAND )  
TOWN OF ORANGETOWN )

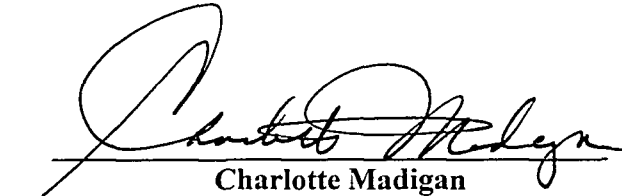
SS.

Charlotte Madigan being duly sworn upon her oath, deposes and says;

That, she is, at all times hereinafter mentioned was, duly elected. Qualified and acting Town Clerk of the TOWN of ORANGETOWN, in the County of Rockland, State of New York.

That, on the 30th day of July, 2003, she caused to be conspicuously posted and fastened up a notice, a true copy of which is annexed hereto and made a part of hereof, in the following places, at least one of which is a public place within the TOWN of ORANGETOWN, New York.

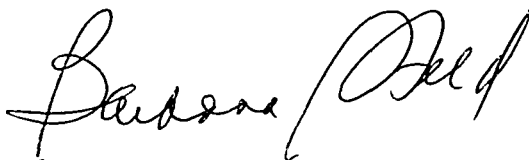
1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.
- 5.



Charlotte Madigan  
Town Clerk

Subscribed and sworn to before me

This 30th day of July, 2003



BARBARA S. FLYNN  
Notary Public, State of New York

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t

**NOTICE OF HEARING**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the Town Board of the Town of Orangetown at the Orangetown Town Hall, No. 26 Orangeburg Road, Orangeburg, New York 10962 on the 11<sup>th</sup> day of August, 2003 at 8:00 PM to consider a request for de-mapping a portion of Scotti Avenue, Palisades, NY.

A copy of the Notice of Petition may be examined by any interested party at the Office of the Town Clerk.

All interested persons will be given an opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: July 30, 2003  
Orangeburg, New York

CHARLOTTE MADIGAN  
Town Clerk

JAMES K. RILEY  
Town Attorney  
Town of Orangetown

# AFFIDAVIT OF PUBLICATION

from

## t[bt Journal ^m\$

COUI^ny Or WSTCH s t f c H

### NortheniArea

AnaoBk

WotfoSaiPTn

Natasha Brown

\_bCT^

~~Bedford  
Bedford Hills  
Bardonia Manor  
Buchanan  
QefSBSfz  
GKKBJOUi~~

noananDgs

city sworn, says that he&he is the prineipa] clerk c f Tite Jcxanal Neifis, a new^s^ier ptdiEshed in the Ccainty of Westeher^er anc] Stsie of New York, aisi the no&ce (^ which the ansced ls a praaed co^, was pujaBsfæd m the new^aperincrcæ^ on the left aid oi ft e dale s checked beknic

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Signed

WAsPtains

NOTICE I S HEREB Y GIVE N that a public.htar in g will be hsid by the Town Board of tw Town o f Orang^town n a t the Orangetown Town Hall, No. 26 Orangeburg Road , Orange - burg, New York ira62 on the 11th da y o f August , 200 3 a t 8:45 PM to consider a request for de^nanim g a portio a o f ScotU Avenue, Palisades, NY. A copy of the Notice of Peti - tion may be examined by any interested party at the Office of the Town Clerk. All interested persona will be given a n opportunit y t o b e heard. By Order of the Town Board of the Town of Orangetown. Dated: July 30,2003 . Orangeburg, New York CHARLOTTE MAOIGAN Town Clerk

### Sosdhen Area

MocsSVesBon

NeKrRxhefie

&Dnx«Be

### RocUandArea

SBGRSBI  
Btauvei:

Perasna

SatoenAe  
Kawesttaiv  
lllB'M'tfn

S&xiy Point

Swam-to be^TB me

this 5 day of August 20 03

Notary Public, Wesld tester Coun^

MARY A . DEMAN E

Notary Public, State of New York

No. 483067 1

Qualified i n Westciieste r County

Commission Expires July 31,2005

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WesNyasfc



PROJECT ID NUMBER

617.20

SEQR

APPENDIX C

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

EXHIBPT

for UNLISTED ACTIONS ONLY

S:M3\_s|uib.3

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Josephine Behrens, Trustee of the Josephine Behrens Family 'Rust and John To^'igia uaiii i Jaie trrrirraii T

2. PROJECT NAME Demapping a portion of Scott Avenue, Palisades, NY

3. PROJECT LOCATION: Hamlet of Palisades, Municipality Town of Orangetown County Rockland

4. PRECISE LOCATION: Street Address and Road Intersections. Prominent landmarks etc - or provide map. Catt' Avenue at intersection of Morhingside Avenue, Palisades, NY

5. IS PROPOSED ACTION: 1. New 1. Expansion 1. Modification / alteration

6. DESCRIBE PROJECT BRIEFLY: Demap a certain portion of property that is a distance of 100 feet in length and 50 feet in width located at Section 77.20, Block 2, Lots 60 and 61 on the Town of Orangetown Tax Map which said piece of property is not open or presently in use and exists in between the side yards of said Lots 60 and 61.

7. AMOUNT OF LAND AFFECTED: Initially . 11 acres Ultimately 11

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? Yes No If no, describe briefly:

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Cite as many as apply.) Residential [Industrial] Commercial [Agriculture Forest/Open Space] Other (describe)

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, OR WORK ULTIMATELY FROM ANOTHER GOVERNMENTAL AGENCY (Federal, State or Local)? Yes No If yes, list agency name and permit / approval:

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? Yes No If yes, list agency name and permit / approval:

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? Yes No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant / Sponsor - Name

Date: / /

Signature

/.

If the action is a Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR. PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR. PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING; (Answers may be handwritten, if legible)  
 C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

*fJP*

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

*fjo*

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

*/JO*

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

*M?*

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

*/JO*

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

*A/O*

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

*A^o*

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly):

*QYes [ ] gNo*

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:

*•Yes g]N o*

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impact **AND** provide, on attachments as necessary, the reasons supporting this determination.

*-y^x/ > / ^ Oij'h^tp-e^r?'^/ ^ y^f^/ ^ ^a/f/4^*  
 Name of Lead Agency

*£H 02*  
 Date

*-r^ / fz^ / v^ / g -*  
 Print or Type Name of Responsible Officer in Lead Agency

*J^N/FEJUJ/S-Q/^^*  
 Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

*[Signature]*  
 Title of Preparer (If different from responsible officer)

*-T*

**RESOLUTION NO. 479 TB/DEC/DENIED/DEMAPPIN G OF A PORTION OF SCOTTIAV PALISADES/BEHRENS/TORIGIAN**

Councilman O'Donnell offered the following resolution, which was seconded by Councilwoman Manning and was **denied** on a **roll call** 4 to 1 as follows:

RESOLVED, that the Petition by *Josephine Behrens and John Torigian and Jane Torigian* for the **Demapping of a Portion of Scotti Avenue, Palisades** is denied.

Ayes: Councilperson s O'Donnell, Manning, Troy  
Supervisor Kleiner

Noes: Councilperso n Fisher  
^ ^ ^

**RESOLUTION NO. 480 OPEN/PH/DEMAPPIN G OF A PORTION OF FIRST ST/PEARL RIVER/NELSON/ROBERTSON**

Councilman Troy offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the public hearing to consider a Petition *Frank J. Nelson, Donald Nelson, Elizabeth Nelson, Wayne A. Robertson and Margaret A. Robertson* for the **Demapping of a Portion of First Street, Pearl River** is hereby opened.

The Town Clerk presented proof of publication and posting, copies are labeled Exhibit 8-E-03, and made a part of these minutes.

The public portion was opened and the following spoke:

Attorney Donald Brenner, explained the request is for 50 ft. by 100 ft. between Crooked Hill Rd and Carroll St., Pearl River. H e had no negative comments.

Thomas O'Connell, Deputy Town Attorney, requested reimbursement of costs to file with the Rockland County Clerk's Office and to add a covenant to the deed.

Gail Raffaele, Tappan is in favor of this de-mapping.

Ayes: Councilperson s Troy, O'Donnell, Fisher, Manning  
Supervisor Kleiner

Noes: Non e  
\* \* \*

**RESOLUTION NO. 481 CLOSE/PH/DEMAPPIN G OF A PORTION OF FIRST ST/PEARL RIVER/NELSON/ROBERTSON**

Councilman Troy offered the following resolution, which was seconded by Councilwoman Manning and was unanimously adopted:

RESOLVED, that this public hearing is hereby closed.

Ayes: Councilperson s Troy, Manning, Fisher, O'Donnell  
Supervisor Kleiner

Noes: Non e  
^ ^ ^ :

**RESOLUTION NO. 482 DESIGNATIO N OF LEAD AGENCY**

Councilman Fisher offered the following resolution, which was seconded by Councilman Troy and was unanimously adopted:

RESOLVED, that the Town Board hereby declares itself Lead Agency in this matter.

Ayes: Councilperson s Fisher, Troy, O'Donnell, Manning  
Supervisor Kleiner

Noes: Non e

**RESOLUTION NO. 483 SEQR**

**A DECLARATION**

Councilman Fisher offered the following resolution, which was seconded by Councilwoman Manning and was unanimously adopted:

RESOLVED, that a negative SEQR Declaration (prepared by John Giardiello, Director, OBZPAE) is hereby adopted, copy is labeled Exhibit 8-F-03 and made a part of these minutes.

Ayes: Councilperson s Fisher, Manning, O'Donnell, Troy  
Supervisor Kleiner

Noes: Non e

^ ^ ^

**RESOLUTION NO. 484 TB/DEC/ADOPTED/REMOV**

**E FIRST**

**STREET PEARL RIVER  
ORANGETOWN'S OFFICIAL MAP**

Councilman Troy offered the following resolution, which was seconded by Councilwoman Manning and was unanimously adopted:

**WHEREAS**, pursuant to a Notice of Petition filed on behalf of Frank J. Nelson, Donald Nelson, Elizabeth Nelson, Wayne A. Robertson and Margaret A. Robertson and pursuant to New York State Town Law §273 and upon the recommendation of the Town Attorney's Office of the Town of Orangetown; and

**WHEREAS**, the Town has never accepted a deed to the premises described; and

**WHEREAS**, the Superintendent of Highways, James J. Dean, has advised that his Department has no interest in accepting or exercising any rights over the parcel; and

**WHEREAS**, the premises have not been accepted for dedication to, nor improved or maintained by the Town; and

**WHEREAS**, the application was presented to the Planning Board on June 10, 2003; and (Tom: P B comments are in the file and were received around June 26, 2003)

**WHEREAS**, the de-mapping has been reviewed by the Rockland County Planning Board and no objection or report has been received, or comments made.

**WHEREAS**, the applicant has agreed to file a covenant against further subdivision of the premises and agrees to pay the costs of Title searches ordered by the Town and all costs of filing the covenant with the Rockland County Clerk.

**RESOLVED THAT**, the Town Board remove from the Town of Orangetown's official map and tax map that portion of First Street measuring 100' in length and 50' in width as shown on the tax map of the Town of Orangetown located between the parcels identified as Section 68.12, Block 1, Lot 37 and Section 68.12, Block 1, Lot 36, which piece of property is not open or presently in use and exists along the side yards of said Lots.

Ayes: Councilperson s Troy, Manning, Fisher, O'Donnell  
Supervisor Kleiner

Noes: Non e

\* \* \*

**Regular Public Portion**

Gail Raffaele, Tappan, questioned the dollars spent repairing the house on the RPC property. She requested the Town Board to carefully consider the Bid on item 12 for Time & Material Contract for RPC. She suggested that costs be itemized and carefully watched regarding the Time & Material Contract for RPC property. Ms. Raffaele complained about water on her property and drainage easement not working properly. She is opposed to Greenbush Rd being one-way from Kings Hwy to Western Hwy in Tappan.

STATE OF NEW YORK )  
COUNTY OF ROCKLAND )  
TOWN OF ORANGETOWN )

**SS.**

Charlotte Madigan being duly sworn upon her oath, deposes and says:

That, she is, at all times hereinafter mentioned was, duly elected. Qualified and acting Town Clerk of the *TOWN of ORANGETOWN*, in the County of Rockland, State of New York.

That, on the 30<sup>th</sup> day of July \_\_\_\_\_ 2003, she caused to be conspicuously posted and fastened up a notice, a true copy of which is annexed hereto and made a part of hereof, in the following places, at least one of which is a public place within the *TOWN of ORANGETOWN*, New York.

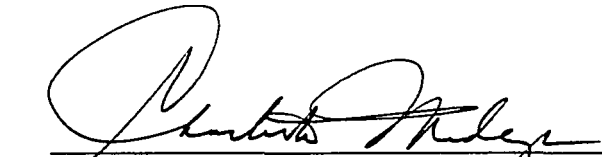
1. Town Hall Bulletin Boards

2.

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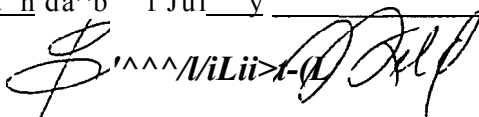
4.

5.

  
Charlotte Madigan  
Town Clerk

Subscribed and sworn to before me

This 30<sup>th</sup> day of July \_\_\_\_\_ 2003

  
ci \* New York

## NOTICE OF HEARING

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the Town Board of the Town of Orangetown at the Orangetown Town Hall, No. 26 Orangeburg Road, Orangeburg, New York 10962 on the 11<sup>th</sup> day of August, 2003 at 8:10 P M to consider a request for de-mapping a portion of First Street, Pearl River, NY.

A copy of the Notice of Petition may be examined by any interested party at the Office of the Town Clerk.

All interested persons will be given an opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: July 30, 2003  
Orangeburg, New York

CHARLOTTE MADIGAN  
Town Clerk

JAMES K. RILEY  
Town Attorney  
Town of Orangetown

# AFFIDAVIT OF PUBLICATION

fn^rn

## Wxt Journal News

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Natasha Brown

Jb^j^

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Slated.

NOTICE OF HEARING

NOTICE I SHEREB Y GIVE N that a publi c hearin g wil l b e held by the Town Board of the Town o f Orangetow n a t t h e Orangetown Town Halli No. 26 Orangeburg Road , Orange - burg, Ne w York 1096 2 o n t h e 11th da y o f Augus t 200 3 a t 8:10 P M to conside r a request for deHiup^H l\* portio n o f nrstStreetreari Rhrr, NY. A copy of the Notice o f Petti- tion may be examine d by an y interested party at the Office of the Town Clerk. All intereste d persons will be Given e n opportunit y t o b e heard By Order of the Tow n Boar d of the Town of Orangetown.

Dated: July 30,2003

Orangeburg, New York

CHARLOTTE MAOIGAN  
Town Clerk

JAMES K. RILEY  
Town Attorney  
Town of Orangetown

Sworn to before me

this 5 day of AUGUST 20 03

Mary A. Demane  
Notary Public, State of New York

No. 4830671  
Qualified in Westchester County

Commission Expires July 31,2005

X-

PROJECT ID NUMBER

617.20

SEQR

APPENDIX C

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM.

for UNLISTED ACTIONS Only

y-Fo? ^Iu\d3

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Frak J. Nelson, Donald Nelson, Elizabeth Nelson, Wayne A.
2. PROJECT NAME Demapping a Portion of First Street, Pearl River, NY
3. PROJECT LOCATION: H^j^ of Pearl River,

Municipality ^0^ of Orangetown County Rockland

4. PRECISE LOCATION: Street Address and Road Intersections. Prominent landmarks set c-or orovid e ma o
Intersection of Carrol l Street, Pear l R^j^r, N Y

5. IS PROPOSED ACTION: I l Ne w l 1 Expansion P H Modification / alteration

6. DESCRIBE PROJECT BRIEFLY:

Demap a-certain portion of property that is a distance of 100 feet in length and 50 feet in width located between the parcels identified as Section 68.12, Block 1, Lot 37 (the "Nelson Property") and Lot 36 (the "Robertson Property") on the Town of Orangetown Tax Map which said piece of property is not open or presently in use and exists along the side yardts of said Lots.

7. AMOUNT OF LAND AFFECTED:

Initially • \ acre s Ultimately 1 -[acres

8. WILL PROPOSE D ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS ?

No l f no, describe briefly:

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT ? (Choose as many as apply.)

J Residential ^Industria I ^Commercia I Agricultur e ^ Park / Forest / Open Space ^ Other (describe)

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local)

I l Yes l I N O l f yes, list agency name and permit / approval:

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL ?

I l Yes l I N O l f yes, list agency name and permit / approval:

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION ?

pYes D N O

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant / Sponsor Name ^ ^ Date

Signature.

^ ^ Z ^ ^ rr ^ .li5.

8/1/03

If the action is a Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

*/JO*

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

*/ViP*

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

*A^O*

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

*/I/O*

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

*//^*

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

*/V&*

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly)

Yes  No

**f**

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:

Yes  No

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting the determination.

*'TTZA' 0/=^ ^/^/uc-er&fy^ /a^^ /?a>/f/zs>*  
Name of Lead Agency

*tjjil* 0 3  
Date

*TfYo,^*  
Print or Type Name of Responsible Officer in Lead Agency

*^uf'e/z. y//xo>z~*  
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

*[Signature]*  
Signature of Preparer (If different from responsible officer)

**T**

**RESOLUTION NO. 485 CLOS**

**E PUBLIC PORTION**

Councilman Troy offered the following resolution, which was seconded by Councilwoman Manning and was unanimously adopted:

RESOLVED, that the public portion of this Town Board meeting is closed.

Ayes: Councilperson s Troy, Manning, Fisher, O'Donnell  
Supervisor Kleiner

Noes: Non e

\* \* \*

**RESOLUTION NO. 486 COMBIN**

**E AGENDA ITEMS**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that agenda items nine (9) through thirty-one (31) are hereby combined.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Bkleiner

Noes: Non e

\* \* \*

**RESOLUTION NO. 487 APPROVE/FIR**

**E HYDRANT  
GILBERT AV/OLDERT DR  
PEARL RIVER**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that upon the recommendation of the Pearl River Fire Company Chief and the Town of Orangetown Fire Inspector, the installation of one fire hydrant on the south side of Gilbert Avenue at Oldert Drive in Pearl River is approved.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

\* \* \*

**RESOLUTION NO. 488 APPROV**

**E AID/SEPTEMBER 11  
COMMEMORATION/POLICE**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the request of the Police Department to rent a tent and chairs for an interfaith memorial service to commemorate the events of September 11 to held on September 11, 2003 at the Memorial at Town Hall for a cost estimate of \$1,000.00 to be charged to the Celebrations Account No. A7550/50457 is approved.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

**RESOLUTION NO. 489 ADOPT/CURREN**

**T BASE AND  
ADJUSTED BASE PROPORTIONS**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the Town Board hereby adopts Certificate of Current Homestead Base Proportions and Adjusted Base Proportions (Forms 6701 & 6703) pursuant

**Resolution No. 489 - Continued**

to Article 19, Section 1903 of the Real Property Tax Law for the Levy of Taxes on the 2003 Assessment Roll, and the Town Clerk is hereby authorized to affix Town Certification, and Be it

RESOLVED FURTHER, that a copy of said figures is labeled Exhibit 8-G-03 and made a part of these minutes.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

^^^

**RESOLUTION NO. 490 AWAR**

**D BID/TIME & MATERIAL REPAIR PROJECTS/RP C**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

WHEREAS, the Dept. of Environmental Mgt. & Eng. duly advertised for sealed bids for *Time and Material Contract for repair projects on town-owned land at Rockland Psychiatric Center property*, which were received and publicly opened on July 31, 2003, and

WHEREAS, these bids were referred to the Dept. of Environmental Mgt. & Eng., for recommendation and report, a copy is labeled Exhibit 8-H-03, and made a part of these minutes. Now, Therefore, Be It

RESOLVED, that the bid for *Time and Material Contract for repair projects on town-owned land at Rockland Psychiatric Center property* is hereby awarded to Rucon Inc., Congers, NY and Cal Mart, W. Nyack, NY for prices contained in their bids dated July 31, 2003.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

\*\*\*

**RESOLUTION NO. 491 CLOS**

**E CAPITAL PROJECTS FINANCE DEPT**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that upon the recommendation of the Finance Office, close completed capital projects as follows:

- A. Close construction of Highway Department garage.
- B. Close purchase of Sewer Department vehicles.
- C. Close Cortwood Village expansion.
- D. Close acquisition of Clausland Mountain.
- E. Close Rockland Psychiatric Center land acquisition and transfer balance of \$199,252 to Debt Service to pay off BAN, any balance to be used to lower bond proceeds.
- F. Close telemetry System project and transfer \$24 from Sewer.
- H. Close Pearl River Railroad Station and return \$34,674 to General Fund.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

\*\*\*



**STATE BOARD OF REAL PROPERTY SERVICES**

16 Slieridan Avenue, Albany , NY 12210-2714

Determination of Base Percentages, Current Percentages and  
Current Base Proportions Pursuant to Article 19, RPTL,  
for the Levy of Taxes on the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion; County: \_\_\_ City: \_\_\_ Town X: Village: \_\_\_ Town Outside Village Area: \_\_\_  
School District: \_\_\_ Special District: \_\_\_

Name of Portion - TOWN WIDE

**SECTION I Determination of Base Percentages**

| Class         | (A)<br>1989 Taxable<br>Assessed Value | (B)<br>1989 Class<br>Equalization Rate | (C)<br>Estimated<br>Market Value<br>A/(B/100) | (D)<br>Base Percentages<br>(C/Sum of C) |
|---------------|---------------------------------------|--|---|---|
| Homestead     | 2,277,790,591                         | 118.22                                 | 1,926,738,784                                 | 69.86097                                |
| Non-Homestead | 1,141,435,390                         | 137.32                                 | 831,222,976                                   | 30.13903                                |
| Total         | 3,419,225,981                         |  | 2,757,961,760                                 |   |

**SECTION II Determination of Current Percentages**

| Class         | (E)<br>2002 Taxable<br>Assessed Value | (F)<br>2002 Class<br>Equalization Rate | (G)<br>Estimated<br>Market Value<br>E/(F/100) | (H)<br>Current<br>Base Percentages<br>(G/Sum of G) |
|---------------|---------------------------------------|--|---|--|
| Homestead     | 2,709,978,723                         | 55.03                                  | 4,924,547,925                                 | 76.9027  |
| Non-Homestead | 1,296,693,142                         | 87.67                                  | 1,479,061,414                                 | 23.0973  |
| Total         | 4,006,671,865                         |  | 6,403,609,339                                 |  |

8-G-03, 8/11/03  
**EXHIBIT**

RP-6701 (5/2001)

SECTION IV Determination of Current Base Proportions

| (I)  | (J)                                 | (K)  | (L)  | (M)  | (N)                                      | (O)                                    |
|--|-------------------------------------|--|--|--|--|--|
| Local Base Proportion for the 1990 Class Assessment Roll | Updated Local Base Proportion (H/D) | Prospective Current Base Proportion Column(J) Prorated to 100.00 | Adjusted Base Proportion Used for Prior Tax Levy | Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-I)*100 | Maximum Current Base Proportion (L*1.05) | Current Base Proportions for 2003 Roll |
| Homestead 56.065   | 3                                   | 61.7165  | 62.9765  | 2.7394%  | 66.1253                                  | 64.7017                                |
| Non-Homestead 43.934                                     | 7                                   | 33.6697  | 37.0235  | -4.6597%   | 38.8747                                  | 35.2983                                |
| Total 10   | 0                                   | 95.3862  | 100  |  |  | 100                                    |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) base percentages, current percentages and current base proportions as set forth herein for the assessment roll and portion identified above.

.....

*[Signature]*  
/Signature e

*[Signature]*

Town Clerk  
Title

August 26, 2003  
Date

RP-6701 (5/2001)

**note: enter 2002 taxable value h & nh (3/27/03)**

**STATE BOARD OF REAL PROPERTY SERVICES**

16 Slieridan Avenue, Albany, NY 12210-2714

Determination of Base Percentages, Current Percentages and  
Current Base Proportions Pursuant to Article 19, RPTL,  
for the Levy of Taxes on the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County; City; Town; Village; Town Outside Village Area X;  
School District; Special District

Name of Portion - TOWN OUTSIDE VILLAGE

SECTION 1 Determination of Base Percentages

| Class         | (A)<br>1989 Taxable<br>Assessed Value | (B)<br>1989 Class<br>Equalization Rate | (C)<br>Estimated<br>Market Value<br>A/(B/100) | (D)<br>Base Percentages<br>(C/Sum of C) |
|---------------|---------------------------------------|--|---|---|
| Homestead     | 1,810,483,106                         | 118.62                                 | 1,526,288,236                                 | 69.89837                                |
| Non-Homestead | 919,093,679                           | 139.83                                 | 657,293,627                                   | 30.10163                                |
| Total         | 2,729,576,785                         |  | 2,183,581,864                                 |   |

SECTION II Determination of Current Percentages

| Class         | (E)<br>2002 Taxable<br>Assessed Value | (F)<br>2002 Class<br>Equalization Rate | (G)<br>Estimated<br>Market Value<br>E/(F/100) | (H)<br>Current<br>Base Percentages<br>(G/Sum of G) |
|---------------|---------------------------------------|--|---|--|
| Homestead     | 2,111,893,723                         | 54.86                                  | 3,849,605,766                                 | 75.5452  |
| Non-Homestead | 1,110,949,820                         | 89.15                                  | 1,246,157,958                                 | 24.4548  |
| Total         | 3,222,843,543                         |  | 5,095,763,724                                 |  |

RP-6701(5/2001)

SECTION IV

Determination of Current Base Proportions

|                  | (I)  | (J)                                 | (K)  | (L)  | (M)  | (N)                                      | (O)                                    |
|------------------|--|-------------------------------------|--|--|--|--|--|
| Class Assessment | Local Base Proportion for the 1990 Assessment Roll | Updated Local Base Proportion (H/D) | Prospective Current Base Proportion Column(J) Prorated to 100.00 | Adjusted Base Proportion Used for Prior Tax Levy | Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-I)*100 | Maximum Current Base Proportion (L*1.05) | Current Base Proportions for 2003 Roll |
| Homestead        | 55.759   | 1                                   | 60.2636  | 62.6407  | 60.8579  | 2.9294%                                  | 62.6407                                |
| Non-Homestead    | 44.241   | 0                                   | 35.9417  | 37.3593  | 39.1421  | 4.5546%                                  | 37.3593                                |
| Total            | 10   | 0                                   | 96.2053  | 100  | 100  |  | 100                                    |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) base percentages, current percentages and current base proportions as set forth herein for the assessment roll and portion identified above.

**X**  
**K^/^^X^U^i^ -7^**  
 ^ Signatur e

Town Clerk  
 Title,

August 26, 2003  
 Date

RP-6701 (5/2001)

**STATE BOARD OF REAL PROPERTY SERVICES**

16 Sheridan Avenue, Albany, NY 12210-2714

Determination of Base Percentages, Current Percentages and  
Current Base Proportions Pursuant to Article 19, RPTL,  
for the Levy of Taxes on the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County:\_\_\_ City:\_\_\_ Town:\_\_\_ Village:\_\_\_ Town Outside Village Area\_\_\_  
School District XX : Special District\_\_\_

Name of Portion - SouthOrangetown

SECTION I Determination of Base Percentages

| Class         | (A)<br>1989 Taxable<br>Assessed Value | (B)<br>1989 Class<br>Equalization Rate | (C)<br>Estimated<br>Market Value<br>A/(B/100) | (D)<br>Base Percentages<br>(C/Sum of C) |
|---------------|---------------------------------------|--|---|---|
| Homestead     | 1,144,567,880                         | 115.92                                 | 987,377,398                                   | 72.5790                                 |
| Non-Homestead | 488,534,067                           | 130.96                                 | 373,040,674                                   | 27.4210                                 |
| Total         | 1,633,101,947                         |  | 1,360,418,072                                 |   |

SECTION II Determination of Current Percentages

| Class         | (E)<br>2002 Taxable<br>Assessed Value | (F)<br>2002 Class<br>Equalization Rate | (G)<br>Estimated<br>Market Value<br>E/(F/100) | (H)<br>Current<br>Base Percentages<br>(G/Sum of G) |
|---------------|---------------------------------------|--|---|--|
| Homestead     | 1,386,990,280                         | 56.16                                  | 2,469,712,037                                 | 82.4280  |
| Non-Homestead | 415,139,315                           | 78.85                                  | 526,492,473                                   | 17.5720  |
| Total         | 1,802,129,595                         |  | 2,996,204,510                                 |  |



RP-6701 (5/2001)

SECTION IV Determination of Current Base Proportions

|               | (I)  | (J)                                   | (K)  | (L)  | (M)  | (N)                                      | O                                      |
|---------------|--|---------------------------------------|--|--|--|--|--|
| Class         | Local Base Proportion for the 1990 Assessment Roll | Updated Local Base Proportion I*(H/D) | Prospective Current Base Proportion Column(J) Prorated to 100.00 | Adjusted Base Proportion Used for Prior Tax Levy | Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-I)*100 | Maximum Current Base Proportion (L*1.05) | Current Base Proportions for 2003 Roll |
| Homestead     | 59.3147  | 67.3638                               | 72.0964  | 70.6064  | 2.1102%  | 74.1367                                  | 72.0964                                |
| Non-Homestead | 40.6853  | 26.0720                               | 27.9036  | 29.3936  | -5.0690%   | 30.8633                                  | 27.9036                                |
| Total         | 100  | 93.4358                               | 100  | 100  |  |  | 100                                    |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) base percentages, current percentages and current base proportions as set forth herein for the assessmentroll and portion identified above.

*r* <sup>/ ^</sup>  
**i/f^^^SCX**  
 Signature

Town Clerk  
 Title

August 26, 2003  
 Date

**STATE BOARD OF REAL PROPERTY SERVICES**

16 Sheridan Avenue, Albany, NY 12210-2714

Determination of Base Percentages, Current Percentages and  
 Current Base Proportions Pursuant to Article 19, RPTL,  
 for the Levy of Taxes on the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County:\_\_\_ City:\_\_\_ Town:\_\_\_ Village:\_\_\_ Town Outside Village Area\_\_\_  
 School District\_XX:\_\_\_ Special District\_\_\_

Name of Portion - Pearl River

**SECTION I** Determination of Base Percentages

| Class         | (A)<br>1989 Taxable<br>Assessed Value | (B)<br>1989 Class<br>Equalization Rate | (C)<br>Estimated<br>Market Value<br>A/(B/100) | (D)<br>Base Percentages<br>(C/Sum of C) |
|---------------|---------------------------------------|--|---|---|
| Homestead     | 725,067,880                           | 120.43                                 | 602,065,831                                   | 73.8327                                 |
| Non-Homestead | 285,139,606                           | 133.63                                 | 213,379,934                                   | 26.1673                                 |
| Total         | 1,010,207,486                         |  | 815,445,765                                   |   |

**SECTION II** Determination of Current Percentages

| Class         | (E)<br>2002 Taxable<br>Assessed Value | (F)<br>2002 Class<br>Equalization Rate | (G)<br>Estimated<br>Market Value<br>E/(F/100) | (H)<br>Current<br>Base Percentages<br>(G/Sum of G) |
|---------------|---------------------------------------|--|---|--|
| Homestead     | 835,015,960                           | 53.19                                  | 1,569,873,961                                 | 77.9265  |
| Non-Homestead | 354,279,286                           | 79.67                                  | 444,683,427                                   | 22.0735  |
| Total         | 1,189,295,246                         |  | 2,014,557,388                                 |  |

RP-6701 (5/2001)

SECTION IV Determination of Current Base Proportions

| (1)           | (J)  | (K)                                   | (L)  | (M)  | (N)  | 0  |                                       |
|---------------|--|---------------------------------------|--|--|--|--|---------------------------------------|
| Class         | Local Base Proportion for the 1990 Assessment Roll | Updated Local Base Proportion I*(H/D) | Prospective Current Base Proportion Column(J) Prorated to 100.00 | Adjusted Base Proportion Used for Prior Tax Levy | Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-i)*100 | Maximum Current Base Proportion (L*1.05) | Current Base Proportions for 2003Roll |
| Homestead     | 60.9369  | 64.3157                               | 66.1225  | 63.3918  | 4.3076%  | 66.56139                                 | 66.12248                              |
| Non-Homestead | 39.0631  | 32,9518                               | 33.8775  | 36.6082  | -7.4592%   | 38.43861                                 | 33.87752                              |
| Total         | 100  | 97.2675                               | 100  | 100  |  |  | 100                                   |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) base percentage, current percentages and current base proportions as set forth herein for the assessment roll and portion identified above.

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 Signature

Town Clerk  
 Title

August 26, 2003  
 Date

RP-6701 (5/2001)

**STATE BOARD OF REAL PROPERTY SERVICES**

16 Slieridan Avenue, Albany , NY 12210-2714

Determination of Base Percentages, Current Percentages and  
Current Base Proportions Pursuant to Article 19, RPTL,  
for the Levy of Taxes on tlie 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Cite< One to Identify Portion: Count y;\_\_ City;\_\_ Town;\_\_ Village;Tow n Outside Village Area;\_\_  
School District\_XX;\_ Special District\_\_

Name of Portion - Nyack

SECTION 1 Determination of Base Percentages

| Class         | (A)<br>1989 Taxable<br>Assessed Value | (B)<br>1989 Class<br>Equalization Rate | (C)<br>Estimated<br>Market Value<br>A/(B/100) | (D)<br>Base Percentages<br>(C/Sum of C) |
|---------------|---------------------------------------|--|---|---|
| Homestead     | 385,549,825                           | 121.54                                 | 317,220,524                                   | 67.1393                                 |
| Non-Homestead | 201,636,566                           | 129.87                                 | 155,260,311                                   | 32.8607                                 |
| Total         | 587,186,391                           |  | 472,480,835                                   |   |

SECTION II Determination of Current Percentages

| Class         | (E)<br>2002 Taxable<br>Assessed Value | (F)<br>2002 Class<br>Equalization Rate | (G)<br>Estimated<br>Market Value<br>E/(F/100) | (H)<br>Current<br>Base Percentages<br>(G/Sum of G) |
|---------------|---------------------------------------|--|---|--|
| Homestead     | 423,340,999                           | 55.03                                  | 769,291,294                                   | 79.9995  |
| Non-Homestead | 161,594,944                           | 84.02                                  | 192,329,141                                   | 20.0005  |
| Total         | 584,935,943                           |  | 961,620,435                                   |  |

RP-6701 (5/2001)

SECTION IV Determination of Current Base Proportions

|               | (I)  | (J)   | (K)   | (L)   | (M)  | (N)  | (O)   |         |
|---------------|--|---|---|---|--|--|---|---------|
|               | Local<br>Base Proportion<br>for the 1990<br>Class Assessment<br>Roll | Updated Local<br>Base Proportion<br>I*(H/D) | Prospective<br>Current<br>Base Proportion<br>Column(J)<br>Prorated<br>to 100.00 | Adjusted Base<br>Proportion<br>Used for<br>Prior Tax Levy | Percent Difference<br>Between Prior Year<br>Adjusted Base<br>Proportion and<br>Prospective Current<br>Base Proportion<br>((K/L)-I)*100 | Maximum<br>Current Base<br>Base Proportion<br>(L*1.05) | Current<br>Base<br>Proportions<br>for 2003 Roll |         |
| Homestead     | 50.271   | 0   | 59.9001   | 66.4321   | 64.4706  | 3.0424%  | 67.6941   | 66.4321 |
| Non-Homestead | 49.729   | 0   | 30.2674   | 33.5679   | 35.5294  | -5.5207%   | 37.3059   | 33.5679 |
| Total         | 10   | 0   | 90.1675   | 100   | 100  |  |   | 100     |

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I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) base percentages, current percentages and current base proportions as set forth herein for the assessment roll and portion identified above.

\_\_\_\_\_  
/ Signature e

Town Clerk  
Title

August 26, 2003  
Date

RP-6701 (5/2001)

**STATE BOARD OF REAL PROPERTY SERVICES**

16 Sheridan Avenue, Albany, NY 12210-2714

Determination of Base Percentages, Current Percentages and  
Current Base Proportions Pursuant to Article 19, RPTL,  
for the Levy of Taxes on the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion; County: \_\_\_ City: \_\_\_ Town: \_\_\_ Village: \_\_\_ Town Outside Village Area: \_\_\_  
School District X: Special District: \_\_\_

Name of Portion - NANUET

SECTION I Determination of Base Percentages

| Class         | (A)<br>1989 Taxable<br>Assessed Value | (B)<br>1989 Class<br>Equalization Rate | (C)<br>Estimated<br>Market Value<br>A/(B/100) | (D)<br>Base Percentages<br>(C/Sum of C) |
|---------------|---------------------------------------|--|---|---|
| Homestead     | 123,995,310                           | 119.56                                 | 103,709,694                                   | 56.4832                                 |
| Non-Homestead | 163,503,056                           | 204.63                                 | 79,901,801                                    | 43.5168                                 |
| Total         | 287,498,366                           |  | 183,611,495                                   |   |

SECTION II Determination of Current Percentages

| Class         | (E)<br>2002 Taxable<br>Assessed Value | (F)<br>2002 Class<br>Equalization Rate | (G)<br>Estimated<br>Market Value<br>E/(F/100) | (H)<br>Current<br>Base Percentages<br>(G/Sum of G) |
|---------------|---------------------------------------|--|---|--|
| Homestead     | 138,127,825                           | 55.68                                  | 248,074,398                                   | 42.5604  |
| Non-Homestead | 394,363,087                           | 117.79                                 | 334,801,840                                   | 57.4396  |
| Total         | 532,490,912                           |  | 582,876,238                                   |  |

RP-6701 (5/2001)

SECTION IV Determination of Current Base Proportions

|               | (I)  | (J)   | (K)   | (L)   | (M)  | (N)  | (O)   |
|---------------|--|---|---|---|--|--|---|
|               | Local<br>Base Proportion<br>for the 1990<br>Class Assessment<br>t Roll | Updated Local<br>Base Proportion<br>I*(H/D) | Prospective<br>Current<br>Base Proportion<br>Column(J)<br>Prorated<br>to 100.00 | Adjusted Base<br>Proportion<br>Used for<br>Prior Tax Levy | Percent Difference<br>Between Prior Year<br>Adjusted Base<br>Proportion and<br>Prospective Current<br>Base Proportion<br>((K/L)-I)*100 | Maximum<br>Current Base<br>Base Proportion<br>(L*1.05) | Current<br>Base<br>Proportions<br>for 2003 Roll |
| Homestead     | 30.812   | 8   | 23.2176   | 20.2701   | 17.5392  | 15.5705%   | 18.4162   |
| Non-Homestead | 69.187   | 3   | 91.3231   | 79.7299   | 82.4608  | -3.3118%   | 86.5838   |
| Total         | 100  | 0   | 114.5407  | 100   | 100  |  | 100   |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) base percentages, current percentages and current base proportions as set forth herein for the assessment roll and portion identified above.

*[Handwritten Signature]*  
/Signature

Town Clerk  
Title

August 26, 2003  
Date

**STATE BOARD OF REAL PROPERTY SERVICES**

16 Sheridan Avenue, Albany , NY 12210-271 4

Determination of Adjusted Base Proportions Pursuant to  
Article 19, RPTL, for the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County ;\_\_ City ;\_\_ Town X ; Village ;\_\_ Town Outside Village Area\_  
School District ;\_\_ Special District\_\_

Name of Portion - TOWNWIDE

Reference Roll - 2002

Levy Roll - 2003

SECTION I

Determination of Portion Class Net Change in Assessed Value due to Physical and Quantity  
Equalization Changes and Computation of Class Change in Level of Assessment Factor

| Class         | (A)<br>Total Assessed<br>Value on the<br>Reference Roll | (B)<br>Total Assessed<br>Value of Physical<br>& Quantity Increases<br>Between Reference<br>Roll & Levy Roll | (C)<br>Total Assessed<br>Value of Physical<br>& Quantity Decreases<br>Between Reference<br>Roll & Levy Roll | (D)<br>Net Assessed Value<br>of Physical<br>& Quantity Changes<br>(B-C) | (E)<br>Surviving Total<br>Assessed Value on<br>the Reference Roll<br>(A-C) |
|---------------|---|---|---|---|--|
| Homestead     | 2,709,978,723   | 22,898,360  | 3,466,897   | 19,431,463  | 2,706,511,826  |
| Non-Homestead | 1,227,255,505   | 14,413,810  | 6,419,603   | 7,994,207   | 1,220,835,902  |

| Class         | (F)<br>Total Assessed Value<br>of Equalization Increases<br>Between Reference Roll<br>and Levy Roll | (G)<br>Total Assessed Value<br>of Equalization Decreases<br>Between Reference Roll<br>and Levy Roll | (H)<br>Net<br>Equalization<br>Changes<br>(F-G) | (I)<br>Change in Level of<br>Assessment Factor<br>(H/E)+1 |
|---------------|---|---|--|---|
| Homestead     | 309,500   | 1,974,200   | (1,664,700)                                    | 0.999384928   |
| Non-Homestead | 7,006,239   | 6,268,730   | 737,509  | 1.000604102   |



SECTION II

Computation of Portion Class Adjustment Factor

|               | (J)                                     | (K)   | (L)   | (M)   | (N)  | (O)                           |
|---------------|---|---|---|---|--|-------------------------------|
| Class         | Taxable Assessed Value on the Levy Roll | Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (J/I) | Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment | Total Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (K+L) | Taxable Assessed Value on the Reference Roll | Class Adjustment Factor (M/N) |
| Homestead     | 2,731,025,547                           | 2,732,706,359   | .   | 2,732,706,359   | 2,709,978,723                                | 1.00839                       |
| Non-Homestead | 1,220,051,159                           | 1,219,314,569   | 71,479,816  | 1,290,794,385   | 1,296,693,142                                | 0.99545                       |

SECTION

Computation of Adjusted Base Proportions

|               | (P)                      | (Q)   | (R)                                  |
|---------------|--------------------------|---|--------------------------------------|
| Class         | Current Base Proportions | Current Base Proportions Adjusted for Physical & Quantity Changes (P*0) | Adjusted Base Proportions (Q/SumofQ) |
| Homestead     | 64.70170                 | 65.24433  | 64.9960%                             |
| Non-Homestead | 35.29830                 | 35.13773  | 35.0040%                             |
|               | 100                      | 100.38206   | 100%                                 |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) the adjusted base proportions and the data, procedures and computation used to determine the adjusted base proportions as set forth herein for the assessment roll and portion identified above.



Signature  
Town Clerk

Title  
August 26, 2003  
Date

**STATE BOARD OF REAL PROPERTY SERVICES**

16 Stieridan Avenue, Albany , NY 12210-271 4

Determination of Adjusted Base Proportions Pursuant to  
Article 19, RPTL, for the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County; \_\_\_ City; \_\_\_ Town; \_\_\_ Village; \_\_\_ Town Outside Village Area\_X; \_\_\_  
School District; \_\_\_ Special District \_\_\_

Name of Portion - TOWN OUTSIDE VILLAGE

Reference Roll - 2002

Levy Roll - 2003

SECTION

Determination of Portion Class Net Change in Assessed Value due to Physical and Quantity  
Equalization Changes and Computation of Class Change in Level of Assessment Factor

| Class         | (A)<br>Total Assessed<br>Value on the<br>Reference Roll  | (B)<br>Total Assessed<br>Value of Physical<br>& Quantity Increases<br>Between Reference<br>Roll & Levy Roll | (C)<br>Total Assessed<br>Value of Physical<br>& Quantity Decreases<br>Between Reference<br>Roll & Levy Roll | (D)<br>Net Assessed Value<br>of Physical<br>& Quantity Changes<br>(B-C) | (E)<br>Surviving Total<br>Assessed Value on<br>the Reference Roll<br>(A-C) |
|---------------|--|---|---|---|--|
| Homestead     | 2,111,893,723  | 18,412,600  | 2,432,697   | 15,979,903  | 2,109,461,026  |
| Non-Homestead | 1,052,868,867  | 12,630,900  | 4,670,203   | 7,960,697   | 1,048,198,664  |
| Class         | (F)<br>Total Assessed Value Total<br>of Equalization Increases of<br>Between Reference Roll and<br>Levy Roll | (G)<br>Total Assessed Value<br>of Equalization Decreases<br>Between Reference Roll and<br>Levy Roll         | (H)<br>Net<br>Equalization Changes<br>(F-G)   | (I)<br>Change in Level of<br>Assessment Factor<br>(H/E)+1               |  |
| Homestead     | 309,590  | 247,500   | 62,090  | 1.00003   |  |
| Non-Homestead | 7,006,239  | 6,236,230   | 770,009   | 1.00073   |  |

SECTION II

Computation of Portion Class Adjustment Factor

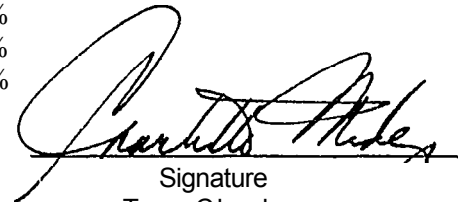
|               | (J)                                     | (K)   | (L)   | (M)   | (N)  | (O)                           |
|---------------|---|---|---|---|--|-------------------------------|
| Class         | Taxable Assessed Value on the Levy Roll | Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (J/I) | Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment | Total Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (K+L) | Taxable Assessed Value on the Reference Roll | Class Adjustment Factor (M/N) |
| Homestead     | 2,130,644,841                           | 2,130,582,129   | .   | 2,130,582,129   | 2,111,893,723                                | 1.00885                       |
| Non-Homestead | 1,045,391,314                           | 1,044,623,931   | 59,413,132  | 1,104,037,063   | 1,110,949,820                                | 0.99378                       |

SECTION III

Computation of Adjusted Base Proportions

| Class         | (P)                      | (Q)   | (R)                                    |
|---------------|--------------------------|---|--|
| Class         | Current Base Proportions | Current Base Proportions Adjusted for Physical & Quantity Changes (P*0) | Adjusted Base Proportions (Q/Sum of Q) |
| Homestead     | 62.64070                 | 63.19502  | 62.9923%                               |
| Non-Homestead | 37.35930                 | 37.12684  | 37.0077%                               |
|               | 100                      | 100.32185   | 100%                                   |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specific date) the adjusted base proportions and the data, procedures and computation used to determine the adjusted base proportions as set forth herein for the assessment roll and portion identified above.



Signature  
 Town Clerk  
 Title  
August 26, 2003  
 Date

**STATE BOARD OF REAL PROPERTY SERVICES**

16 Sheridan Avenue, Albany, NY 12210-271 4

Determination of Adjusted Base Proportions Pursuant to Article 19, RPTL, for the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County; \_\_\_ City; \_\_\_ Town; \_\_\_ Village; \_\_\_ Town Outside Village Area; \_\_\_  
 School District X: Special District \_\_\_

Name of Portion - SOUTH ORANGETOWN SCHOOL DISTRICT

Reference Roll - 2002

Levy Roll - 2003

**SECTION I**

Determination of Portion Class Net Change in Assessed Value due to Physical and Quantity Equalization Changes and Computation of Class Change in Level of Assessment Factor

| Class         | (A)<br>Total Assessed Value on the Reference Roll                                       | (B)<br>Total Assessed Value of Physical & Quantity Increases Between Reference Roll & Levy Roll | (C)<br>Total Assessed Value of Physical & Quantity Decreases Between Reference Roll & Levy Roll | (D)<br>Net Assessed Value of Physical & Quantity Changes (B-C) | (E)<br>Surviving Total Assessed Value on the Reference Roll (A-C) |
|---------------|---|---|---|--|---|
| Homestead     | 1,402,141,077   | 11,138,200  | 1,644,800   | 9,493,400  | 1,400,496,277   |
| Non-Homestead | 379,493,579   | 6,452,610   | 873,900   | 5,578,710  | 378,619,679   |
| Class         | (F) Total Assessed Value of Equalization Increases Between Reference Roll and Levy Roll | (G) Total Assessed Value of Equalization Decreases Between Reference Roll and Levy Roll         | (H)<br>Net Equalization Changes (F-G)   | (I)<br>Change in Level of Assessment Factor (H/E)+1            |   |
| Homestead     | 280,550   | 1,859,200   | (1,578,650)   | 0.99887  |   |
| Non-Homestead | 2,355,716   | 5,486,230   | (3,130,514)   | 0.99173  |   |

RP-6703(5/2001)

SECTION II

Computation of Portion Class Adjustment Factor


|               | (J)                                     | (K)   | (L)   | (M)   | (N)  | (O)                           |
|---------------|---|---|---|---|--|-------------------------------|
| Class         | Taxable Assessed Value on the Levy Roll | Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (J/I) | Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment | Total Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (K + L) | Taxable Assessed Value on the Reference Roll | Class Adjustment Factor (M/N) |
| Homestead     | 1,390,495,908                           | 1,392,065,054   | —   | 1,392,065,054   | 1,386,990,280                                | 1.003658839                   |
| Non-Homestead | 377,592,900                             | 381,092,485   | 37,843,468  | 418,935,953   | 415,139,315                                  | 1.009145455                   |

SECTION III

Computation of Adjusted Base Proportions

| Class         | (P) Current Base Proportions | (Q) Current Base Proportions Adjusted for Physical & Quantity Changes (P*0) | (R) Adjusted Base Proportions (Q/SumofQ) |
|---------------|------------------------------|---|--|
| Homestead     | 72.09640                     | 72.36019  | 71.9866%                                 |
| Non-Homestead | 27.90360                     | 28.15879  | 28.0134%                                 |
|               | 100                          | 100.51898   | 100%                                     |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) the adjusted base proportions and the data, procedures and computation used to determine the adjusted base proportions as set forth herein for the assessment roll and portion identified above.

  
 Signature  
 Town Clerk  
 Title  
 August 26, 2003  
 Date

**STATE BOARD OF REAL PROPERTY SERVICES**  
 16 Sheridan Avenue, Albany , NY 12210-271 4

Certificate of Adjusted Base Proportions Pursuant to Article 19, RPTL,  
 for the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County:\_\_\_ City:\_\_\_ Town:\_\_\_ Village:\_\_\_ Town Outside Village Area\_\_\_  
 School District X.; Special District\_\_\_

Name of Portion - PEARL RIVER

Reference Roll - 2002

Levy Roll - 2003

SECTION

Determination of Portion Class Net Change in Assessed Value due to Physical and Quantity  
 Equalization Changes and Computation of Class Change in Level of Assessment Factor

|               | (A)  | (B)  | (C)  | (D)   | (E)  |
|---------------|--|--|--|---|--|
| Class         | Total Assessed Value on the Reference Roll   | Total Assessed Value of Physical & Quantity Increases Between Reference Roll & Levy Roll   | Total Assessed Value of Physical & Quantity Decreases Between Reference Roll & Levy Roll | Net Assessed Value of Physical & Quantity Changes (B-C) | Surviving Total Assessed Value on the Reference Roll (A-C) |
| Homestead     | 844,201,458  | 7,918,900  | 1,280,797  | 6,638,103   | 842,920,661  |
| Non-Homestead | 337,100,578  | 1,620,300  | 4,670,203  | (3,049,903)   | 332,430,375  |
| Class         | (F)<br>Total Assessed Value of Equalization Increases Between Reference Roll and Levy Roll | (G)<br>Total Assessed Value of Equalization Decreases Between Reference Roll and Levy Roll | (H)<br>Net Equalization Changes (F-G)  | (I)<br>Change in Level of Assessment Factor (H/E)+1     |  |
| Homestead     | 29,040   | 80,300   | (51,260)   | 0.99994   |  |
| Non-Homestead | 4,650,523  | 750,000  | 3,900,523  | 1.01173   |  |

SECTION II

Computation of Portion Class Adjustment Factor


|               | (J)                                     | (K)   | (L)   | (M)   | (N)  | (O)                           |
|---------------|---|---|---|---|--|-------------------------------|
| Class         | Taxable Assessed Value on the Levy Roll | Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (J/I) | Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment | Total Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (K+L) | Taxable Assessed Value on the Reference Roll | Class Adjustment Factor (M/N) |
| Homestead     | 839,910,311                             | 839,961,391   | —   | 839,961,391   | 835,015,960                                  | 1.0059226                     |
| Non-Homestead | 317,938,494                             | 314,251,273   | 17,709,928  | 331,961,201   | 354,279,286                                  | 0.9370043                     |

SECTION III

Computation of Adjusted Base Proportions

|               | (P)                      | (Q)   | (R)                                    |
|---------------|--------------------------|---|--|
| Class         | Current Base Proportions | Current Base Proportions Adjusted for Physical & Quantity Changes (P*0) | Adjusted Base Proportions (Q/Sum of Q) |
| Homestead     | 66.12248                 | 66.51409  | 67.6937%                               |
| Non-Homestead | 33.87752                 | 31.74338  | 32.3063%                               |
|               | 100                      | 98.25747  | 100%                                   |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) the adjusted base proportions and the data, procedures and computation used to determine the adjusted base proportions as set forth herein for the assessment roll and portion identified above.

  
 Signature  
 Town Clerk  
 Title  
August 26, 2003  
 Date

**STATE BOARD OF REAL PROPERTY SERVICES**  
 16 Sheridan Avenue, Albany , NY 12210-271 4

Determination of Adjusted Base Proportions Pursuant to  
 Article 19, RPTL, for the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County ;\_\_ City ;\_\_ Town ;\_\_ Village ;\_\_ Town Outside Village Area\_\_  
 School District X : Special District\_\_

Name of Portion - NYACK SCHOOL DISTRICT

Reference Roll - 2002

Levy Roll - 2003

SECTION I

Determination of Portion Class Net Change in Assessed Value due to Physical and Quantity  
 Equalization Changes and Computation of Class Change in Level of Assessment Factor

|               | (A)  | (B)  | (C)  | (D)   | (E)  |
|---------------|--|--|--|---|--|
| Class         | Total Assessed Value on the Reference Roll | Total Assessed Value of Physical & Quantity Increases Between Reference Roll & Levy Roll | Total Assessed Value of Physical & Quantity Decreases Between Reference Roll & Levy Roll | Net Assessed Value of Physical & Quantity Changes (B-C) | Surviving Total Assessed Value on the Reference Roll (A-C) |
| Homestead     | 428,686,714                                | 3,435,160  | 541,300  | 2,893,860   | 428,145,414  |
| Non-Homestead | 151,285,621                                | 1,225,000  | 875,500  | 349,500   | 150,410,121  |

|               | (F)   | (G)   | (H)                            | (I)  |
|---------------|---|---|--------------------------------|--|
| Class         | Total Assessed Value of Equalization Increases Between Reference Roll and Levy Roll | Total Assessed Value of Equalization Decreases Between Reference Roll and Levy Roll | Net Equalization Changes (F-G) | Change in Level of Assessment Factor (H/E)+1 |
| Homestead     |   | 34,700  | (34,700)                       | 0.99992                                      |
| Non-Homestead |   | 32,500  | (32,500)                       | 0.99978                                      |



RP-6703(5/2001)

SECTION II

Computation of Portion Class Adjustment Factor

|               | (J)                                     | (K)   | (L) (M)  | (N)  | (O)  |                               |
|---------------|---|---|--|--|--|-------------------------------|
| Class         | Taxable Assessed Value on the Levy Roll | Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (J/I) | Assessed Value of Levy Roll at Reference Roll Assessment Level of Assessment (K + L) | Total Taxable Assessed Value on Levy Roll at Reference | Taxable Assessed Value on the Reference Roll | Class Adjustment Factor (M/N) |
| Homestead     | 431,545,874                             | 431,580,852   | 431,580,852  | 423,340,999  | 1.0194639                                    |                               |
| Non-Homestead | 151,602,621                             | 151,635,386   | 11,198,998 162,834,38  | 161,594,944  | 1.0076700                                    |                               |

SECTION III

Computation of Adjusted Base Proportions

| Class         | (P) Current Base Proportions | (Q) Current Base Proportions Adjusted for Physical & Quantity Changes Adjusted Base Proportions (P*0) (Q/Su | (R) m of Q) |
|---------------|------------------------------|---|-------------|
| Homestead     | 66.43210                     | 67.725125643  | 66.6911%    |
| Non-Homestead | 33.56790                     | 33.825367149  | 33.3089%    |
|               | 100                          | 101.550492792   | 100%        |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) the adjusted base proportions and the data, procedures and compulation used to determine the adjusted base proportions as set forth herein for the assessment roll and portion identified above.



Signature  
 Town Clerk  
 Title  
August 26, 2003  
 Date

**STATE BOARD OF REAL PROPERTY SERVICES**  
 16 Sheridan Avenue, Albany , NY 12210-271 4

Determination of Adjusted Base Proportions Pursuant to  
 Article 19, RPTL, for the 2003 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County ;\_\_ City ;\_\_ Town ;\_\_ Village ;\_\_ Town Outside Village Area ;\_\_  
 School District X ; Special District\_\_

Name of Portion - NANUET SCHOOL DISTRICT

Reference Roll - 2002

Levy Roll - 200 3

SECTION I

Determination of Portion Class Net Change in Assessed Value due to Physical and Quantity  
 Equalization Changes and Computation of Class Change in Level of Assessment Factor

|               | (A)  | (B)  | (C)  | (D)   | (E)  |
|---------------|--|--|--|---|--|
| Class         | Total Assessed Value on the Reference Roll   | Total Assessed Value of Physical & Quantity Increases Between Reference Roll & Levy Roll   | Total Assessed Value of Physical & Quantity Decreases Between Reference Roll & Levy Roll | Net Assessed Value of Physical & Quantity Changes (B-C) | Surviving Total Assessed Value on the Reference Roll (A-C) |
| Homestead     | 138,127,825  | 406,100  |  | 406,100   | 138,127,825  |
| Non-Homestead | 390,760,050  | 5,115,900  |  | 5,115,900   | 390,760,050  |
| Class         | (F)<br>Total Assessed Value of Equalization Increases Between Reference Roll and Levy Roll | (G)<br>Total Assessed Value of Equalization Decreases Between Reference Roll and Levy Roll | (H)<br>Net Equalization Changes (F-G)  | (I)<br>Change in Level of Assessment Factor (H/E)+1     |  |
| Homestead     |  |  |  | 1.0000  |  |
| Non-Homestead |  |  |  | 1.0000  |  |

RP-6703(5/2001)

SECTION II

Computation of Portion Class Adjustment Factor

|               | (J)                                     | (K)   | (L)   | (M)   | (N)  | (O)                           |
|---------------|---|---|---|---|--|-------------------------------|
| Class         | Taxable Assessed Value on the Levy Roll | Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (J/I) | Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment | Total Taxable Assessed Value on Levy Roll at Reference Roil Level of Assessment (K + L) | Taxable Assessed Value on the Reference Roll | Class Adjustment Factor (M/N) |
| Homestead     | 138,393,610                             | 138,393,610   |   | 138,393,610   | 138,127,825                                  | 1.0019242                     |
| Non-Homestead | 393,976,850                             | 393,976,850   | 3,673,133   | 397,649,983   | 394,363,087                                  | 1.0083347                     |

SECTION III

Computation of Adjusted Base Proportions

|               | (P)                      | (Q)   | (R)                                    |
|---------------|--------------------------|---|--|
| Class         | Current Base Proportions | Current Base Proportions Adjusted for Physical & Quantity Changes (P*0) | Adjusted Base Proportions (Q/Sum of Q) |
| Homestead     | 18.416200000             | 18.451636377  | 18.3206%                               |
| Non-Homestead | 81.583800000             | 82.263776080  | 81.6794%                               |
|               | 100                      | 100.715412457   | 100%                                   |

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on 8/11/03 (specify date) the adjusted base proportions and the data, procedures and computation used to determine the adjusted base proportions as set forth herein for the assessment roll and portion identified above.

  
 Signature

Town Clerk  
 Title

August 26, 2003  
 Date

STATE OF NEW YORK )  
COUNTY OF ROCKLAND )  
TOWN OF ORANGETOWN )

SS.

Charlotte Madigan being duly sworn upon her oath, deposes and says;

That, she is, at all times hereinafter mentioned was, duly elected. Qualified and acting Town Clerk of the TOWN of ORANGETOWN, in the County of Rockland, State of New York.

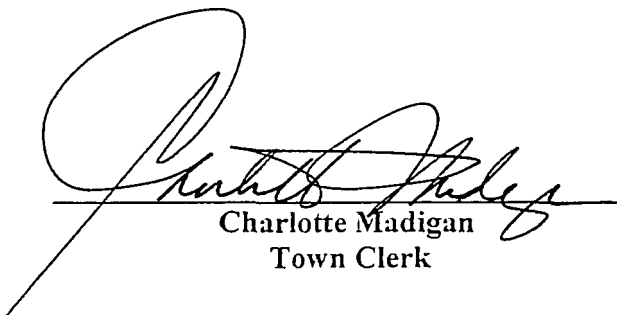
That, on the 9th day of July \_\_\_\_\_ 2003, she caused to be conspicuously posted and fastened up a notice, a true copy of which is annexed hereto and made a part of hereof, in the following places, at least one of which is a public place within the TOWN of ORANGETOWN, New York.

1. Town Hall Bulletin Boards

3.

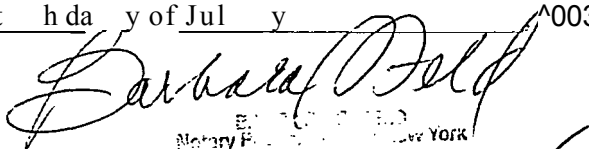
4.

5.

  
Charlotte Madigan  
Town Clerk

Subscribed and sworn to before me

This 9th day of July \_\_\_\_\_ 2003

  
Barbara Delfino  
Notary Public, State of New York  
Commission Expires: \_\_\_\_\_

NOTICE TO BIDDERS

SEALED BIDS SHALL BE RECEIVED by the Town Board of the Town of Orangetown at the Town Clerk's Office, No. 26 Orangeburg Road, Orangeburg, New York until 10:30 a.m. on JULY 31, 2003 and shall be publicly opened and read aloud at 11:00 A.M. for the

**ROCKLAND PSYCHIATRIC CENTER PROJECT  
TIME & MATERIAL CONTRACT**

**TOWN OF ORANGETOWN, ORANGEBURG, NEW YORK,**

The Town Clerk and the Director of Environmental Management and Engineering shall submit a report to the Town Board of all bids received and their recommendations concerning the awarding of a contract at a regular Town Board meeting, in accordance with the Contract Documents on file with and which may be obtained at the Town Clerk's Office.

The Town Board of the Town of Orangetown reserves the right to waive any informalities in the bidding and to reject any and all bids.

The Town Board requires each bid to be accompanied by a certified check for a sum of 51,000.00, conditioned that if his/her proposal is accepted, he/she shall execute such fiarther security as may be required for the faithful performance of the Contract as set forth in these contract documents

The successful bidder shall be required to post a Performance Bond in the amount of Twenty Five Thousand Dollars.

No bid shall be accepted without a Non-collusion Statement as required pursuant to Section 103d of the General Municipal Law.

Contractor warrants and represents that all employees and independent contractors affiliated with or employed by such contractors or any subcontractors shall be compensated at the prevailing wage, including, where applicable wage rates mandated by the New York State Department of Laioi for the work performed in connection with any project.

It is understood that there must be a written contract executed by the Supervisor of the Town of Orangetown, pursuant to Town Board Resolution. This is subject to appropriations ^proved by the Town Board.

By order of the Town Board of the Town of Orangetown. DATED: June 23, 2003

**CHARLOTTE MADIGAN, TOW N CLERK**  
**ROBERT J. BECKERLE, P.E., DIRECTOR OF DEPARTMENT of EM&E**

# AFFfDAVrr OF PUBLICATION

## t/[kt Jountdt Keuis

SEALED BIDS SHALL BE RECEIVED by the Town Board of the Town of Orangetown at the Town Clerk's Office, No. 26 Orangeburg Road, Orangeburg, New York until 10:30 a.m. on JULY 31, 2003 and shall be publicly opened and read aloud at 11:06 A.M. for the

ROCKLAND  
PSYCHIATRIC CENTER  
PROJECT  
TIME & MATERIAL  
CONTRACT  
TOWN OF ORANGETOWN,  
ORANGETOWN, NY  
-V...; NEWYOB t, 'A

The Town Clerk and the Director of Environmental Management and Engineering shall submit a report to the Town Board of an bids received and their recommendations concerning the

Natasha Brown

sworn, says that he & he is the principal officer of the Town of Orangetown, New York, and the notice which he has signed as Town Clerk of

prints copy, was published in the newspaper THE BAY STAR, a daily newspaper published in the County of Westchester, New York, and the notice which he has signed as Town Clerk of

aiding to reject any and all bids.

The Town Board requires each bid to be accompanied by a certified check for a sum of

\*\*\*\*\* \$1,000.00

if the proposal is accepted, he/ she shall execute such further security as may be required for the faithful performance of the Contract as set forth in these contract documents.

The successful bidder shall be required to post a Performance Bond in the amount of \$25,000.00.

No bid shall be accepted without a written statement as required pursuant to Section 103d of the General Municipal Law.

Contractor warrants and represents that all employees and independent contractor's affiliated with or employed by such contractors or any subcontractors shall be accompanied at the prevailing wage, including, where applicable wage rates mandated, by the New York State Department of Labor for the work performed in connection with any project.

It is understood that there must be a written executed by the Supervisor of the Town of Orangetown, & pursuant to Town Board Resolution This is subject to appropriate approvals by the Town Board.

By order of the Town Board of the Town of Orangetown.

DATED: June 23, 2003

CHARLOTTE MADRIGAN,  
TOWN CLERK  
ROBERT J. BECKERLE, P.E.,  
DIRECTOR OF DEPARTMENT OF  
OPEN SPACE

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Jessie L L 4  
Notary PIMc, WesLr t tester County

JESSIE LARAUJO  
NOTARY PUBIC, STATE OF NEW YORK  
NO.01AR6083528  
QUALIFIED IN WESTCHESTER COUNTY  
TERM EXPIRES NOVEMBER 18,2006

BID ITEM: ROCKLAND PSYCHIATRIC CENTER PROJECT SHEET 1 OF 2  
 THE CONTRACT MATERIAL CONTRACT

BID OPENING TIME: 10AM DATE 07/31/03

| CONTRACTOR NAME & ADDRESS                     |
|---|
| T.E. Woods<br>22 S. Main St<br>Pearl River NY |
| Ruggon Inc<br>16 Chester Av<br>Congers NY     |
| Cal Mart<br>357A Rt. 59<br>W Hack NY          |

| SATIBEGEHHEQ | TIME RECEIVED | BIDBQHDOR | eEITIHEDCHECK | Labor Rates                 | 1 - Firemai - Straiikt rime | Rate Per Hiir | la - Farmai - Premiun rune | onePerHaer                     | iW Lafeirer - Straiikt Fuoe | Rate Per Hiir | 2a - Lakerer - Premiun fuie | Rate Per Hair | 3 - Baekkse Oieratir - Straiikt Tune | Rate Per Uier | 3a - Baekkie Operatir - Premiun Tune | Rate Per Hiir | I - Liader Opiratir - Straiikt Time | Rate Per Hiir                              | 4a - Liaier Operatir - Premiun Tune | Rate Per Hiir | 5 - Teamster - Straiikt fmie | tale Per Bsir | ^Teamster - Premiun Fuie | MePerHiir | Equipment Rates | 1-EieavatirLtlLsey | atesPerUiv ! | ^E»avatlr3/4tlley | ates Per Hair i |
|--------------|---------------|-----------|---------------|-----------------------------|-----------------------------|---------------|----------------------------|--------------------------------|-----------------------------|---------------|-----------------------------|---------------|--------------------------------------|---------------|--------------------------------------|---------------|-------------------------------------|--|-------------------------------------|---------------|------------------------------|---------------|--------------------------|-----------|-----------------|--------------------|--------------|-------------------|-----------------|
| ^30-03       | ZWSf-n        |           | ^1.60(1/d     | 1 - Firemai - Straiikt rime | S V ^, ^ 0                  |               | S /.. ^, 7 ^               | s J5.75 ' s 5^, P 7 I s (^J.00 | s, ^n. ^ a                  | S m, t^o      | S -7/ . 5. ^                | S HH./^C^     | 8 7/5 5                              | s M.SO        | I ^\n/;                              |               | 1 9s^ .C0                           | { L?S(.0(S ! J < ^ .5" ^ 0 s A/6? .00 , 5! |                                     |               |                              |               |                          |           |                 |                    |              |                   |                 |
| 7-31-6^      | ir)' .ObAI^   |           | ^Loco, DO     | Rate Per Hiir               | S (^0. ^0                   | % b?). C)n s  | S 10^ 00                   | s 5^, P 7 I s (^J.00           | S ^Mb                       | S 7^.(^ 5     | S m, .5's                   | s 7^V, <^ 5   | S i30, .^S                           | s . ^ .7 ?    | s 9/ .5.6'                           |               | 1 5 /./ A 60 s                      | { L?S(.0(S ! J < ^ .5" ^ 0 s A/6? .00 , 5! |                                     |               |                              |               |                          |           |                 |                    |              |                   |                 |
| n-^)'63      | 1^'.I7 / ^/ ^ |           |               | Rate Per Hair               | S ' ^ A ^                   |               | S Gi0.00                   | s (^J.00                       | S ' ^ A ^                   | S ^ . ^       | s 1310.06                   | S ^/ , <:5 ^  | S   b> 00                            | I io6. ca     | \ ^2-06                              |               | (>or) ^ 5                           |  |                                     |               |                              |               |                          |           |                 |                    |              |                   |                 |

BID ITEM: ROCKLAN D PSIFFIYUTRIC CENTER PROJECT SHEET 2 OF 2

TIMES MATERIAL CONTRACT

BID OPENING TIME: 11:00 AM DATE 07/31/03

CONTRACTOR  
NAME  
&  
ADDRESS

|              |  |                                       |  |  |
|--------------|--|---------------------------------------|--|--|
| ST<br>ver NY | Ruggoni Inc.<br>16 Chester AV<br>Congress NY | CAI Mart<br>357A Rt 59<br>W. Nyack NY |  |  |
|--------------|--|---------------------------------------|--|--|

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**TOWN OF ORANGETOWN  
ENVIRONMENTAL MANAGEMENT & ENGINEERING  
MEMORANDUM**

Aug. 5, 2003

TO: Thorn Kleiner, Orangetown Supervisor

FROM: Robert J. Becker



SUBJECT: Time & Materials Contract Bids, Rockland Psychiatric Center

Bids for this contract were received on July 31, 2003, (Bid Summary Attached). The apparent low bidder T. E. Woods of Pearl River has informed the Town that a significant error was made in the bid, specifically the statutory requirement of the Prevailing Wage Rates were not properly factored into their bid. Further, they requested that their bid be considered null and void because of the error.

I have reviewed the bid and the current prevailing wage rates for Rockland County and concur that an error was made. The bid prices for labor are below the hourly wage due the worker. As an example the bid price for a laborer was \$33.75 per hour and the statutory minimum is \$36.80. This disparity holds true for the other classes of workers and is further exasperated by the exclusion of other unavoidable costs such as Insurance, Taxes, Overhead and Profit.

In view of the above I recommend the rejection of T.E. Wood's bid as non responsive due to a significant and obvious error.

cc: Town Board

J. K Riley, Esq.

C. Richardson

J. Dean

J. Giardiello, PE

R. Rose

C. Madigan

FUe

KAUen

TOWN OF ORANGETOWN  
ENVIRONMENTAL MANAGEMENT & ENGINEERING  
MEMORANDUM

Aug. 5, 2003

TO: Thom Kleiner, Orangetown Supervisor

FROM: Robert J. Becker



SUBJECT: Time & Materials Contract Bids, Rockland Psychiatric Center

With the disqualification T. E. Woods bid the two remaining qualified bidders are Ruccon, Inc. of Congers and Cal Mart Ent. of West Nyack.

An analysis of the bids shows that they are both very similar in pricing with one slightly higher in labor and the other slightly higher in equipment rates, with all the rates and markups fair and reasonable.

The nature of Time and Materials work is such that there are numerous factors that have a much greater effect on the overall performance of the contractor and ultimate cost of the project than the rate paid for labor and equipment. Availability, experience and skill of the workers and the organization with the particular type of work being the most significant.

Because of the variability of these and other factors, it is my recommendation that it is in the best interest of the Town of Orangetown to award contracts to both Ruccon and Cal Mart with the Town designating individual projects to the contractor who can provide the best and most efficient service.

cc: Town Board  
J. K Riley, Esq.  
C. Richardson  
J. Dean  
J. Giardiello, PE  
R. Rose  
C. Madigan  
K Allen  
FUE

**RESOLUTION NO. 492 DECLAR**

**E COMPUTERS SURPLUS  
TOWN ATTORNEY'S OFFICE**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that five (5) computers and monitors are declared surplus in the Town Attorney's Office. These computers are to be resold to Town employees at a fair market price to be determined by outside consultant.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: None

**RESOLUTION NO. 493 AD**

**V BIDS/NEW BRINE MAKING  
SYSTEM/HIGHWAY DEPT**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the Superintendent of Highway is hereby authorized to advertise for sealed bids for *One (1) New Brine Making System*, and. Be It

RESOLVED FURTHER, that bids are to be received by 10:30 a.m., September 24, 2003, and be publicly opened and read aloud at 11:00 a.m., and. Be It

RESOLVED FURTHER, that a report of all bids received and recommendation concerning the award is to be made at a regular Town Board meeting.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: None

**RESOLUTION NO. 494 AD**

**V BIDS/ASPHALT SURFACE  
IMPRINT TEXTURE APPLICATION  
HIGHWAY DEPT**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the Superintendent of Highway is hereby authorized to advertise for sealed bids for *Asphalt Surface Imprint Texture Application* and. Be It

RESOLVED FURTHER, that bids are to be received by 10:30 a.m., August 28, 2003, and be publicly opened and read aloud at 11:05 a.m., and, Be It

RESOLVED FURTHER, that a report of all bids received and recommendation concerning the award is to be made at a regular Town Board meeting.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: None

\* \* \*

**RESOLUTION NO. 495 AWARD**

**D BID/BELGIUM BLOCK  
CURB & SIDEWALK/EAST  
WASHINGTON AVE PEARL  
RIVER/HIGHWAY DEPT**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

**Resolution No. 495 - Continued**

WHEREAS, the Superintendent of Highways duly advertised for sealed bids for *Belgium block curb and sidewalk construction on East Washington Avenue, Pearl River* which were received and publicly opened on July 30, 2003, and

WHEREAS, these bids were referred to the Superintendent of Highways, for recommendation and report, a copy is labeled Exhibit 8-1-03, and made a part of these minutes. Now, Therefore, Be It

RESOLVED, that the bid for *Belgium block curb and sidewalk construction on East Washington Avenue, Pearl River* is hereby awarded to Bellavista Construction Corporation of Ardsley, NY, the only qualified bidder, in the amount of \$53,172.00.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

**RESOLUTION NO. 496 AWAR**

**D BID/NEW LEAF VACUUM MACHINE /HIGHWAY DEPT**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

WHEREAS, the Superintendent of Highways duly advertised for sealed bids for *One (1) New Leaf Vacuum Machine with Option* which were received and publicly opened on August 6, 2003, and

WHEREAS, these bids were referred to the Superintendent of Highways, for recommendation and report, a copy is labeled Exhibit 8-J-03, and made a part of these minutes. Now, Therefore, Be It

RESOLVED, that the bid for *One (1) New Leaf Vacuum Machine with Option* is hereby awarded to *Timmerman Equipment Co., of Whitehouse, NJ*, the only qualified bidder, in the amount of \$33,500.00.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

\* \* \*

**RESOLUTION NO. 497 APPROV**

**E CONTRACT/HIGHWAY RECONSTRUCTION OF RAILROAD AVE., PEARL RIVER**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that upon the recommendation of the Highway Superintendent, a contract for professional services to develop the Conceptual Design and the Contract Documents for the *Reconstruction of Railroad Ave., Pearl River*, a Multi-Modal Project #S760, be awarded to *Tectonic Engineering of Latham, New York*. This is to be coded as Multi-Modal, D511042/50220 in the amounts as: Conceptual Design - \$18,420 and Contract Documents - \$28,000 for a total amount of \$46,420.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

E

^ 1 ^Id'S

STATE OF NEW YORK )  
COUNTY OF ROCKLAND )  
TOWN OF ORANGETOWN )

SS.

Charlotte Madigan being duly sworn upon her oath, deposes and says;

That, she is, at all times hereinafter mentioned was, duly elected. Qualified and acting Town Clerk of the *TOIVN of ORANGETOWN*, in the County of Rockland. State of New York.

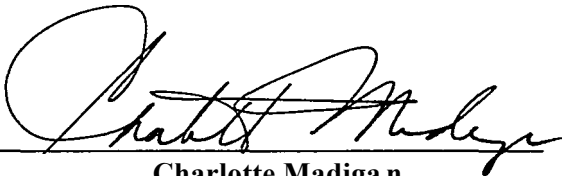
That, on the 14<sup>th</sup> day of Jul<sup>y</sup> 2003, she caused to be conspicuously posted and fastened up a notice, a true copy of which is annexed hereto and made a part of hereof, in the following places, at least one of which is a public place within the *TOIVN of ORANGETOIVN*, New York.

1. Town Hall Bulletin Boards

3.

4.

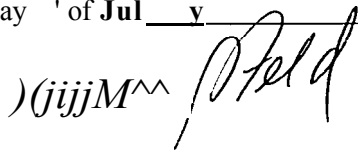
5.



Charlotte Madigan  
Town Clerk

Subscribed and sworn to before me

This 14<sup>th</sup> day of Jul<sup>y</sup> 2003:



BARBARA S. FELD  
Notary Public, State of New York

Qualified in accordance with the provisions of the Notary Law, Chapter 100, of the Laws of 1963, as amended, and Commission Expires: Nov. 30, 2005

t

## NOTICE TO BIDDERS

SEALED BIDS WILL BE RECEIVED by the Town Board of the Town of Orangetown at the Town Clerk's Office, No. 26 Orangeburg Road, Orangeburg, New York until 10:30 a.m. on JULY 30, 2003, and will be publicly opened and read aloud at 11:00 A.M. for BELGIUM BLOCK CURB AND SIDEWALK CONSTRUCTION, EAST WASHINGTON AVENUE, PEARL RTVER, in accordance with the Contract Documents on file with and which may be obtained at the Town Clerk's Office.

The Town Clerk and the Superintendent Of Highways will submit a report to the Town Board of all bids received and their recommendations concerning the awarding of a contract at a meeting of the Town Board.

The Town Board of the Town of Orangetown reserves the right to waive any informalities in the bidding and to reject any and all bids.

The Town Board requires each bid to be accompanied by a certified check for a sum equal to five percent (5%) of the amount of the bid, or a bond with sufficient sureties to be approved by the Town Attorney, in a sum equal to five percent (5%) of the amount bid, conditioned that if his/her proposal is accepted, he/she will execute such further security as may be required for the faithful performance of the Contract as set forth in these contract documents.

The successful bidder will be required to post a Performance Bond in the amount of one hundred percent (100%) of the contract price.

No bid will be accepted without a Non-collusion Statement as required pursuant to Section 103 d of the General Mimicipal Law.

Contractor warrants and represents that all employees and independent contractors affiliated with or employed by such contractors or any subcontractors shall be compensated at the prevailing wage, including, where applicable wage rates mandated by the New York State Department of Labor for the work performed in connection with any project.

It is understood that there must be a written contract executed by the Supervisor of the Town of Orangetown, pursuant to Town Board Resolution. This is subject to appropriations approved by the Town Board.

By order of the Town Board of the Town of Orangetown.

**DATED:** JULY 16, 2003

**CHARLOTTE MADIGAN, TOWN CLERK**

**JAMES J. DEAN, SUPERINTENDENT OF HIGHWAYS**

# AFFIDAVIT OF PUBLICATION

NOTICE TO BIDDERS

from

## Site Journal News

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

### Northen Area

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|---------------|-----------------|
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| Armonk        | Ossiiijy        |
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| Bedford       | Pound ffr^ &    |
| Bedford Hills | Pun^os          |
| Bedford Manor | Shenotsck       |
| Chenango      | ShrabOak        |
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| Cresskill     | Vapianc         |
| Cimarron      | Wlacc^xix       |
| Onondaga      | Yoffaown Hei^as |
| Armonk        | Canne]          |
| Armonk        | CoidSprinq      |
| Bedford       | Gsxnon          |
| Bedford Hills | LatePeekskSI    |

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| Putnam      | Paosson     |

### Central Area

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| OofabsFieny       | Ptsctase           |
| SnsSotd           |                    |
| GreGnborgh        | Sc3zsd^e           |
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| HaRsdaie          | Tnocwwooo          |
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### RocUandArea

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| Peart River | VfestNyack     |
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duly sworn, says that he/she is the principalderk of The  
News, a newspaper published in the County of Westchester,  
State of New York, and the notice of which the annexed  
^Hintered copy, was published in the newspaper entitled  
I^ and (<S) the dates checked below:

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## SigtXliMi

*Richard*

Sworn to before me

this 17 day of July 2003  
Mary A. Demane

Notary Public, State of New York

No. 4830671

Qualified in Westchester County

Commission Expires July 31, 2005

SEALED BID SWITZERLAND  
CEIWD by the Town Board of  
the Town of Orangetown at the  
Town Clerk's Office, No. 26 Or-  
angeburg Road, Orangetown,  
New York until 10:30 a.m. on  
July 30, 2003, and will be pub-  
licly opened and read aloud at  
11:50 a.m. on BELGIUM  
S K 9 L 1 1 1 1 3 AN D SIDEWALK  
CONSTRUCTION, EAST WASH-  
S J S ? AVENUE, PEARL  
HIVER, in accordance with the  
Contract Document so on file  
with an d whic h ma y b e ob -  
tained at th e Town Clerk's Of -  
fice.

The Town Clerk and the Su-  
perintendent of Highways will  
submit a report to the Town  
Board of all bids received and  
their recommendation concern-  
ing the awarding of a con-  
tract at a meeting of the Town  
Board.

The Town Board of the Town  
of Orangetown reserves the  
right to waive any informality  
in the bidding and to reject any  
and all bids.

The Town Board requires  
each bid to be accompanied by  
a certified check for a sum  
equal to five percent (5%) of  
the amount of the bid, or a bid  
with sufficient surety to be  
approved by the Town Attor-  
ney, in a sum equal to five per-  
cent (5%) of the amount of bid,  
conditioned that if his/her pro-  
posal is accepted, he/she will  
execute such further security  
as may be required for the  
faithful performance of the  
Contract as set forth in these  
contract documents.

These successful bidder will  
be required to post a Perfor-  
mance Bond, in the amount of  
one hundred percent (100%) of  
the contract price.

No-bid will be accepted with-  
out a Non-collusion Statement  
as required pursuant to Section  
109 of the General Municipal

Contractor warrants and rep-  
resents that all employees and  
independent contractor's affili-  
ated with or employed by such  
contractors or any subcontract-  
ors shall be compensated at  
the prevailing wage, including,  
where applicable, wage rate  
mandated by the New York  
(State Department of Labor) for  
the work performed in connec-  
tion with any project.

It is understood that there  
must be a written contract exe-  
cuted by the Supervisor of the  
Town of Orangetown, pursuant  
to Town Board Resolution  
That I S subject to appropria-  
tions approved by the Town  
Board.

By order of the  
Town Board of the  
Town of Orangetown

DATED: JULY 16, 2003

CHARLOTTE MADIGAN,  
TOWN CLERK

JAMES J. DEAN,  
SUPERINTENDENT OF  
HIGHWAYS





MMES J. DEAN

Superintendent of Highway;  
Koudiasler II



HIGHWAY DEPARTMENT  
TOWN OF ORANGETOWN

110 Route 303 • Orangetown, NY 10962  
(845) 359-6150 • Fax (845) 359-6162  
E-Mail - [ttwv.litjilwiiyi@ililwnlitt.v.nj](mailto:ttwv.litjilwiiyi@ililwnlitt.v.nj)

Orangetown Representative:

R.C. Soil & Water Conservation District - Chairman  
R.C. Water Quality Commission

Member:

American Public Works Association  
AsMV. Orangetown - Superintendent of Highway;  
Hwy. Superintendents' Association of R.C. - Chairman

t

# Memorandum

**Date:** 8/1/2003

**To:** Town Board, Town Clerk

**From:** James J. Dean, Superintendent Highway

**RE:** Bid Recommendation - Belgium Block Curb/Sidewalk Construction - East  
Washington Avenue, Pearl River

It is recommended that the above noted bid be awarded to Bellavista Construction Corp, Ardsley, New York in the amount of \$53,172.00, the only qualified bidder.

I have attached a copy of the bid sheet for your information.

Attachment

STATE OF NEW YORK )  
COUNTY OF ROCKLAND ) SS  
TOWN OF ORANGETOWN )

Charlotte Madigan being duly sworn upon her oath, deposes and says;

That, she is, at all times hereinafter mentioned was, duly elected.  
Qualified and acting Town Clerk of the TOWN of ORANGETOWN, in the County of  
Rockland, State of New York.

That, on the 25th day of July  
2003, she caused to be conspicuously posted and fastened up a notice, a true copy of  
which is annexed hereto and made a part of hereof, in the following places, at least one of  
which is a public place within the TOWN of ORANGETOWN, New York .

1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.

Charlotte Madigan  
Town Clerk

Subscribed and sworn to before me

This 25th    day of Jul    y,                      2003

**ROBERT R. SIMOM**  
Notary Public, State of New York  
No. 01SIS005857

Residing In Rockland County  
Commission Expires December 21, 2004

## NOTICE TO BIDDERS

SEALED BIDS WILL BE RECEIVED by the Town Board of the Town of Orangetown at the Town Clerk's Office, No. 26 Orangeburg Road, Orangeburg, New York until 10:30 A.M. on August 6, 2003, and will be publicly opened and read aloud at 11:00 A.M. for furnishing One (1) New Leaf Vacuum Machine, in accordance with the Contract Documents on file with and which may be obtained at the Town Clerk's Office.

The Superintendent of Highways will submit a report to the Town Board of all bids received and his recommendation concerning the awarding of a Contract at a meeting of the Town Board of the Town of Orangetown.

The Town Board reserves the right to waive any informalities in the bidding and to reject any and all bids.

No bid will be accepted without a Non-Collusion Statement as required pursuant to Section 103 d of the General Municipal Law.

No contract is deemed to have been created until approved by a Town Board Resolution and the Town Attorney, and until after it has been executed by the Supervisor of the Town of Orangetown, at the direction of the Town Board. All contracts are subject to appropriations approved by the Town Board, after having been provided for in the Town Budget.

By order of the Town Board of the Town of Orangetown.

DATED: July 23, 2003

JAMES J. DEAN CHARLOTT  
SUPERINTENDENT OF HIGHWAYS TOW

E MADIGAN  
TOWN CLERK

# AFFIDAVIT OF PUBLICATION

## fen?

# Site Journal Neuiss

SEALED BID S WIL L B E RE - CEIVED b y the Tow n Boar d o f the Town o f Orangetown at the Town Clerk's Office. No. 26 Orangeburg Road , Orangeburg , New Yor k unti l 10:3 0 A.M . o n August 6, 2003 and will be publicly opene d and rea d aloud at 11:00 A.M . fo r furnisshin g On e (1) New Lea f Vacuum Machine , in accordance with the Contract Documents o n fil e wit h an d which ma y be obtaine d at th e Town Clerk's Office.

The Superintendent o f High - ways will submit a report to the Town Board of all bids received and hi s recommendatio n con - cerning the awarding o f a Con - tract at a meetin g o f the Town Board o f the Town o f Orange - town.

The Tow n Boar d reserve s the right to waive any informalitie s in the bidding and to reject any and all bids.

No bid will be accepted with - out a Non-Collusio n Statemen t as require d pursuant to Section 103d of the Genera l Imunipal Law.

No contrac ti s deeme d to have bee n create d unti l ap - proved by a Town Board Reso - lution an d th e Tow n Attorney , and unti l afte r it has been exe - cuted by the Supervisor of the Town of Orangetown, at the direction o f the Town Board . All contracts are subject to appro - priations approve d b y th e Town Board , afte r having been provided for in the Town Bud - get

By order of the Town Board of the Town of Orangetown.

DATED: July 23, 2003

JAMES J. DEAN  
SUPERINTENDENT  
OF HIGHWAYS

CHAIFLOTTEMADRIGAN  
TOWN CLERK

STJWEOrreiflrYOFiK  
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### Nwlheni Area

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(^4MI i ^ ralyo  
Notaiy PuMc, West^iester County

JESSIE LARAUJO  
NOTARY PUBIC, STATE OF NEW YORK  
NO. 01AR6083528  
QUALIFIED IN WESTCHESTER COUNTY  
TFFRM EXPIRES NOVEMBER 18, 2006

isiiii^s|^|^j|

BID OPENING TIME:

DATE

CONTRACTOR /:^\%^\!CN V / / / /

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**RESOLUTION NO. 498 POLIC**

**E REGULATION  
GREENBUSH RD - TAPPAN**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that Police Regulation, Greenbush Road, Tappan - One Way from Kings Highway to Western Highway, is approved.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

\* \* \*

**RESOLUTION NO. 499 PERMISSIO**

**N GRANTED  
SYMPOSIUM & EQUIPMENT  
EXPO/HIGHWAY/DEAN/CATANIA  
YANNAZZO/IACOBELLIS**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that permission is granted to James Dean, Michael Yannazzone, Thomas Iacobellis, and Michael Catania to attend the Eastern Winter Road Maintenance Symposium and Equipment Expo in Manchester, NH on September 3-4, 2003 at a cost of \$400.00 to be charged to Accounts A5010/441-480 and D5140-441/480.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

^ ^ ^

**RESOLUTION NO. 500 APPROVE/SETTLEMENT/TA**

**X  
CERT/NEW YORK STATE LANDS**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that upon the recommendation of the Town Attorney and the Assessor, and upon prior approval of the South Orangetown Central School District, and the Pearl River Union Free School District, the Town Attorney's Office is authorized to sign the Stipulation and Order of Settlement for Index Nos.: 4252/95 ; 4626/98; 4864/99; 4450/00; 4766/01; 4832/02; and 4976/03 as arrived at after negotiations with the State of New York Office of Real property Services, which stipulation establishes the assessment reductions and tax refunds to be paid.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e

^ ^ \*

**RESOLUTION NO. 501 AUTHORIZ**

**E PROPOSALS  
PROJECT LABOR AGREEMENT  
AQUATIC FACILITY/RPC**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the Supervisor is authorized to seek proposals for engineers and/or economists architects to prepare an economic impact analysis of the proposed use of a Project Labor Agreement for the construction of the municipal aquatic facility and community center on town-owned land at the Rockland Psychiatric Center.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: Non e



**RESOLUTION NO. 502 AUTHORIZ**

**E APPRAISER  
BECKMANN APPRAISALS  
NYACK PLAZA HOUSING &  
GOLD STAR GROUP**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the Supervisor is authorized to hire Beckmann Appraisals, Inc., Tappan, NY as appraiser (year 2002 & 2003) for *Nyack Plaza Housing Assoc. & Gold Star Group, Inc.*, for tax lots: 66.38-1-58 ; 66.38-1-61; and 66.38-1-60.1. Beckmann Appraisals' professional service fee for a preliminary (restricted use) appraisal is \$5,000, payable upon completion of the report. If they are requested to do a complete self contained appraisal the fee would be an additional \$3,000 due upon completion of the report. Additionally, court appearance per day or any part thereof is \$1,500 per day; and \$150 per hour for all out of court conferences, meetings, trial preparations and all other additional services requested with respect to this assignment to be charged to Account No. A1355/50457.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner  
Noes: Non e

**RESOLUTION NO. 503 RE-SE**

**T PH DATE/SOMERSET  
CONDOMINIUMS**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the Public Hearing to consider *modifications of a covenant held in favor of the Town of Orangetown regarding the Somerset Condominiums, to change the "management office" from business to residential* is rescheduled for Monday, September 22, 2003, at 8:00 p.m.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner  
Noes: Non e

\* \* \*

**RESOLUTION NO. 504 AD**

**V BIDS/TWO (2) COOLING  
TOWERS AND PUMPS/BUILDING  
MAINTENCE**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the Superintendent of Parks, Rec. & Bldg. Maint.) is hereby authorized to advertise for sealed bids for the purchase and installation of two (2) cooling towers and pumps, and. Be It

RESOLVED FURTHER, that bids are to be received by 10:30 a.m., September 17, 2003, and be publicly opened and read aloud at 11:00 a.m., and, Be It

RESOLVED FURTHER, that a report of all bids received and recommendation concerning the award is to be made at a regular Town Board meeting.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner  
Noes: Non e

**RESOLUTION NO. 505 APPROV**

**E CONSOLIDATIO N  
ELECTION DISTRICT S**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the consolidation, as per The Rockland County Board of Election, of the following election districts for the Primary Election: #10, 20, 23, 24, 28, 37, 43, 45 and 54. The voters from these districts will vote at the Evans Park School (District #24) and District #2, 5, 7, 8, 15, 18 and 46 will vote at the Pilgrim Baptist Church is approved.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner  
Noes: Non e

**RESOLUTION NO. 506 RECEIVE/REVIE**

**W SPECIAL  
PERMIT APPL/IBM**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the application for a special permit to allow catering by outside private groups at the IBM facility in Palisades is received for review.

Ayes: Councilperson s Manning, O'Donnell, Fisher  
Supervisor Kleiner  
Recuse: Councilperso n Troy  
Noes: Non e

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**RESOLUTION NO. 507 RECEIVE/FILE/CONTRAC**

**T  
LEGAL SERVICES/WASSERMAN  
GRUBIN & ROBERS**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the *Contract for Legal Services* between the Town of Orangetown and *Wasserman Grubin & Rogers, LLP*, dated July 22, 2003 for Special Litigation Counsel for the Town against Trataros Construction, Inc. is received and filed.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner  
Noes: Non e

**RESOLUTION NO. 508 RECEIVE/FILE/BON**

**D \$1,500,00 0  
ANTICIPATION NOTE FOR  
VARIOUS PURPOSES 2003**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the *Bond Anticipation Note for Various Piirposes-2003 Series C in the Amount of \$1,500,000* is received and filed.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner  
Noes: Non e

**RESOLUTION NO. 509 RECEIVE/FILE/WWETLAND**

**S  
DELINEATION REPORT  
LAWLER, MATUSKY & SKELLY**

Councilwoman Manning offered the following resolution, which was seconded by Councilman O'Donnell and was unanimously adopted:

RESOLVED, that the *Wetlands Delineation Report* by Lawler, Matusky & Skelly Engineers LLP for *Little League and Orangetown Sports Vicinity at Rockland Psychiatric Center* is received and filed.

Ayes: Councilperson s Manning, O'Donnell, Fisher, Troy  
Supervisor Kleiner

Noes: None

\* \* \*

**NEW BUSINESS**

**RESOLUTION NO. 510 Ser e f^icUVlcA i n 6 55 ^ SE T PH DATE/POLITICAL SIGN  
P^»i 'i)8lo 3 AMENDMENT-PROPERTY  
MAINTENANCE CODE**

Councilman Troy offered the following resolution, which was seconded by Councilwoman Manning and was unanimously adopted:

RESOLVED, that a Public Hearing to consider a *Political Sign Amendment to the Property Maintenance Code* is scheduled for Monday, September 22, 2003, at 8:10 p.m.

Ayes: Councilperson s Troy, Manning, Fisher, O'Donnell  
Supervisor Kleiner

Noes: None

\* \* \*

**RESOLUTION NO. 511 ENTE**

**R AUDIT**

Councilman Fisher offered the following resolution, which was seconded by Councilman Troy and was unanimously adopted:

RESOLVED, that this Town Board enters Audit Meeting at 10:47 p.m.

Ayes: Councilperson s Fisher, Troy, O'Donnell, Manning  
Supervisor Kleiner

Noes: None

**RESOLUTION NO. 512 PA**

**Y VOUCHERS**

Councilman Fisher offered the following resolution, which was seconded by Councilman Troy and was unanimously adopted:

RESOLVED, that the Finance Office is hereby authorized to pay vouchers for General Fund, Town Outside Villages, Blue Hill, Highway, Sewer, Capital Projects, Risk Retention and Utilities for a total amount of \$1,177,699.54.

Ayes: Councilperson s Fisher, Troy, O'Donnell, Manning  
Supervisor Kleiner

Noes: None

**RESOLUTION NO. 513 PA**

**Y MANUAL &  
ESCROW CHECKS**

Councilman Fisher offered the following resolution, which was seconded by Councilman Troy and was unanimously adopted:

**Resolution No. 513 - Continued**

RESOLVED, that the Finance Office is hereby authorized to pay Manual Checks in the amount of \$55.00 and escrow releases in the amount of \$4,500.00 , for a total amount of \$4,555.00.

Ayes: Councilperson s Fisher, Troy, O'Donnell, Manning  
Supervisor Kleiner  
Noes: Non e

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**RESOLUTION NO. 514 ENTE**

**R EXECUTIVE SESSION**

Councilman O'Donnell offered the following resolution, which was seconded by Councilman Troy and was unanimously adopted:

RESOLVED, that this Town Board enters executive session to discuss particular police litigation and other litigation at 10:55 p.m.

Ayes: Councilperson s O'Donnell, Troy, Fisher, Manning  
Supervisor Kleiner  
Noes: Non e

**RESOLUTION NO. 515 RE-ENTE**

**R RTBM**

Councilman O'Donnell offered the following resolution, which was seconded by Councilman Troy and was unanimously adopted:

RESOLVED, that this Town Board re-enters the Regular Town Board meeting at 11:50 p.m.

Ayes: Councilperson s O'Donnell, Troy, Fisher, Manning  
Supervisor Kleiner  
Noes: Non e

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**RESOLUTION NO. 516 ADJOURNMENT/MEMOR**

**Y**

Councilman O'Donnell offered the following resolution, which was seconded by Councilwoman Manning and was unanimously adopted:

RESOLVED, that this meeting is hereby adjourned at 11:55 p.m. in memory of Helen Gibbons, Charlotte Madigan's sister; Charles Hanneman, Pearl River; Sean Murray, Pearl River; David Smellegar, Pearl River; Harry Grundstein, Orangeburg and Richard Klein, Tappan.

Ayes: Councilperson s O'Donnell, Manning, Fisher, Troy  
Supervisor Kleiner  
Noes: Non e

**Charlotte Madigan, Town Clerk**

TOWN OF ORANGETOWN

MANUAL CHECKS

Audit Date: AUGUST 11.2003

PAYEE

PETER WILEY

| Check #        | Date    | Amount | Description                              |
|----------------|---------|--------|--|
| 23056          | 8/1/200 | 3 S    | 55.00 VIDEO JOCKEY FEE-MOVIE NITE 8/1/03 |
| <b>TOTAL S</b> |         |        | 55.00                                    |

ESCROW RELEASES

KENNETH HIEP

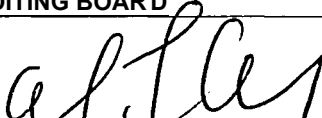
|                |          |                 |
|----------------|----------|-----------------|
| 4,500.00       | SECT70.0 | 6 BLK 1 LOT 1.3 |
| <b>TOTAL S</b> |          | 4,500.00        |

**GRAND TOTAL** 4,555.00

APPROVAL FOR PAYMENT


The above listed claims are approved and ordered paid from appropriations indicated.

AUDITING BOARD

  
\_\_\_\_\_  
Councilman Dr. Fisher

  
\_\_\_\_\_  
Councilman Troy

  
\_\_\_\_\_  
Councilwoman Manning

  
\_\_\_\_\_  
Councilman O'Donnel

  
\_\_\_\_\_  
Supervisor Kleiner

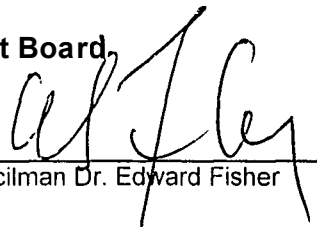
Date: 8/11/200 3

Warrant: 8/4/200 3

Approved for payment in the amount of \$383,082.2 2


The above listed claims are approved and ordered paid from the appropriations indicated

**Audit Board,**

  
\_\_\_\_\_  
Councilman Dr. Edward Fisher

  
\_\_\_\_\_  
Councilman Denis O'Donnell

  
\_\_\_\_\_  
Councilwoman Marie Manning ^

  
\_\_\_\_\_  
Councilman Denis Troy



  
\_\_\_\_\_  
Supervisor Tom Kleiner

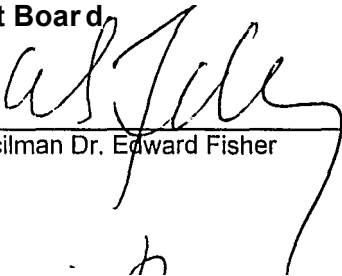
Date: 8/11/200 3

Warrant: 7/28/200 3

Approved for payment in the amount of \$18,046.82

The above listed claims are approved and ordered paid from the appropriations indicated

**Audit Board**




Councilman Dr. Edward Fisher



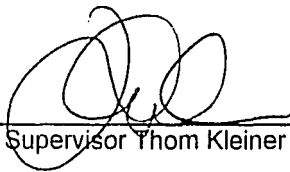
Councilman Denis O'Donnell



Councilwoman Marie Manning



Councilman Denis Troy



Supervisor Thom Kleiner

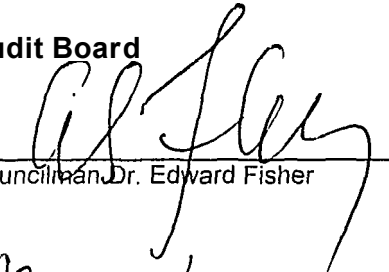
Date: 8/11/200 3

Warrant: 8/11/200 3

Approved for payment in the amount of \$776,570.5 0

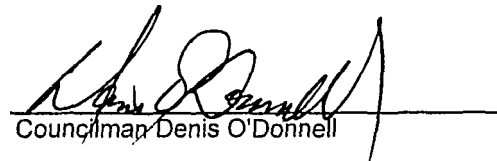
The above listed claims are approved and ordered paid from the appropriations indicated

**Audit Board**



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Councilman Dr. Edward Fisher



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Councilman Denis O'Donnell

*ii^Uiu. 1/k*  
Councilwoman Marie Manning ^

*CGjundl^cS* *i Denis Troy*



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Staff Director Thom Kleiner