



**TOWN OF ORANGETOWN
SPECIAL TOWN BOARD MEETING MINUTES
June 29, 2021**

This meeting was opened at 7:00 PM. Supervisor Teresa M. Kenny presided and Rosanna Sfraga, Town Clerk, called the roll.

Present were:
Councilperson Thomas Diviny
Councilperson Paul Valentine
Councilperson Denis Troy
Councilperson Jerry Bottari
Supervisor Teresa M. Kenny

Also Present:

Allison Kardon, Supervisor's Confidential Assistant
Carmel Reilly, Director of Economic Development & Tourism
Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney
Jeff Bencik, Finance Director
James Dean, Superintendent of Highways
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.
Bob Urban, Human Resource Coordinator
Anthony Bevelacqua, Director of Automated Systems
Matthew Lenihan, Computer Network Specialist
Donald Butterworth, Police Chief
James Brown, Police Captain
Michael Shannon, Police Captain

DISCUSSION:

WORKSHOP OF AGENDA ITEMS

RESOLUTION NO. 278

APPOINT / JASON VELEZ / POLICE OFFICER / PROBATIONARY – PERMANENT / EFFECTIVE JUNE 30, 2021

RESOLVED, upon the recommendation of the Chief of Police, appoint JASON VELEZ as a resignation / reinstatement to the position of Police Officer / Probationary / Permanent, effective June 30, 2021, at a salary consistent with the terms of the labor agreement between the Town of Orangetown and the Orangetown PBA.

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Thomas Diviny, Councilperson Denis Troy,
Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 279

APPOINT / DERVIN CHERY / POLICE OFFICER / PROBATIONARY – PERMANENT EFFECTIVE JUNE 30, 2021

RESOLVED, upon the recommendation of the Chief of Police, appoint DERVIN CHERY as a resignation / reinstatement to the position of Police Officer / Probationary /

RESOLUTION NO. 279 - Continued

Permanent, effective June 30, 2021, at a salary consistent with the terms of the labor agreement between the Town of Orangetown and the Orangetown PBA.

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 280

APPOINT / SAVANNAH DOOLEY / POLICE OFFICER / PROBATIONARY – PERMANENT / EFFECTIVE JUNE 30, 2021

RESOLVED, upon the recommendation of the Chief of Police, appoint SAVANNAH DOOLEY as a resignation / reinstatement to the position of Police Officer / Probationary / Permanent, effective June 30, 2021, at a salary consistent with the terms of the labor agreement between the Town of Orangetown and the Orangetown PBA.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Denis Troy and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 281

APPOINT / ANTHONY DANIELEWSKI / POLICE OFFICER / PROBATIONARY – PERMANENT / EFFECTIVE JUNE 30, 2021

RESOLVED, upon the recommendation of the Chief of Police, appoint ANTHONY DANIELEWSKI as a resignation / reinstatement to the position of Police Officer / Probationary / Permanent, effective June 30, 2021, at a salary consistent with the terms of the labor agreement between the Town of Orangetown and the Orangetown PBA.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Paul Valentine and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Donald Butterworth, Police Chief, announced each new Police Officer with their education, training and experiences.

Rosanna Sfraga, Town Clerk, administered the Oath of Office to each one.

RESOLUTION NO.282

ACCEPT RESIGNATION / RETIREMENT POLICE OFFICER JOEL SPOELSTRA / EFFECTIVE JULY 9, 2021

RESOLVED, that upon the recommendation of the Chief of Police, accept with regret, the resignation/retirement of Police Officer Joel Spoelstra, from the Orangetown Police Department effective July 9, 2021.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

RESOLUTION NO. 282 - Continued

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Thomas Diviny, Councilperson Denis Troy,
Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 283

RECLASSIFY / REAL PROPERTY DATA COLLECTOR II / APPOINT / KATRINA MORRISON / REAL PROPERTY APPRAISER ASSISTANT / EFFECTIVE 6/30/2021

RESOLVED, that upon the recommendation of Rockland County Personnel through an approved PO 27, reclassify the position of Real Property Data Collector II to the position of Real Property Appraiser Assistant an existing title in the Assessor's Office and appoint Katrina Morrison to the position, Grade 12, Step 4, at a salary of \$71,432 effective June 30, 2021.

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Paul Valentine and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Thomas Diviny, Councilperson Denis Troy,
Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 284

SELECTION OF PREFERRED DEVELOPER / HNA PALISADES CENTER

WHEREAS, the Town Board is desirous of attracting and considering future development, planning and zoning with respect to the property (the "Property") known as HNA Palisades Center located at 334 Route 9W, Palisades, New York (Parcel ID: 78.13-1-1), in cooperation with the current private property owner who had expressed an interest in selling the Property, and

WHEREAS, the subject Property has been vacant for approximately four (4) years, and while the owner has indicated a desire at times to possibly continue to own and manage the Property, the Town is aware of no tangible or imminent plans in that regard, including the Property is in tax arrears of over \$2 million and the current owner is presently prosecuting a tax certiorari action against the Town and School District; and

WHEREAS, Town has a vision for maximizing, revitalizing and redeveloping the currently underutilized and vacant property for the benefit of the community, with a use that will have the public purpose of enhancing the sound growth of the Town, increasing its tax base, preserving key environmental on-site features, providing public amenities and uses, and encouraging good design standards; and

WHEREAS, in furtherance of these goals, the Town sought interest from the development community and the public for site development concepts that would meet the Town's vision and comprehensive plans of utilizing the property for the benefit of the community, by soliciting expressions of interest and proposals from potential redevelopers, and

WHEREAS, the Town was encouraged by the owners of the Property in the past with respect to such efforts; and

WHEREAS, in recognizing that in order to properly evaluate the Property and plan for redevelopment, the Town Board in or around August 2020, engaged the services of a professional planner, AKRF Environmental Planning and Engineering Consultants ("AKRF"), as well as outside Special Counsel, Zarin & Steinmetz, to assist the Town in such review and planning for redevelopment; and

WHEREAS, on AKRF and Zarin & Steinmetz have assisted the Town Board in examining the economic feasibility and environmental considerations of potential uses for the Property; and

RESOLUTION NO. 284 - Continued

WHEREAS, at the Town Board's direction, the Town and its consultants prepared and issued a Request for Expressions of Interest ("RFEI") to potential redevelopers on or about January 8, 2021, which, among other things, specified the Town's redevelopment vision for the Property, and set forth certain submission requirements; and

WHEREAS, in response to the RFEI, the Town received multiple development proposals from qualified developers encompassing a range of different potential uses for the Property, including, among others, a community college, mixed-use campus with a destination hotel and spa, green roof, co-working and creative spaces; film production studios, a corporate campus for a single corporate; and a hotel and conference center with a restaurant, spa, and wellness center, along with residential townhomes; and

WHEREAS, after careful review and consideration of all development proposals, the Town Board, in consultation with its staff and consultants, selected three (3) finalists ("Finalists") from among the submitted proposals based on the criteria set forth in the RFEI and in consideration of the preliminary purchase price for the Property offered by each Finalist; and

WHEREAS, the three Finalists presented their development proposals to the Town Board and the public at the Town Board's May 25, 2021 Town Board meeting held via Zoom teleconference; and

WHEREAS, the Finalists have conducted dialogue with community and neighborhood groups in the Town regarding their respective proposals; and

WHEREAS, the Town Board conducted lengthy in-person interviews at Orangetown Town Hall in Executive Session with each of the three (3) Finalists on May 9, 2021, giving each party the opportunity to again present and explain their proposals to the Town Board and ask questions of the Board and other Town Officials; and

WHEREAS, the Town continues to seek to work in cooperation and good faith with the current owner of the Property in encouraging an appropriate development plan and possible redeveloper for the Property, and has approached said owner accordingly; and

WHEREAS, the Town has determined that it would be in everyone's best interest to continue and complete the RFEI process by selecting a "Preferred Developer," and to continue negotiations with the current Property owner; and

WHEREAS, after lengthy review and consideration, the Town Board finds that the development proposal submitted by Mark Kitching and Jerome Pelayo (collectively, "Kitching/Pelayo"), who propose a mixed-use campus on the Property that will include a refurbished destination hotel and spa, various green facilities, a working farm and recording studio, co-working and other creative workshop spaces, possible residential development, as well as catering and test kitchens, to be the mix of uses that the Town Board believes will best generate substantial economic and other benefits for the community, increase the tax base, provide public amenities and uses, while also preserving key environmental features on the Property; and

WHEREAS, the Town Board also recognizes that Kitching/Pelayo offered the most competitive preliminary purchase price from among the Finalists to acquire the Property, and therefore the Kitching/Pelayo proposal may align with the property owner's interest in the Property; and

WHEREAS, the Town recognizes that should the property owner not be willing to voluntarily cooperate in the acquisition of the Property by the Preferred Developer in accordance with the outcome of the RFEI and development process herein, the Town, as a last resort, may consider exercising its governmental authority as provided under applicable State law; and

NOW THEREFORE BE IT RESOLVED, that the Town Board finds that it is in the best interests of the Town to select Kitching/Pelayo as the Town's Preferred Developer under the RFEI for the redevelopment of the HNA Palisades Center. As the Preferred Developer, the Town

RESOLUTION NO. 284 - Continued

will work with Kitching/Pelayo to assist them in acquiring the Property as necessary, entering into a Development Agreement, as well as cooperate to the extent legally permissible in expeditiously considering the necessary zoning changes and other approvals necessary to facilitate the redevelopment of the Property.

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Paul Valentine and was Adopted:

Motion: 4 - 1

Ayes: Councilperson Paul Valentine, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: Councilperson Thomas Diviny

NEW BUSINESS

RESOLUTION NO. 285

AUTHORIZE AGREEMENT / ORANGETOWN METRO SPORTS CLUB, INC / ORANGETOWN SOCCER COMPLEX / REPLACE FIELD ONE – TURF / OMSC EXPENSE

RESOLVED, that the Town Board hereby agrees to enter into an Agreement with Orangetown Metro Sports Club, Inc., (OMSC), whereby OMSC has agreed to replace Field One at the at the Orangetown Soccer Complex with a turf field, at its own cost and expense, subject to the terms and conditions as set forth in the Agreement. All other terms and conditions of the Use Agreement between the Town and OMSC for use of the Town fields remain in effect. The Supervisor is authorized to execute the Agreement upon review and approval of the Town Attorney's Office.

Under new business, Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Denis Troy, Councilperson Jerry Bottari, Councilperson Thomas Diviny, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 286

ENTER EXECUTIVE SESSION

In attendance, at this Executive Session were Supervisor Teresa M. Kenny, Councilpersons Denis Troy, Thomas Diviny, Paul Valentine and Jerry Bottari, Rob Magrino and Jeff Bencik.

RESOLVED, at 7:26 pm, the Town Board entered Executive Session to discuss the proposed acquisition/sale/lease of real property when publicity might affect value.

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 287

RE-ENTER STBM / ADJOURNED

RESOLVED, at 8:45 pm, the Town Board re-entered the Special Town Board Meeting and adjourned.

RESOLUTION NO. 287 - Continued

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Thomas Diviny, Councilperson Denis Troy,
Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Rosanna Sfraga, Town Clerk



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June 23, 2021

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A Special Town Board Meeting (STBM) of the Town Board of the Town of Orangetown will be held Tuesday, June 29, 2021, at 7:00 pm. This Special Town Board meeting will be regarding personnel matters and the consideration of proposals regarding the Request for and Expression of Interest (RFEI) for the property known as HNA Palisades.

Respectfully yours,

Rosanna Sfraga
Town Clerk

Cc Town Board
Town Attorney
Post (2)

