

**TOWN OF ORANGETOWN  
REGULAR TOWN BOARD MEETING MINUTES  
May 24, 2022**

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 Jerry Bottari  
Supervisor Teresa M. Kenny  
Councilperson Brian Donohue

Also Present:  
Denis Troy, Deputy Supervisor  
Allison Kardon, Supervisor's Confidential Assistant  
Carmel Reilly, Director of Economic Development & Tourism  
Rosanna Sfraga, Town Clerk  
Joseph Thomassen, Deputy Clerk  
Robert Magrino, Town Attorney  
Jeff Bencik, Finance Director  
James Dean, Superintendent of Highways  
Jane Slavin, Director of OBZPAE  
Eamon Reilly, Commissioner of DEME  
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.  
Bob Urban, Human Resource Coordinator  
Anthony Bevelacqua, Director of Automated Systems  
Brendon Carton, IT Department  
Donald Butterworth, Police Chief

**Pledge of Allegiance to the Flag**

**ANNOUNCEMENTS:**

**Town of Orangetown DRAFT Municipal Separate Storm Sewer System (MS4 Annual Report Year 19) will be available for review on the Town's website.**

**2022 Orangetown Memorial Day Events: Please visit [www.orangetown.com](http://www.orangetown.com) for more information**

**Pearl River Public Library Budget Vote and Board Elections: Tuesday, June 7, 2022 from 9:30 am - 9 pm at the Pearl River Public Library, 80 Franklin Avenue, Pearl River**

**PRESENTATIONS:**

**Orangetown Sanitation Commission on the proposed rate increase for the garbage haulers in the Town of Orangetown.**

**DISCUSSION:**

Workshop of Agenda Items

**RESOLUTION NO. 254  
OPEN PUBLIC HEARING / PROPOSED CHANGE TO THE TOWN CODE, CHAPTER  
43, ADDING ARTICLE XVIII TO ADDRESS ZONING IN THE HAMLET OF SOUTH  
NYACK**

**RESOLVED**, that the public hearing is hereby opened.

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

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

Rosanna Sfraga, Town Clerk presented the Affidavits of Publication and Postings; which are labeled Exhibit 05-C-22 and made a part of these minutes.

Summary of Public Comments: There were no comments from the Public.

**RESOLUTION NO. 255  
CONTINUE PUBLIC HEARING / PROPOSED CHANGE TO THE TOWN CODE,  
CHAPTER 43, ADDING ARTICLE XVIII TO ADDRESS ZONING IN THE HAMLET  
OF SOUTH NYACK**

**RESOLVED**, that the public hearing is hereby continued to June 28, 2022 at 7:05 pm.

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 256  
DECLARATION OF LEAD AGENCY / SEQRA / LOCAL LAW / CHAPTER 43  
ARTICLE XVIII / HAMLET OF SOUTH NYACK**

**WHEREAS**, the Town Board is considering the adoption of a Local Law, amending Chapter 43, of the Town Code by incorporating provisions therein for the hamlet of South Nyack as set forth more specifically therein; and

**WHEREAS**, on or about April 12, 2022 the Town Board circulated amongst various potential interested agencies notice of its intention to assume Lead Agency status for the purpose of the environmental review (SEQRA) of the above referenced action; and

**WHEREAS**, having received no requests from any other agency, and pursuant to the relevant SEQRA regulations, being the only Involved Agency for environmental review;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby declares itself to be "Lead Agency" for purposes of SEQRA review and authorizes the Town Supervisor or her designated agent to execute all appropriate documentation for this purpose, and to take such other and further steps as may be necessary to discharge the Town Board's responsibilities as Lead Agency.

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

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 257  
OPEN PUBLIC HEARING / PROPOSED ZONE CHANGE FOR GATTO LANE / TOLL  
BROTHERS, INC. / LOCATED ON GATTO LANE, PEARL RIVER / TAX LOT 68.07-2-1**

**RESOLVED**, that the public hearing is hereby opened.

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

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

Rosanna Sfraga, Town Clerk presented the Affidavits of Publication and Postings and comments; which are labeled Exhibit 05-D-22 and made a part of these minutes.

**Summary of Public Comments:**

Carlos Real, Pearl River, is concerned that 86% of forest is going to be torn down, lost of wildlife and increase of sewage and water run-off.

Vanessa Lapins, Blauvelt and member of CUPON, laid out their thoughts and opinions regarding this property. As well as suggesting the Town purchase it and make it parkland.

Robert Arturi, Pearl River, is opposed to this zone change. A zone change before was denied, what has changed? This is nothing more than high-density housing with no benefits for seniors.

John Tillotson, Pearl River/Chestnut Ridge, is opposed to this zone change. He is concerned about overdevelopment, congestion and increased traffic.

Rose Cahill, Pearl River, asked how many units and suggested that a second exit be installed.

JoAnn Johnson, Pearl River, is against the development and Toll Brothers. She requested the Town Board to research Toll Brothers. She is concerned of losing footage of her property.

Randall Johnson, Chestnut Ridge, is against this overdevelopment project. He wishes for the zoning to stay as it is currently.

Jen Fallzone, Pearl River, is disappointed that Toll Brothers has not reached out to the residents. She believes there is a conflict of interest between Brooker Engineering & Toll Brothers.

Parking and traffic are already an issue.

Tom Gavigan, Pearl River, is opposed to this overdevelopment, increased traffic with narrow roads and the lost of wildlife and woodland.

Eileen Larkin, Palisades, this high-density housing will have a negative impact and it doesn't have any consideration for the abutting neighbors. It would be more beneficial to build 8-10 single-family homes.

Jane Miran, Pearl River, submitted her comments by email (see Exhibit 05-D-22).

**RESOLUTION NO. 258  
CONTINUE PUBLIC HEARING / PROPOSED ZONE CHANGE FOR GATTO LANE /  
TOLL BROTHERS, INC. / LOCATION ON GATTO LANE, PEARL RIVER / 68.07-2-1**

**RESOLVED**, that the public hearing is hereby continued to June 14, 2022 at 7:05 pm.

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 259  
OPEN PUBLIC COMMENT PORTION**

**RESOLVED**, that the public portion is hereby opened.

**RESOLUTION NO. 259 - Continued**

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

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**Summary of Public Comments:**

Thom Kleiner, Sparkill commented that the Comprehensive Plan is an excellent plan. The consultants and participants have done a great job.

Carol Baxter, Palisades, congratulated the Town Board regarding the start of construction for the Town Hall addition. She is impressed with the Comprehensive Plan process, especially the breakout sessions being very informative.

Tom Shea, Sparkill, is concerned about flooding. He asked for a hold to be on any development until flooding issues are fixed.

Mike Mandel, Pearl River, thanked the Town Board for the Town's assistance with the Pearl River Parks Activity Committee's 4<sup>th</sup> of July celebration.

Eileen Larkin, Palisades, supports an increase for the Sanitation haulers. She spoke about Building Security and believes more Police present is needed at meetings.

**RESOLUTION NO. 260****CLOSE PUBLIC COMMENT PORTION**

**RESOLVED**, that the public portion is hereby closed.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 261****APPROVE / 2022 HIGH SCHOOL PROJECT GRADUATION FUNDING**

**RESOLVED**, that upon the recommendation of the Director of Finance, PROJECT GRADUATION funding for 2022 is hereby approved as follows and charged to Account No. A4211.457;

Pearl River High School	\$1,500.00
Tappan Zee High School	\$1,500.00
Nanuet High School	\$750.00
Nyack High School	\$750.00
Albertus Magnus HS	\$400.00

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 262**

**AWARD BID / ATLAS ATC ENGINEERING, INC. / CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES / NEW TOWN HALL ADDITION**

**WHEREAS**, as part of the construction process for the New Town Hall Addition, Calgi Construction, the Town's construction manager on the project, solicited quotes from five entities to provide Construction Materials Testing & Inspection Services as anticipated as part of the design and other approvals related to the project, and

**WHEREAS**, Calgi Construciton has reviewed the five proposals and recommends that the Town accept the proposal submitted by Atlas ATC Engineering, Inc. dated May 10, 2022, and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby finds, upon recommendation of Calgi Construction, that the proposal from Atlas ATC Engineering, Inc., dated May 10, 2022, is above referenced bids are the lowest responsible proposer, and

**BE IT FURTHER RESOLVED**, the Town Board hereby accepts the proposal of Atlas ATC Engineering, Inc. for Construction Materials Testing & Inspection Services and authorize the Supervisor and/or her designee is authorized to execute any documents as necessary to effectuate this resolution, upon approval by the Town Attorney's Office.

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

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 263**

**APPROVAL OF 2022 CERTIFICATE OF SEWER REGISTRATION**

**RESOLVED**, that upon the recommendation of the Town Attorney and the Commissioner of the Department of Environmental Management and Engineering, a Certificate of Registration for 2022 Sewer Work is approved to:

American Field Services, Inc., 149 Main Street, Ste E, Nanuet, NY 10954

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 264**

**DECLARE SURPLUS VEHICLES**

**RESOLVED**, that upon the recommendation of the Chief of Police, the Town Board hereby declares the following vehicles are to be declared as surplus:

- 1D8HB38N58F126816 2008 Black Dodge Durango - 61,000 miles - old 3316 - significant body rust / end of serviceable life / flood damage
- 1FAHP2MK7DG213536 2013 Black/White Ford Taurus - 96,000 miles - old 3323 - mechanical issues / end of serviceable life / flood damage
- 2FAHP71V48X160841 2008 Black Ford Crown Victoria - 103,750 miles - old 33D3 - end of life / significant body rust / flood damage

**RESOLUTION NO. 264 - Continued**

- 1FAFP53U85A262082 2005 Maroon Ford Taurus - 60,000 miles - old 3308 - mechanical issues / end of serviceable life / flood damage
- 1D8HB38N38F126815 2008 Black Dodge Durango - 70,000 miles - old 3314 - significant body rust / end of serviceable life / flood damage
- 2FAFP71WX3X112611 2003 Black Ford Crown Victoria - 120,000 + miles - old 33D2 - transmission / broken odometer / end of serviceable life / flood damage

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

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 265  
ACCEPT FUNDING FROM ROCKLAND COUNTY STOP DWI PROGRAM**

**RESOLVED**, upon the recommendation of the Chief of Police, accept funding from Rockland County through the Rockland County Stop-DWI Department in the amount up to \$5,000.00 to provide overtime reimbursement for Impaired Driving Enforcement within the Town of Orangetown, New York from July 1, 2022 to January 2, 2023.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 266  
CREATE POSITION / MAINTENANCE SUPERVISOR (ELECTRICAL) / DEME**

**RESOLVED**, that upon the recommendation of Rockland County Personnel Department and the Labor Management Committee, create the position of Maintenance Supervisor (Electrical), Grade 19 in the Department of Environmental Management and Engineering (DEME). This is for the purpose of posting the position.

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 267  
AWARD BID / GENERAL CONTRACT / TIER IV PUMPING STATION  
IMPROVEMENTS / FRED DEVENS CONSTRUCTION**

**WHEREAS**, the Commissioner of DEMA duly advertised for sealed bids for Tier IV Pumping Station Improvements ITB-PS-21-4G, for general construction services, which were received and publicly opened on May 5, 2022; a copy of the Affidavits of Posting & Publication and Bid Sheet is made a part of these minutes (Exhibit 05-E-22); and,

**RESOLUTION NO. 267 - Continued**

**WHEREAS**, upon review of all of the submissions, the Commissioner of DEME has found Fred Devens Construction to be is the lowest qualified and responsible bidder, which bid is in the amount of \$2,422,000.00; and

**WHEREAS**, Funding for this project has previously been approved pursuant to Town Board Resolution No. 81 dated January 28, 2020, and any shortcoming shall be addressed through fund balance or grants, as applicable; and

**NOW THEREFORE, BE IT RESOLVED**, that upon recommendation of the Commissioner of DEME, the bid of May 5, 2022 for the Tier IV Pumping Station Improvements ITB-PS-21-4G, general contractor services, is hereby awarded to Fred Devens Construction, the lowest qualified and responsible bidder, in the amount of \$2,422,000.00.

**BE IT FURTHER RESOLVED**, that the Supervisor or her designee is authorized to enter into an agreement with Fred Devens Construction, in accordance with the bid award and terms of this resolution, subject to review and approval of the Town Attorney's Office.

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

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO 268****AWARD BID / ELECTRICAL CONTRACT / TIER IV PUMPING STATION IMPROVEMENTS / FANSHAWE INC.**

**WHEREAS**, the Commissioner of DEME duly advertised for sealed bids for Tier IV Pumping Station Improvements ITB-PS-21-4E, for electrician services which were received and publicly opened on May 5, 2022; a copy of the Affidavits of Posting & Publication and Bid Sheet is part of these minutes (Exhibit 05-E-22); and

**WHEREAS**, upon review of all of the submissions, the Commissioner of DEME has found Fanshawe Inc. to be the lowest qualified and responsible bidder, which bid is in the amount of \$434,000.00; and

**WHEREAS**, Funding for this project has previously been approved pursuant to Town Board Resolution No. 81 dated January 28, 2020, and any shortcoming shall be addressed through fund balance or grants, as applicable; and,

**THEREFORE, BE IT RESOLVED**, that upon recommendation of the Commissioner of DEME, the bid of May 5, 2022 for the Tier IV Pumping Station Improvements ITB-PS-21-4E, electrician services, is hereby awarded to Fanshawe Inc., the lowest qualified and responsible bidder, in the amount of \$434,000.00.

**BE IT FURTHER RESOLVED**, that the Supervisor or her designee is authorized to enter into an agreement with Fanshawe Inc., in accordance with the bid award and terms of this resolution, subject to review and approval of the Town Attorney's Office.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 269  
APPROVE / COMBINE AGENDA ITEMS #18 TO 21**

**RESOVLED**, the Town Board hereby approves to combine agenda items #18 to 21.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 270  
APPROVE / LEND ASSISTANCE / PLUS POLISH FESTIVAL / JUNE 4 - 5, 2022**

**RESOLVED**, upon the recommendation from the Superintendent of Highways & Chief of Police, that the Town Board hereby authorizes these departments to lend assistance which includes the use of barricades, plastic barrels, cones, one message board, sidewalk control on road edge and plastic fencing from the Highway Department and auxiliary police from OPD, for the Plus Polish Festival to be held on Saturday, June 4, 2022 from 11am to 10pm and Sunday, June 5, 2021 from 11am to 9pm.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 271  
APPROVE/ LEND ASSISTANCE/ JFCS WHEELS-FOR-MEALS: RIDE TO FIGHT HUNGER/ SUNDAY JUNE 12, 2022**

**RESOLVED**, the Superintendent of Highways, Parks and the Chief of Police have forwarded for approval by the Town Board, authorization for the use of Town Roads from the Highway Department, authorization for the use of the Rail Trail from the Parks Department and police detail from the Police Department for The JFCS Wheels-for-Meals: Ride to Fight Hunger on Sunday, June 12, 2022.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 272  
APPROVE/ LEND ASSISTANCE/ ROCKLAND SOLACE SUNRISE SUICIDE PREVENTION WALK/ SATURDAY, JUNE 11, 2022**

**RESOLVED**, upon the recommendation from the Superintendent of Highways & the Chief of Police, that the Town Board hereby authorizes these departments to lend assistance which includes the use of barricades & cones from the Highway Department and Police detail from OPD, for the Solace Sunrise Suicide Prevention Walk in Orangeburg, to be held on Saturday, June 11, 2022, from 5:00am – 7:00 am.



**RESOLUTION NO. 272 - Continued**

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 273****APPROVE / LEND ASSISTANCE / KYLE J. BOYCE FUNDRAISER / HONORING JOHN MARKOWSKI / SUNDAY, JUNE 12, 2022**

**RESOLVED**, that upon the recommendation from the Superintendent of Highways and the Superintendent of Parks, that the Town Board hereby authorizes these (2) departments to lend assistance which includes the use of barricades, cones and trash receptacles from the Highway Department, the use of the Showmobile from the Parks Department (at a rental cost of \$500.00) for the Kyle John Boyce Memorial Fundraiser honoring John Markowski to be held on Sunday, June 12, 2022, at the German Masonic Grounds, Tappan, NY from 12 pm to 9 pm.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 274****ACCEPT / RECEIVE / FILE DOCUMENTS / TOWN CLERK'S OFFICE**

**RESOLVED** that the following documents are accepted, received and filed in the Town Clerk's Office:

1. Town Board Meeting minutes: 4/12 & 5/10/2022 Police Commission; 4/12 & 4/26/2022 Regular Town Board Meeting.
2. Deeds from the former Village of South Nyack to the Town of Orangetown: 282 S Broadway (66.62-1-28); 315 S Broadway (66.77-1-38); 115 Piermont Ave (66.46-2-12); Piermont Ave (66.78-1-30); Elizabeth Street Park; 65 Brookside Ave So (66.53-3-6.1 & 6.2); 95 S Franklin St (66.45-2-22); Route 9W (66.77-1-6); 101 S Franklin St (66.45-2-24); and 131 S Franklin St (66.53-2-24).
3. Agreement / Contracts:
  - Calgi Construction Company, Inc. (Construction Manager – Town Hall Addition)
  - Lothrop Associates (Demolition Plans – existing Town Hall)

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

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 275****PAY VOUCHERS**

**RESOLVED**, upon the recommendation of the Director of Finance, Jeffrey Bencik, the Finance Office is hereby authorized to pay vouchers for a total amount of three (3) warrants (attached) for a total of \$1,937,291.06.

**RESOLUTION NO. 275 - Continued**

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None

**RESOLUTION NO. 276  
RE-ENTER RTBM / ADJOURNED / MEMORY**

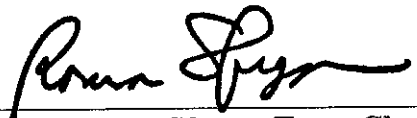
**RESOLVED**, at 8:53 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Charles Hoffman**, *Resident of Blauvelt, Lifetime Member of the Orangeburg Volunteer Fire Department and past Chief from 1964-1966; and Jeremiah McAuliffe*, *Resident of Blauvelt, former longtime resident of Pearl River.*

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Paul Valentine, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny, Councilperson Brian Donohue

Noes: None



Rosanna Sfraga, Town Clerk

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**TOWN OF ORANGETOWN  
FINANCE OFFICE MEMORANDUM**

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**TO:** THE TOWN BOARD  
**FROM:** JEFF BENCIK, *DIRECTOR OF FINANCE*  
**SUBJECT:** AUDIT MEMO  
**DATE:** 5/19/2022  
**CC:** DEPARTMENT HEADS



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The audit for the Town Board Meeting of 5/24/2022 consists of 3 warrants for a total of \$1,937,291.06.

The first warrant had 68 vouchers for \$421,418 and had the following items of interest.

1. Crown, Castle Fiber (p3) - \$6,470 for connectivity.
2. De Lage Landen (p2) - \$15,908 for golf cart lease.
3. JP Morgan Equipment Finance (p3) - \$53,828 for Energy performance contract.
4. NYPA (p6) - \$21,790 for streetlight project.
5. Piermont Senior Citizen Club (p8) - \$9,861 for trip reimbursements.

The second warrant had 7 vouchers for \$7,000 and was for Memorial Day Services.

The third warrant had 211 vouchers for \$1,508,872 and had the following items of interest.

6. Capaso & Sons (p16) - \$80,017 for recycling.
  7. CSEA Employee Benefit Fund (p20) - \$32,605 for dental insurance.
  8. Global Montello (p29) - \$44,879 for fuel.
  9. Goosetown Enterprises (p30) - \$17,311 for Police equipment leases.
  10. Hudson Valley Engineering (p34) - \$25,410 for N. Middletown project.
  11. Johnson Controls (p38) - \$7,386 for HVAC servicing.
  12. Kuehne Chemical Co. (p39) - \$7,425 for sewer chemicals.
  13. Laberge Engineering & Consulting (p40) - \$6,555 for consulting services.
  14. Lothrop Associates (p42) - \$16,660 for new town hall design.
  15. NYS Department of Civil Service (p46) - \$879,090 for healthcare benefits.
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16. Sealcoat USA (p60) - \$49,792 for Highway paving.
17. SOCSO (p61) - \$8,360 for rental fees.
18. Sport-Tech Acrylics (p62) - \$11,125 for crack repair and resurfacing.
19. Swarco America (p65) - \$9,090 for Highway road markings.
20. Tilcon New York (p67) - \$6,587 for Highway materials.
21. US Specialty Coatings (p70) - \$9,091 for Parks landscaping.
22. Verde Electric (p71) - \$151,700 traffic signal replacements (bonded).
23. WW Grainger (p73) - \$5,436 for supplies.
24. Zarin & Steinmetz (p74) - \$7,276 for outside counsel.

Please feel free to contact me with any questions or comments.

Jeffrey W. Bencik, CFA

845-359-5100 x2204

Town Of Orangetown

DATE: May 24, 2022

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	051122	\$ 421,418.51
	051222	\$ 7,000.00
	052422	\$ 1,508,872.55
		\$ 1,937,291.06

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

APPROVAL FOR PAYMENT

AUDITING BOARD

Councilman Gerald Bottari

Councilman Paul Valentine

Councilman Thomas Diviny

Councilman Brian Donehue

Supervisor Teresa M. Kenny

**EXHIBIT**

05-C-22; 5/24/2022

STATE OF NEW YORK        }  
COUNTY OF ROCKLAND    }  
TOWN OF ORANGETOWN    }                                SS.

Rosanna Sfraga 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 15<sup>th</sup> day, April, 2022, 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.

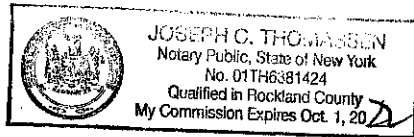
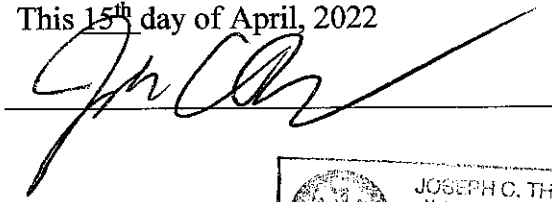
1. Town Hall Bulletin Boards
2. Town's Website (orangetown.com)
- 3.
- 4.
- 5.



**Rosanna Sfraga, Town Clerk**

Subscribed and sworn to before me

This 15<sup>th</sup> day of April, 2022



**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on April 12, 2022, a public hearing will be held by the Town Board on a proposed Local Law *amending Chapter 43, adding Article XVIII, to address zoning in the Hamlet of South Nyack*. This public hearing is scheduled for the 24th of May, 2022, at 7:05 pm, Orangetown Town Hall, 26 W Orangeburg Rd, Orangeburg, NY.

At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

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

Dated: April 12, 2022

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney



**AFFIDAVIT OF PUBLICATION  
FROM**

**State of Wisconsin  
County of Brown, ss.:**

On the 6 day of May in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tutt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Linda Tutt being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, on the editions dated :

**Zone:  
Rockland**

**Run Dates:  
05/06/2022**

Linda Tutt  
Signature

Sworn to before me, this 6 day of May, 2022  
Amy Kokott  
Notary Public, State of Wisconsin, County of Brown

AMY KOKOTT  
Notary Public  
State of Wisconsin

6/30/2025  
My commission expires  
Legend:

**WESTCHESTER:**  
Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolnale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

**ROCKLAND:**  
Blauvelt, Congers, Gamerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

**Ad Number: 0005220349**



**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

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At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

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

Dated: April 12, 2022

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney  
0005220349

**DEPARTMENT OF PLANNING**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
Acting Commissioner

**Helen Kenny Burrows**  
Deputy Commissioner

TOWN CLERK'S OFFICE  
2022 MAY 19 P 1:08  
TOWN OF ORANGETOWN

May 12, 2022

Orangetown Town Board  
26 Orangeburg Road  
Orangeburg, NY 10962

**Tax Data:**

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M

**Map Date:**

**Date Review Received:** 4/15/2022

**Item: TOWN OF ORANGETOWN - ZONING IN SOUTH NYACK (O-2442)**

Local Law to adopt zoning regulations for the Hamlet of South Nyack. Certain provisions of the former Village of South Nyack's Code will also be repealed.

Hamlet of South Nyack

**Reason for Referral:**

County and State highways and parks; Long Path Hiking Trail; adjacent municipalities

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***\*Recommend the following modifications***

1 The former Village of South Nyack was split into three Critical Environmental Areas (CEA): Hudson River Area, Run-Off Area, and Mountainous Area. The Hudson River and Mountainous Areas have been included in the new portion of the Orangetown zoning code, however the Run-Off Area was omitted from the zoning amendment and the March 21, 2022 map of the hamlet (revision #4). On April 28, 2022, the Town Attorney sent our department an older map that was dated March 3, 2022 (revision #2) and included the Run-Off CEA. This CEA is shown on the previous map to extend between South Broadway and Route 9W and is unique in that the steep hillsides to the west result in significant water run-off and drainage concerns. The NYS Thruway also runs through this area, making pollution, noise, and traffic additional concerns. It must be stated why the Run-Off CEA was not included, and reconsideration should be made to also include this section of the hamlet. If the CEA is returned to the official map, the Town shall ensure that the Run-Off CEA is also added to Section 10.233(g) of the Town Code, and that all appropriate traits, regulations, and development criteria are included. The Town of Orangetown zoning map shall also be updated to include this CEA as part of the Orangetown Critical Environmental Area.

2 Section 4 of the Local Law describes the proposed western boundary for the Hudson River CEA to be along the eastern side of the centerline of Piermont Avenue. This is also depicted on the March 21, 2022 map. However, in the former Village of South Nyack, the western boundary was along the western side of the centerline of South Broadway. The March 3, 2022 map also reflected the former Village's boundary of the CEA. It must be stated as to why this CEA has been reduced in area between the second and fourth revisions of the map.

Distr TB, Rob M, Jane Slavin, Dennis Michaels

## **TOWN OF ORANGETOWN - ZONING IN SOUTH NYACK (O-2442)**

- 3 The Town Board should take this opportunity to determine whether the Hudson River CEA could be modified to include other portions of the Town, particularly the area along the Hudson River between Tallman Mountain State Park and Palisades State Park.
- 4 Section 18.12 of the Local Law provides definitions for terms that are defined in the South Nyack Zoning Code, but not in the Orangetown Zoning Code. One of these terms is "swimming pool." However, the definition provided is for "swimming pool structure" from the South Nyack Code. The term should be corrected in the amendment. In addition, the Orangetown code only provides a definition for "swimming pool, private." South Nyack included a general definition for a "swimming pool," and further broke it down into "swimming pool, private" and "swimming pool, other." The Town should consider adopting this more complete definition.
- 5 Section 18.2 of the Local Law imports some of the supplemental use regulations found in Article VI of the South Nyack zoning code. However, only two of the 18 sections have been brought over to the Orangetown Code: "Sale of arts, crafts & antiques; general or professional office" and "Community residence facilities." Some of the other provisions, such as "Business hours of operation" are already regulated within the Town's code and are therefore, not included, and "Swimming pools" has been moved to the section for supplemental bulk regulations. However, others such as "Use of water rights" and "Protection from glare" are not covered in the Orangetown code and regulations for "Parking of commercial vehicles" and "General and professional offices, funeral parlors and sale of arts, crafts and antiques in the RG-OA [now known as SN\_RG-OA] Districts" apply to specific districts that only exist in the hamlet of South Nyack. It must be stated why these sections, as well as the other supplemental use regulations, have not been included in the Local Law, as they are important regulations that should be kept.
- 6 Section 18.21 regulates the "Sale of arts, crafts & antiques; general or professional office." The South Nyack Code included provisions for signage and hours for the sale of arts, crafts, and antiques, neither of which appear in the Local Law. These additional regulations are important in maintaining the character of the hamlet and should be included in the amendments.
- 7 Section 18.23 is titled "xx" and does not include any text. This shall be removed.
- 8 A majority of the supplementary bulk regulations found in Article VII of the South Nyack Zoning Code have been included in Section 18.3 of the Local Law. However, "Obstructions to vision at street intersections," "Bulk requirements applicable to places of worship," and "side yard adjustment for lots providing more than the minimum required street frontage" have not been incorporated in the amendment. Regulations such as the obstructions to vision at street intersections are important in an area like the Hamlet of South Nyack where it may be difficult to see whether there are other vehicles approaching an intersection due to the incline of most streets, particularly given the pedestrian activity in the heart of the hamlet center. The Town should reconsider also adding these important supplementary bulk regulations to the amendments.
- 9 Article VII of the Orangetown Zoning Code establishes the procedures for conditional uses on approval by the Planning Board. Although the Town grants special permits through the Town Board and Zoning Board of Appeals (ZBA), there is no portion of the zoning code that details the procedures for granting special permits. To that end, the Town shall consider adopting Sections 330-38 through 41 of the South Nyack Code, or a modified version thereof. These sections define the Special Permit Granting Authority (SPGA) and their powers and duties (the SPGA is mentioned in Section 18.42 and 18.44 of the Local Law without being formally established in the Orangetown Code), as well as procedures for granting special permits and requirements applicable to all special permit uses. This will only strengthen Orangetown's Code by explicitly establishing the powers of the Town Board and ZBA as special permit granting authorities, as well as the procedures under which they can grant these permits. Setting these requirements for all special permit uses also holds these uses to a higher scrutiny by the SPGA, similar to Section 8.1 of the Orangetown Zoning Code that includes the general standards for conditional uses.

## **TOWN OF ORANGETOWN - ZONING IN SOUTH NYACK (O-2442)**

10 The special or conditional permit uses for the Hamlet of South Nyack, found in Section 18.4 of the Local Law do not include the regulations for private boat or yacht clubs or bed-and-breakfast establishments. However, the Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations indicates private boat or yacht clubs are a special permit use in the SN\_R-12 zoning district. The special permit requirements for this use must therefore be included in Section 18.4.

11 As noted above the special or conditional permit uses do not include bed-and-breakfast establishments. This use also does not appear on the Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations, but was permitted in several zoning districts in the former Village. If this was an oversight, it must be added back to the Table, and the special permit regulations for the use added to Section 18.4. If bed-and-breakfasts are not longer permitted in the new hamlet, it must be stated whether any existing establishments will be permitted to operate as a non-conforming use.

12 The Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations lists private schools and private educational campuses as separate uses. Private schools are a special permit use granted by the Zoning Board of Appeals and are subject to the requirements of Section 18.41. Private educational campuses are special permit uses granted by the Town Board, but are not subject to specific special permit requirements. The former Village of South Nyack Zoning Code previously included special permit requirements for these campuses, but has since repealed them. The Town shall continue to require a special permit for private educational campuses, and should consider establishing special permit standards specific to this use.

13 Orangetown regulates signage through Chapter 31C of the Town Code, as well as for individual zoning districts in Column 5 of the Table of General Use Regulations. Article IX of the South Nyack Zoning Code regulated signs in the former Village, and has not been brought over in the Local Law. The Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations also does not include regulations for signage in the new hamlet. Article IX from the South Nyack Zoning Code must be included in the Orangetown Code to regulate signs in the new zoning districts established for the Hamlet of South Nyack, or Chapter 31C of the Orangetown Town Code must be amended to include such.

14 Article X of the South Nyack Zoning Code regulated off-street parking and loading facilities and driveways. This was not included in the Local Law since the Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations established parking requirements for each use in the new hamlet and Article VI of the Orangetown zoning code currently includes provisions for off-street parking and loading. The remainder of Article X of the South Nyack Zoning Code also provides differing regulations from Article VI of Orangetown's zoning code. The Town Board must determine whether all or some of these different requirements should remain in place for the Hamlet of South Nyack.

15 Included on the bulk table for South Nyack is the lot coverage standard. This standard has been kept for the Hamlet on the Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations. Lot coverage is an important regulation since it limits the amount of impervious surface on a site, thereby preserving (or establishing) greenspace and reducing run-off. The Town currently does not have a lot coverage standard. This must remain in place in the Hamlet of South Nyack in the future. In addition, the Town should use this opportunity to establish a lot coverage standard for the existing zoning districts throughout the Town. Now is an ideal time to develop this standard as the Town of Orangetown is currently undergoing an update to the Comprehensive Plan.

16 Resolution No. 180 provides a listing of interested or involved agencies for the adoption of the proposed zoning regulation. This list must be expanded to include the following agencies, since facilities under their jurisdictions are either within the Hamlet of South Nyack or within 500 feet of its boundary: New York State Department of Environmental Conservation; New York State Department of Transportation; New York State Thruway Authority; New York-New Jersey Trail Conference; Palisades Interstate Park Commission; and Rockland County Division of Environmental Resources. In addition, the Referral Agencies listed on the Referral Form for General Municipal Law (GML) Reviews should be expanded to include the above listed agencies.

17 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

**TOWN OF ORANGETOWN - ZONING IN SOUTH NYACK (O-2442)**

17.1 The Lead Agency Coordination Letter from the Town of Orangetown, dated April 15, 2022, states that the Town Board has determined that the amendment to Chapter 43 by adding Article XVIII for zoning in the Hamlet of South Nyack is an "Unlisted" action under the State Environmental Quality Review Act (SEQRA). However, Resolution 180 states that the proposed action was determined to be a "Type I" action. Section 617.4(b)(1) of the SEQRA regulations indicates that the initial adoption of a municipality's comprehensive zoning regulations is one of the criteria for a Type I action. Therefore, it seems that the adoption of the zoning regulations for this new section of the Town of Orangetown would meet this criterion. All information must be consistent. The Town must amend the appropriate document to cite the correct SEQRA action.

17.2 Resolution No. 180 lists the involved and interested agencies in the review process for the amendment of the Town's zoning ordinance. The Town of Ramapo is listed as one of the municipalities. It is not clear why this municipality is listed since it does not abut, nor is within 500 feet of, any portion of the Town of Orangetown or the Hamlet of South Nyack.

17.3 The Referral Form for the GML Review indicates that the lot acreage for the application is 0.46 acres. It is unclear as to what this is referencing since a new Article is being amended to Chapter 43, which includes the Hamlet of South Nyack in its entirety. This must be corrected.

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown  
New York - New Jersey Trail Conference  
New York State Department of Environmental Conservation  
New York State Department of Transportation  
New York State Thruway Authority  
Palisades Interstate Park Commission  
Rockland County Department of Health  
Rockland County Division of Environmental Resources  
Rockland County Highway Department  
  
Town of Clarkstown  
Villages of Chestnut Ridge, Nyack, &  
Grand View-on-Hudson

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

*In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*

**EXHIBIT**

05-D-22, 5/24/22

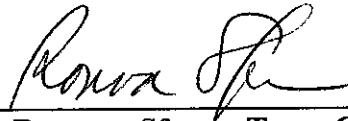
STATE OF NEW YORK }  
COUNTY OF ROCKLAND } SS.  
TOWN OF ORANGETOWN }

Rosanna Sfraga 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 15<sup>th</sup> day, April, 2022, 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.

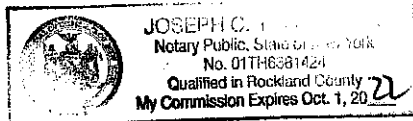
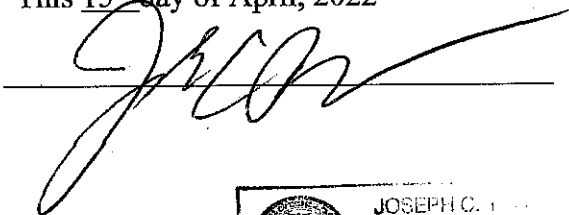
1. Town Hall Bulletin Boards
2. Town's Website (orangetown.com)
- 3.
- 4.
- 5.



**Rosanna Sfraga, Town Clerk**

Subscribed and sworn to before me

This 15<sup>th</sup> day of April, 2022



**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on April 12, 2022, a public hearing will be held by the Town Board on a proposed *Zone Change, from R-40 to R-15 and to PAC Zone regarding property located on Gatto Lane, Pearl River, NY (68.07-2-1)*. This public hearing is scheduled for the 24th of May, 2022, at 7:10 pm, Orangetown Town Hall, 26 W Orangeburg Rd, Orangeburg, NY.

At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

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

Dated: April 12, 2022

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney



**AFFIDAVIT OF PUBLICATION  
FROM**

**State of Wisconsin  
County of Brown, ss.:**

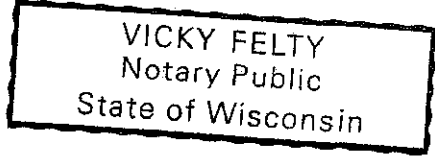
On the 5 day of May in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Feltt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Linda Feltt being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, on the editions dated :

**Zone: Run Dates:**  
**Rockland 05/05/2022**

Linda Feltt  
Signature

Sworn to before me, this 5 day of May, 2022  
Vicky Felty  
Notary Public. State of Wisconsin. County of Brown  
919.25



My commission expires  
Legend:

**WESTCHESTER:**  
Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Haslings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincoln Dale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

**ROCKLAND:**  
Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

**Ad Number: 0005220927**



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At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

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

Dated: April 12, 2022

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

0005220927

**DEPARTMENT OF PLANNING**  
Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
Acting Commissioner

**Helen Kenny Burrows**  
Deputy Commissioner

May 16, 2022

Orangetown Town Board  
26 Orangeburg Road  
Orangeburg, NY 10962

**Tax Data:** 68.07-2-1

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M  
**Map Date:**

**Date Review Received:** 4/15/2022

TOWN OF ORANGETOWN  
2022 MAY 19 P 1:08  
TOWN CLERK'S OFFICE

**Item:** **ZONE CHANGE FROM R-40 TO R-15 AND TO PAC ZONE FOR GATTO LANE (O-2128A)**

Zone change petition from Low Density Residence District (R-40) to Medium Density Residence District (R-15) and Planned Adult Community floating zone (PAC) for 10.05 acres. A conceptual site plan has been provided for the anticipated development, which will comprise of 40 attached townhouse dwellings for residents aged 55 years and over.

North side of Gatto Lane, approximately 500 feet east of North Highland Avenue

**Reason for Referral:**

Village of Chestnut Ridge

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***\*Disapprove***

1 Our department had previously reviewed a request in 2006 to rezone the subject parcel from R-40 to R-15 to create a 15-lot residential subdivision. The subject site is bound on the north by R-22 zoning, the east by R-15, the south by R-40, and the west by R-35. We had recommended in order to protect the adjacent residents from denser zoning, the Town should either allow only a rezoning to R-22, to better conform to all of the surrounding zoning districts or allow the R-15 zoning with the guarantee that only a maximum of 15 building lots will be allowed. Based on 2004 aerial imagery available to our department, the character of residential development in the neighborhood has changed very little since the previous application was submitted. We realize that the R-15 zoning district will allow significantly more density than the existing R-40 designation, thus we concur with part of our previous recommendation that only R-22 rezoning be permitted to act as a transitional district between the adjoining lower density zones and the existing R-15 district to the east.

Distr: TR, Rob M, Jane Slavin

**ZONE CHANGE FROM R-40 TO R-15 AND TO PAC ZONE FOR GATTO LANE (O-2128A)**

2 In addition to the request for R-15 zoning, the applicant is also requesting to implement a Planned Adult Community (PAC) floating zone. While part of the intent of the PAC zone is to allow a range of housing types and prices for senior citizens, the district must be utilized in areas to give seniors convenient access to local amenities. According to Section 4.62 of the Orangetown zoning code, PAC sites shall have access to or frontage along a major or secondary roadway. The subject parcel is deeply embedded within a suburban area and is isolated from any major roadways. Section 4.62 also states that the PAC floating zone is allowed in districts other than R-80, R-40, R-22, or LI, with exception of conversions of existing buildings. The site currently being zoned R-40 and undeveloped are further indications that the property is not the Zoning Code's intended candidate for the PAC floating zone. The PAC must be disapproved.

3 According to the project narrative dated March 31, 2022, it is the applicant's intention to construct 40 two-bedroom, attached units for residents aged 55 years and older. Section 4.62 of the Orangetown Zoning Code categorizes potential PAC sites as "hamlet sites" and other "sites." Per Section 4.69-A, hamlet sites shall be located within one-quarter-mile walking distance of the Pearl River, Orangeburg, Blauvelt, Sparkill or Tappan hamlet centers. Sites outside of these parameters are classified as "other sites." Being that the subject property is a significant distance from these hamlet centers, it cannot be classified as a hamlet site. The bulk regulations listed in Section 4.69-A indicate that other sites, while containing stricter regulations than hamlet sites, are permitted at a base density of four dwelling units per-acre, amounting to 40 dwelling units on a 10.05-acre parcel. As previously stated, the PAC zone is not permitted in an R-40 zoning district. While a PAC can be allowed in an R-15 district, the existing R-15 zoning district to the east of the subject site is approximately 16.3 acres and is comprised of 37 lots primarily used for detached single-family dwellings. This calculates to a density of approximately 2.27 dwelling units per acre. Furthermore, the ability of the existing infrastructure to accommodate increased residential density on parcels intended for a much lower density is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Town Board must consider the cumulative and regional impacts of permitting such development before approving a rezoning. It is evident that the implementation of this PAC zone will lead to a significant increase in density and is out of character with the surrounding neighborhood.

4 The subject site is identified in the most recent Town of Orangetown Comprehensive Plan (adopted May 12, 2003) as part of the Orangetown Park Development Advisory Committee's (OPDAC) Proposed Open Space Acquisition and Protection List (Table III-1). Furthermore, Exhibit 7 (Parks and Open Space Areas) of the Town of Orangetown Comprehensive Plan, indicates that the subject site is within a "Proposed Transitory Open Space." Orangetown is in the process of updating its Comprehensive Plan for 2022. It is recommended that if rezoning is to be considered, it be postponed until after the new Comprehensive Plan is adopted and it is determined that the proposed zoning change is consistent with the new plan's vision for this parcel. Currently, the proposed rezoning does not correlate with the Comprehensive Plan and shall be disallowed.

5 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. Bulk variances, including maximum floor area ratio (FAR) and minimum front yard are required for the proposed site plan. The maximum permitted floor area ratio (FAR) under the PAC floating district is 0.35, which the proposed development exceeds by 11%. It should be noted that the maximum FAR for the base R-15 zoning district and existing R-40 district are only 0.20 and 0.15, respectively, which this development exceeds by 95% and 160%. Additionally, the minimum front yard is deficient by 8%. Oversized structures will result in a neighborhood characterized by greater building mass and less green space. This department is not in favor of granting zone changes and then allowing development that does not conform to bulk standards of the new zoning designation. As previously stated, the Town Board must consider the cumulative and regional impacts of the zone change. Approving a conceptual site plan that do not meet the minimal bulk requirements will set a precedent that may result in nearby property owners seeking the same relief. The proposed zone change and conceptual site plan must not be permitted.

**ZONE CHANGE FROM R-40 TO R-15 AND TO PAC ZONE FOR GATTO LANE (O-2128A)**

6 Approval of a PAC requires a conceptual site plan that includes all items listed under Section 4.612-A. (2) of the Town of Orangetown Zoning Code. The Town Board must evaluate and confirm that each item under this section is satisfied before a PAC can be approved. Some of these items are not provided with the application, including, but not limited to the open space system and proposed recreation facilities and schematic water, sanitary sewer and stormwater management systems. Additional Requirements listed under Section 4.610, such as lighting of walkways and parking requirements (Section 4.610D), and landscaped areas and buffers (Section 4.510E and F) cannot be evaluated without the respective lighting plan and landscape plan. The application shall not be approved until these missing components are provided and evaluated. In addition, a full-sized conceptual site plan must be submitted.

7 As previously indicated, there are no recreational areas illustrated on the site plan. According to Section 4.69-A of the Orangetown Zoning Code, "other sites" in the PAC district need 250 square feet of indoor and/or outdoor recreation per unit, thus requiring this development a total of 10,000 square feet of recreational area. Per Section 4.610-A, the design and location of all recreational facilities shall be consistent with the ultimate purpose of achieving pleasant living arrangements for persons 55 years of age or older and shall contemplate the desires and need of such persons for privacy, participation in social and community activities and accessibility to all community facilities. Sufficient recreational area must be provided, as it is an integral part of the PAC floating zone. The letter from Brooker Engineering, PLLC, dated February 22, 2022 (Comment 7) states that more "passive recreation" areas will be provided for a development of this size, such as a walking path, gazebo, barbeque areas, and patios; however, these elements are not delineated on the site plan drawing. Until such amenities are depicted that effectively meet the code requirements, the conceptual site plan cannot be approved.

The following comments address our additional concerns about the proposal:

8 The Village of Chestnut Ridge is the reason this proposal was referred to this department for review. The municipal boundary is adjacent to the western boundary of the site. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Village of Chestnut Ridge must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Village of Chestnut Ridge must be considered and satisfactorily addressed, as well as any additional concerns about the proposal

9 A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.

10 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Village of Spring Valley Fire Inspector, or the Pearl River Fire District to ensure that the site is designed in a safe manner and there is sufficient maneuverability on the site for emergency vehicles. The parking area near the north end of the site appears to pose a challenge for a firetruck to properly maneuver. A firetruck turning radius plan must be provided.

11 Prior to the start of demolition, construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.

12 There shall be no net increase in the peak rate of discharge from the site at all design points.

**ZONE CHANGE FROM R-40 TO R-15 AND TO PAC ZONE FOR GATTO LANE (O-2128A)**

13 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (August 2010) and local ordinances.

14 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed and approved by the Rockland County Department of Health prior to construction in order to ensure compliance with Article II (Drinking Water Supplies) of the Rockland County Sanitary Code and Part 5 of the New York State Sanitary Code.

15 For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health prior to construction.

16 The Rockland County Sewer District No. 1 boundary is coincident with the Town boundary that abuts the subject property. If a sewer main extension from the subdivision connects to the Ramapo Sewer on Grotke Road in Chestnut Ridge, it would be an out-of-District connection, for which the fee is \$3,700 per connected unit.

17 All proposed building entrances, exterior stairways, decks, window wells, and walkways must be delineated on the site plan demonstrating that they will not impact yard and setback requirements, or increase the development coverage.

18 A Landscape Plan, indicating the species of plants to be used and where they will be planted, must be provided. The 50-foot buffer along the perimeter of the site shall either be supplemented with high evergreen trees or the existing trees be retained to obscure the proposed development from the adjoining properties, as the proposed density is inconsistent with the character of the surrounding area.

19 Areas designated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. Providing specific locations on the site for the snow piles will reduce the loss of available parking spaces meant to be used by visitors, tenants, or maintenance. In addition, this will help to protect the any landscaping from damage due to the weight of the snow and salt intrusion.

20 A lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.

21 All proposed signage shall be indicated on the site plan and shall conform to the Town's sign standards.

22 Both parts of Question C.2 on the Full Environmental Assessment Form must be answered as "yes." Specific information is provided in the most recent version of the Orangetown Comprehensive Plan regarding the intentions for this property.

23 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

23.1 A site plan drawing printed in proportion to the graphic scale must be sent to this department for review so that it can be evaluated in detail.

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown  
Rockland County Department of Health  
Rockland County Office of Fire and Emergency Services  
Pearl River Fire Department

**ZONE CHANGE FROM R-40 TO R-15 AND TO PAC ZONE FOR GATTO LANE (O-2128A)**

New York State Department of Environmental Conservation  
Rockland County Sewer District No. 1

Brooker Engineering, PLLC  
Village of Chestnut Ridge Planning Board

Toll Brothers, Inc.

Rockland County Planning Board Members

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

*The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

*In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*

**TOWN OF ORANGETOWN AFFIDAVIT OF POSTING AND MAILING NOTICES FOR SPECIAL PERMIT/ZONE CHANGE**

Project Name: Gatto Lane Site Plan (BE# 20231)

Address: Tax lot 68.07-2-1

(Named) Eve Fernandez being duly sworn, deposed that he/she is

the applicant herein, or is representing the applicant herein:

That he/she resides at 74 Lafayette Ave, Ste 501, Suffern, NY 10901

That heretofore and the 3rd day of May, 2022

**POSTING**

- He/She posted the required Notice of Public Hearing sign as required pursuant to the Orangetown Code, Chapter 43, Article 10.44 by posting the attached Notice on every lot corner and at least once every One Hundred (100) feet thereafter, facing each public street on which the property abuts. Such sign has been displayed for a period of not less than 5 days immediately preceding the hearing date. The sign was not be set back more than 10 feet from any property or street line, was not be less than two feet or more than six feet above grade at the property line, and was clearly visible from the property line.

**Please Note** that this affidavit shall be notarized the date of the Public Hearing after the five day period has expired. It must be completed by the person actually posting the notice and shall be submitted to the Town Clerk at the commencement of the Public Hearing.

**NOTICES**

- He/She complied with required mailing of the Notice of Public Hearing pursuant to Orangetown Code, Chapter 43, Article 10.44, by, at least 10 days prior to the public hearing, providing the Town Clerk with stamped envelopes addressed to all property owners within 500 feet of the subject property as measured from the front, side, and rear lot lines of the subject parcel (excluding public road ways, rights of way, and property owned by any public utility or public entity in measuring the 500 feet), as well as all properties within 500 feet of the subject parcel along both sides of parcel along both sides of any street or roadway on which the subject parcel abuts.

Eve Fernandez (signature)

Subscribed and sworn to before me

This 3rd day of May 2022

**Please Note** that this affidavit shall be notarized the date of the hearing and shall be submitted to the Town Clerk at the commencement of the Public Hearing.

(Attach Notice and list of property owners within 500 feet to whom notices were sent)

Christina Carlino

CHRISTINA CARLINO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01CA6382675  
Qualified in Rockland County  
My Commission Expires 10-29-2022

TOWN OF ORANGETOWN  
2022 MAY 10 P 4:40  
TOWN CLERK'S OFFICE

**TOWN OF ORANGETOWN AFFIDAVIT OF POSTING AND MAILING NOTICES FOR SPECIAL PERMIT/ZONE CHANGE**

Project Name: Gatto Lane Site Plan (BE# 20231)

Address: Tax Lot 108-07-2-1

(Named) Brandon Hunt being duly sworn, deposed that he/she is the applicant herein, or is representing the applicant herein:

That he/she resides at 74 Lafayette Avenue, Ste 501 Suffern, NY 10901

That heretofore and the 10<sup>th</sup> day of May

**POSTING**

- He/She posted the required Notice of Public Hearing sign as required pursuant to the Orangetown Code, Chapter 43, Article 10.44 by posting the attached Notice on every lot corner and at least once every One Hundred (100) feet thereafter, facing each public street on which the property abuts. Such sign has been displayed for a period of not less than 5 days immediately preceding the hearing date. The sign was not be set back more than 10 feet from any property or street line, was not be less than two feet or more than six feet above grade at the property line, and was clearly visible from the property line.

**Please Note** that this affidavit shall be notarized the date of the Public Hearing after the five day period has expired. It must be completed by the person actually posting the notice and shall be submitted to the Town Clerk at the commencement of the Public Hearing.

**NOTICES**

- He/She complied with required mailing of the Notice of Public Hearing pursuant to Orangetown Code, Chapter 43, Article 10.44, by, at least 10 days prior to the public hearing, providing the Town Clerk with stamped envelopes addressed to all property owners within 500 feet of the subject property as measured from the front, side, and rear lot lines of the subject parcel (excluding public road ways, rights of way, and property owned by any public utility or public entity in measuring the 500 feet), as well as all properties within 500 feet of the subject parcel along both sides of parcel along both sides of any street or roadway on which the subject parcel abuts.

Brandon Hunt (signature)

Subscribed and sworn to before me

This 10<sup>th</sup> day of May

**Please Note** that this affidavit shall be notarized the date of the hearing and shall be submitted to the Town Clerk at the commencement of the Public Hearing.

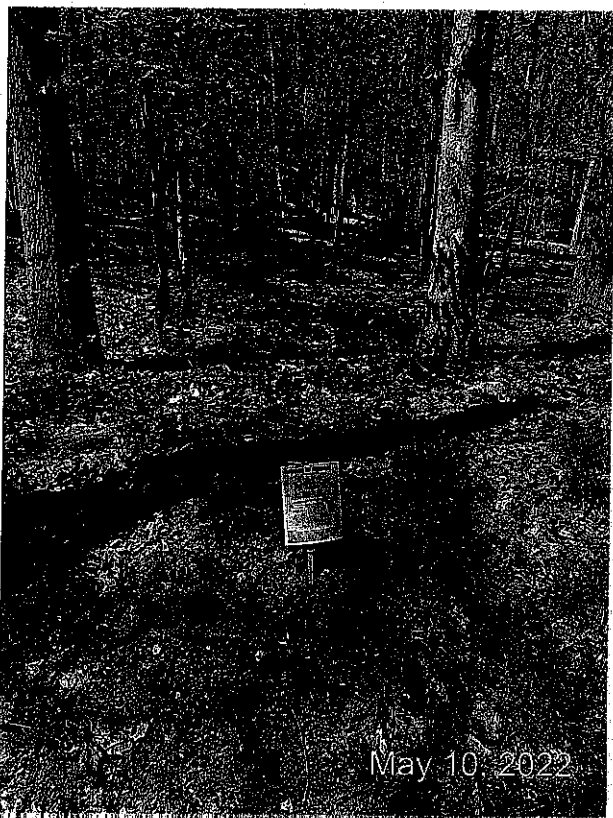
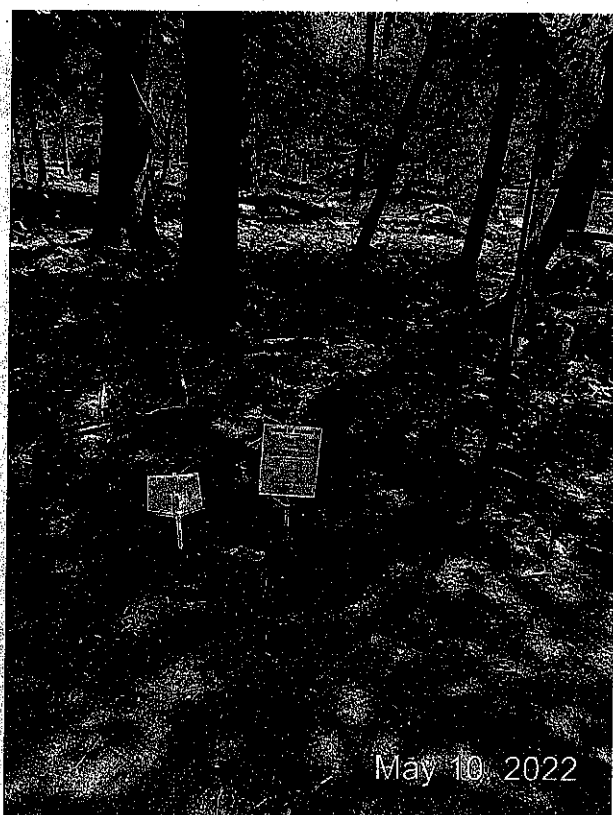
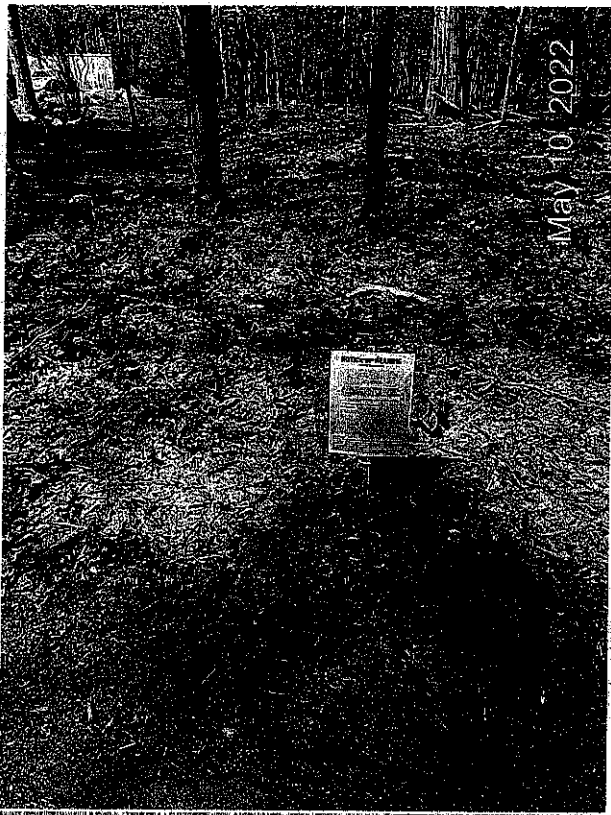
(Attach Notice and list of property owners within 500 feet to whom notices were sent)

Christina Carlino

CHRISTINA CARLINO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01CA6382675  
Qualified in Rockland County  
My Commission Expires 10-29-2022

TOWN OF ORANGETOWN  
2022 MAY 10 P 4:40  
TOWN CLERK'S OFFICE





**ZONE CHANGES**  
**POSTINGS & NOTICES**

1. Location of the Postings: Every lot corner and at least once every One Hundred (100) feet thereafter, facing each public street on which the property abuts. The sign is to be displayed for a period of not less than 5 days immediately preceding the hearing date or any adjourned hearing date and shall not be set back more than 10 feet from any property or street line, shall not be less than two (2) feet or more than six (6) feet above grade at the property line, and shall be clearly visible from the property line.
2. Mailings: Enclosed is a list of abutting property owners. Please make the return Address: Rosanna Sfraga, Town Clerk, Town of Orangetown, 26 W. Orangeburg Rd, Orangeburg, NY 10962 and mail them (template enclosed).
3. Affidavit of Posting & Mailing of Notices: Also enclosed is the Affidavit. Please complete it, have it notarized and submit it to the Town Clerk, either before or at the public hearing.

# NOTICE OF HEARING

## TOWN OF ORANGETOWN

### TOWN OF ORANGETOWN NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on April 12, 2022, a public hearing will be held by the Town Board on a proposed *Zone Change, from R-40 to R-15 and to PAC Zone regarding property located on Gatto Lane, Pearl River, NY (68.07-2-1)*. This public hearing is scheduled for the 24th of May, 2022, at 7:10 pm, Orangetown Town Hall, 26 W Orangeburg Rd, Orangeburg, NY.

At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

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

Dated: April 12, 2022

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

#### **INSTRUCTIONS:**

**This poster shall be posted on every lot corner and at least once every One Hundred (100) feet thereafter, facing each public street on which the property abuts. Such sign is to be displayed for a period of not less than 5 days immediately preceding the hearing date or any adjourned hearing date. The sign shall not be set back more than 10 feet from any property or street line, shall not be less than two feet or more than six feet above grade at the front property line, and shall be clearly visible from the property line.**

---

## 20231 Gatto Lane

5/2/22

	A	B	C	D	E
1	Lot	Last	First	Add	CSZ
2	68.07-2-19	Allen	Edward	170 Gatto Lane	Pearl River, NY 10965
3	68.07-2-4	Arturi	Robert A	163 Gatto Lane	Pearl River, NY 10965
4	68.07-2-3	Barry	Marianne	167 Gatto Lane	Pearl River, NY 10965
5	63.19-1-20	Bennett	John	9 Bradl Lane	Nanuet, NY 10954
6	68.07-2-26	Bitetti	Jason M	128 Gatto Lane	Pearl River, NY 10965
7	68.07-2-22	Bonsu	Naomi P	114 Gatto Lane	Pearl River, NY 10965
8	68.07-2-27	Brady	Sean	134 Gatto Lane	Pearl River, NY 10965
9	68.07-2-5	Braziller	Douglas	159 Gatto Lane	Pearl River, NY 10965
10	68.07-2-36	Browne	Joyce	109 Gatto Lane	Pearl River, NY 10965
11	68.07-2-34	Cahill	Frank	119 Gatto Lane	Pearl River, NY 10965
12	63.19-1-18	Carroll	Thomas	5 Bradl Lane	Nanuet, NY 10954
13	68.07-2-32	Caruso	Annina	125 Gatto Lane	Pearl River, NY 10965
14	68.07-2-7	Curry	William	151 Gatto Lane	Pearl River, NY 10965
15	63.19-1-14	Davidson	Andrew	4 Bradl Lane	Nanuet, NY 10954
16	68.07-2-14	Deangelis	Frank	148 Gatto Lane	Pearl River, NY 10965
17	63.19-1-11	Facinelli	John	10 Bradl Lane	Nanuet, NY 10954
18	68.07-2-37	Falzon	Peter	105 Gatto Lane	Pearl River, NY 10965
19	68.07-2-12	Friscia	Charles	137 Gatto Lane	Pearl River, NY 10965
20	68.07-2-1	Gatto Lane LLC		75 Michael Roberts Dr.	Pearl River, NY 10965
21	68.07-2-18	George	Alexander	166 Gatto Lane	Pearl River, NY 10965
22	68.07-2-24	Gomez	Jose	120 Gatto Lane	Pearl River, NY 10965
23	63.19-1-25	Gonzalez	Isaac	19 Bradl Lane	Nanuet, NY 10954
24	68.07-2-9	Haren	Charles	143 Gatto Lane	Pearl River, NY 10965
25	68.07-2-25	Harris	John R	124 Gatto Lane	Pearl River, NY 10965
26	63.19-1-22	Hawkins	David	13 Bradl Lane	Nanuet, NY 10954
27	63.19-1-16	Infante	John	1 Bradl Lane	Nanuet, NY 10954
28	68.07-2-6	Jaibin	Daniel	155 Gatto Lane	Pearl River, NY 10965
29	63.19-1-10	Joseph	Matthew	12 Bradl Lane	Nanuet, NY 10954
30	68.07-2-11	Kissel	Vincent A	139 Gatto Lane	Pearl River, NY 10965
31	68.07-2-23	Kivlehan	Margaret	118 Gatto Lane	Pearl River, NY 10965
32	68.07-2-17	Lin	Yi	PO Box 1232	Pearl River, NY 10965
33	68.07-2-15	Lynch	John P	152 Gatto Lane	Pearl River, NY 10965
34	68.07-2-31	Martinez	Juan	127 Gatto Lane	Pearl River, NY 10965
35	68.07-2-16	Melendez	Mariano	156 Gatto Lane	Pearl River, NY 10965
36	68.07-2-28	Miran	Dan	133 Gatto Lane	Pearl River, NY 10965
37	63.19-1-19	Mungroo	Wendy	7 Bradl Lane	Nanuet, NY 10954
38	68.07-2-29	O'Connor	Michael	131 Gatto Lane	Pearl River, NY 10965
39	63.19-1-17	Philip	Sunny V	3 Bradl Lane	Nanuet, NY 10954
40	63.19-1-24	Philips	Rexy	17 Bradl Lane	Nanuet, NY 10954
41	68.07-2-10	Piscitelli	Vincent	141 Gatto Lane	Pearl River, NY 10965
42	63.19-1-15	Prats	Igancio G	2 Bradl Lane	Nanuet, NY 10954
43	63.19-1-23	Reid	Matthew	15 Bradl Lane	Nanuet, NY 10954
44	68.07-2-21	Rios	Ronnie	112 Gatto Lane	Pearl River, NY 10965
45	68.07-2-33	Rodriguez	Peter C	123 Gatto Lane	Pearl River, NY 10965
46	63.19-1-21	Saigal	Sebastian	11 Bradl Lane	Nanuet, NY 10954
47	68.07-2-35	Sanchez	Iris	115 Gatto Lane	Pearl River, NY 10965
48	63.19-1-12	Skae	Catherine	8 Bradl Lane	Nanuet, NY 10954
49	68.07-2-38	Stokes	Douglas	101 Gatto Lane	Pearl River, NY 10965
50	68.07-2-20	Swanwick	Matthew	108 Gatto Lane	Pearl River, NY 10965
51	68.07-2-8	Tarasco	Victor	149 Gatto Lane	Pearl River, NY 10965
52	68.07-2-30	Thomas	Ajith & Mary	129 Gatto Lane	Pearl River, NY 10965
53	68.07-2-2	Tyles	George	171 Gatto Lane	Pearl River, NY 10965
54	63.19-1-13	Yan	Hong	6 Bradl Lane	Nanuet, NY 10954
55	68.07-2-13	Yee	Glenn H	142 Gatto Lane	Pearl River, NY 10965

**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on April 12, 2022, a public hearing will be held by the Town Board on a proposed *Zone Change, from R-40 to R-15 and to PAC Zone regarding property located on Gatto Lane, Pearl River, NY (68.07-2-1)*. This public hearing is scheduled for the 24th of May, 2022, at 7:10 pm, Orangetown Town Hall, 26 W Orangeburg Rd, Orangeburg, NY.

At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

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

Dated: April 12, 2022

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney



SUFFERN  
 15 CHESTNUT ST  
 SUFFERN, NY 10901-9998  
 (800)275-8777

05/03/2022 04:06 PM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	48		\$22.56
CTOM - Firm - Domestic	6		\$2.82

Grand Total: \$25.38

Credit Card Remitted \$25.38

Card Name: VISA  
 Account #: XXXXXXXXXXXX7242  
 Approval #: 06579G  
 Transaction #: 365  
 AID: A0000000031010 Chip  
 AL: VISA CREDIT  
 PIN: Not Required CHASE VISA

\*\*\*\*\*  
 Every household in the U.S. is now  
 eligible to receive a second set  
 of 4 free test kits.  
 Go to [www.covidtests.gov](http://www.covidtests.gov)  
 \*\*\*\*\*

Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
 Refunds for guaranteed services only.  
 Thank you for your business.

Tell us about your experience.  
 Go to: <https://postalexperience.com/Pos>  
 or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 358295-0110  
 Receipt #: 840-51050087-1-4428134-2  
 Clerk: 03



Firm Mailing Book For Accountable Mail

Name and Address of Sender

**BROOKER ENGINEERING, PLLC**  
74 Lafayette Avenue, Suite 501  
Suffern, New York 10901  
(845) 357-4411

BE# 20231

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Affix Stamp Here  
(For additional copies of this receipt).  
Postmark with Date of Receipt.



USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service Fee)	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. 68.07-2-36 Browne Joyce 109 Gatto Lane Pearl River, NY 10965													
2. 68.07-2-34 Cahill Frank 119 Gatto Lane Pearl River, NY 10965													
3. 63.19-1-18 Carroll Thomas 5 Bradi Lane Nanuet, NY 10954													
4. 68.07-2-32 Caruso Annina 125 Gatto Lane Pearl River, NY 10965													
5. 68.07-2-7 Curry William 151 Gatto Lane Pearl River, NY 10965													
6. 63.19-1-14 Davidson Andrew 4 Bradi Lane Nanuet, NY 10954													
7. 68.07-2-14 Deangelis Frank 148 Gatto Lane Pearl River, NY 10965													
8. 63.19-1-11 Facinelli John 10 Bradi Lane Nanuet, NY 10954													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster/Per (Name of receiving employee) <i>Wicks CMJ</i>											



Firm Mailing Book For Accountable Mail

Name and Address of Sender

**BROOKER ENGINEERING, P/C**  
74 Lafayette Avenue, Suite 501  
Suffern, New York 10901  
(845) 357-4411

BE# 20231

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

Address (Name, Street, City, State, & ZIP Code™)

USPS Tracking/Article Number	Postage	(Extra Services) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. 68.07-2-37 Falzon Peter 105 Gatto Lane Pearl River, NY 10965													
2. 68.07-2-12 Frischia Charles 137 Gatto Lane Pearl River, NY 10965													
3. 68.07-2-1 Gatto Lane LLC 75 Michael Roberts Dr. Pearl River, NY 10965													
4. 68.07-2-18 George Alexander 166 Gatto Lane Pearl River, NY 10965													
5. 68.07-2-24 Gomez Jose 120 Gatto Lane Pearl River, NY 10965													
6. 63.19-1-25 Gonzalez Isaac 19 Brad Lane Nanuet, NY 10954													
7. 68.07-2-9 Haren Charles 143 Gatto Lane Pearl River, NY 10965													
8. 68.07-2-25 Harris John R 124 Gatto Lane Pearl River, NY 10965													
Total Number of Pieces Listed by Sender													
Total Number of Pieces Received at Post Office													

Postmaster, Per (Name of receiving employee)  
*Wicki*

Complete in Ink

PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-9098

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Name and Address of Sender



**BROOKER ENGINEERING, PLLC**  
74 Lafayette Avenue, Suite 501  
Suffern, New York 10901  
(845) 357-4411

BE# 20231

**Firm Mailing Book For Accountable Mail**

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(for additional copies of this receipt).  
Postmark with Date of Receipt.



- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. 63.19-1-22 Hawkins David 13 Bradl Lane Nanuet, NY 10954													
2. 63.19-1-16 Infante John 1 Bradl Lane Nanuet, NY 10954													
3. 68.07-2-6 Jaibin Daniel 155 Gatto Lane Pearl River, NY 10965													
4. 63.19-1-10 Joseph Matthew 12 Bradl Lane Nanuet, NY 10954													
5. 68.07-2-11 Kissel Vincent A 139 Gatto Lane Pearl River, NY 10965													
6. 68.07-2-23 Kivlehan Margaret 118 Gatto Lane Pearl River, NY 10965													
7. 68.07-2-17 Lin Yi PO Box 1232 Pearl River, NY 10965													
8. 68.07-2-15 Lynch John P 152 Gatto Lane Pearl River, NY 10965													
Total Number of Pieces Listed by Sender													
Total Number of Pieces Received at Post Office													
Postmaster, P#r (Name of receiving employee)													

*John P Lynch*





Name and Address of Sender



**BROOKER ENGINEERING, PLC**  
74 Lafayette Avenue, Suite 501  
Suffern, New York 10981  
(845) 357-4411

8E# 20231

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. 68.07-2-20  
Swanwick Matthew  
108 Gatto Lane  
Pearl River, NY 10965

2. 68.07-2-8  
Tarasco Victor  
149 Gatto Lane  
Pearl River, NY 10965

3. 68.07-2-30  
Thomas Ajith & Mary  
129 Gatto Lane  
Pearl River, NY 10965

4. 68.07-2-2  
Tyles George  
171 Gatto Lane  
Pearl River, NY 10965

5. 63.19-1-13  
Yan Hong  
6 Bradl Lane  
Nanuet, NY 10954

6. 68.07-2-13  
Yee Glenn H  
142 Gatto Lane  
Pearl River, NY 10965

7.

8.

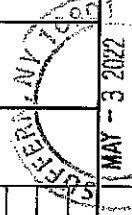
Affix Stamp Here  
(for additional copies of  
Postmark with Date)



0000

U.S. POSTAGE PAID  
SUFFERN, NY  
MAIL PERMIT NO. 22  
POSTAGE WILL BE PAID BY ADDRESSEE  
**\$2.82**  
R2304M115026-03

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. 68.07-2-20	Swanwick Matthew 108 Gatto Lane Pearl River, NY 10965													
2. 68.07-2-8	Tarasco Victor 149 Gatto Lane Pearl River, NY 10965													
3. 68.07-2-30	Thomas Ajith & Mary 129 Gatto Lane Pearl River, NY 10965													
4. 68.07-2-2	Tyles George 171 Gatto Lane Pearl River, NY 10965													
5. 63.19-1-13	Yan Hong 6 Bradl Lane Nanuet, NY 10954													
6. 68.07-2-13	Yee Glenn H 142 Gatto Lane Pearl River, NY 10965													
7.														
8.														



Postmaster, Per (Name of receiving employee)

*W. J. G. J.*

Complete in Ink

Total Number of Pieces Listed by Sender

0

Total Number of Pieces Received at Post Office

PS Form 3877, January 2017 (Page 1 of 2)  
PSN 7530-02-000-9098

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**Rosanna Sfraga**

---

**From:** Orangetown Supervisor  
**Sent:** Tuesday, May 24, 2022 4:46 PM  
**To:** Rosanna Sfraga; Town Board  
**Subject:** FW: Town board meeting for 5/24/2022, re Gatto Lane rezoning

Teresa M. Kenny  
Town Supervisor  
Town of Orangetown  
26 Orangeburg Road  
Orangeburg, New York 10962  
(845) 359-5100

Feeling stressed by the COVID-19 pandemic? You are not alone. Call the NYS Emotional Support Helpline 7 days a week, 8am-10pm at 1-844-863-9314.

**IMPORTANT NOTICE:**

This e-mail is meant only for the use of the intended recipient. It may contain confidential information which is legally privileged or otherwise protected by law. If you received this e-mail in error or from someone who was not authorized to send it to you, you are strictly prohibited from reviewing, using, disseminating, distributing or copying the e-mail. PLEASE NOTIFY US IMMEDIATELY OF THE ERROR BY RETURN E-MAIL AND DELETE THIS MESSAGE FROM YOUR SYSTEM. Thank you for your cooperation.

-----Original Message-----

**From:** Jane Miran <mommy@aol.com>  
**Sent:** Tuesday, May 24, 2022 3:56 PM  
**To:** Orangetown Supervisor <supervisor@orangetown.com>  
**Subject:** Town board meeting for 5/24/2022, re Gatto Lane rezoning

- >
- > Good evening Members of the Town Board,
- >
- > I am writing you with respect to the agenda for tonight's town meeting regarding the rezoning of property on Gatto Lane in Pearl River.
- > I want to point out that no matter how many homes or town houses are approved for this parcel of land, the effect on the only road into Gatto Lane will be tremendous, irregardless of the "traffic study" that was conducted. The road is extremely narrow and as it is, difficult for a garbage truck and school bus to pass at the same time. We have already experienced the worst scenario - a fire truck blocked into Gatto Lane by a fallen tree during a snow storm, with no way out. Fortunately there were no lives lost by the removal of a fire truck from service till the tree was removed.
- > There is a solution, which was always intended to be a road - the entrance from the other side of the property on Duryea Lane - this strip of land is 60 feet wide and would effectively reduce traffic on Gatto. It has been proposed that this road be an emergency entrance/exit with lock and key that only the police and emergency services would have. The Pearl River fire department is not happy with this proposal either, as it would delay entrance in the event of an

emergency and could cost lives. It should be a permanent road allowing traffic to avoid Gatto Lane completely, thus reducing and preventing bottlenecks.

>

> Thank you,

> Jane Miran

> 133 Gatto Lane

> Pearl River, NY 10965

>

> Sent from my iPad



**NOTICE TO BIDDERS**

SEALED BIDS WILL BE RECEIVED by the Town Board of the Town of Orangetown at the Town Clerk's Office, 26 Orangeburg Road, Orangeburg, New York, 10962 until 10:30 am on Thursday May 5, 2022, and will be publicly opened and read aloud at 11:00 a.m. for the

**ITB-PS-21-4G; PS-21-4E  
TIER IV PUMPING STATION IMPROVEMENTS  
TOWN OF ORANGETOWN, NEW YORK**

in accordance with the Contract Documents on file with and which may be obtained at the Town Clerk's Office. Copies of the Contract Documents will be on file after Monday April 4, 2022. A non-refundable fee of twenty-five dollars (\$25.00) payable by check to the order of the Town of Orangetown will be required for each set of Contract Documents on compact disk.

The Contract Documents may be examined at the following locations:

Town Clerk's Office, Town of Orangetown  
26 Orangeburg Road  
Orangeburg, NY 10962

Eastern Contractors Association  
6 Airline Drive  
Albany, NY 12205

Construction Contractors Association of the Hudson Valley  
330 Meadow Avenue  
Newburgh, NY 12250

The work consists of the rehabilitation of seven wastewater pumping stations.

- Blue Hill – Replace piping, valves, supports, and level sensing within the wet well as well as replacement of the control panel, purchase of a spare pump and miscellaneous electrical upgrades.
- Diane Drive – Replacement of pumps, piping, valves, supports, level sensing and control panel. Miscellaneous electrical and site work
- Harmony Hills - Replacement of pumps, piping, valves, supports, level sensing and control panel. Miscellaneous electrical
- Kings Highway - Replacement of pumps, piping, valves, supports, level sensing, flow monitoring and control panel. Miscellaneous electrical.

- Nyack – Replacement of (4) suction plug valve and one discharge plug valve. Install new monorail hoist and support system.
- Sparkill – Installation of new valve vault with bypass connection.
- Washington Mews - Replacement of pumps, piping, valves, supports, level sensing and control panel. Miscellanies electrical and site work

The Commissioner of Environmental Management and Engineering will 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.

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 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 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 mandated by the New York State Department of Labor.

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.

**ROSANNA SFRAGA**  
TOWN CLERK

**EAMON REILLY, P.E.**  
COMMISSIONER OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING

March 25, 2022





**AFFIDAVIT OF PUBLICATION  
FROM**

State of Wisconsin  
County of Brown, ss.:

On the 6 day of April in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tuttle, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Linda Tuttle being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, on the editions dated:

Zone:  
Rockland

Run Dates:  
04/06/2022

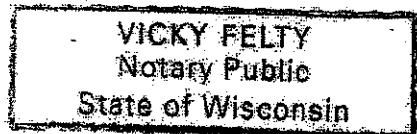
Linda Tuttle  
Signature

Sworn to before me, this 6 day of April, 2022

Vicky Felty  
Notary Public, State of Wisconsin, County of Brown

9/19/25

My commission expires  
Legend:



**WESTCHESTER:**  
Amawalk, Ardsley, Ardsley on Hudson, Atmonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincoln Dale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Monhegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdy, Putnam Valley, Rye, Scarsdale, Shenorock, Strub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

**ROCKLAND:**  
Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Plazmont, Pomona, Staatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tamkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0005200796

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ROSANNA SPRAGA  
TOWN CLERK

EAMON REILLY, P.E.  
COMMISSIONER OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING

March 25, 2022

**BID OPENING TIME**

11:00AM

**DATE**

May 5, 2022

**CONTRACTOR  
 NAME  
 &  
 ADDRESS**

*Mehl Electrical  
 + Communications  
 Pearl River, NY*  
*FRANSHAWE INC  
 aka Rockland Electric  
 Nanuet, NY*

**DATE RECEIVED**

*5/5/2022*

*5/5/2022*

**TIME RECEIVED**

*10:08AM*

*10:13AM*

**NON COLLUSION  
 STATEMENT**

*✓*

*✓*

**BID BOND or  
 CERTIFIED CHECK**

*✓*

*✓*

**ELECTRICAL PS-21-4E**

Bid Item #11 – Mobilization / Demobilization

**BID AMOUNT**

*\$ 10,000*

*\$ 10,000*

\$

\$

\$

Bid Item #12 – Blue Hill

**BID AMOUNT**

*\$ 167,000*

*\$ 52,500*

\$

\$

\$

Bid Item #13 – Diane Drive

**BID AMOUNT**

*\$ 123,000*

*\$ 56,000*

\$

\$

\$

Bid Item #14 – Harmony Hills

**BID AMOUNT**

*\$ 121,000*

*\$ 37,000*

\$

\$

\$

Bid Item #15 – Kings Highway

**BID AMOUNT**

*\$ 163,000*

*\$ 69,500*

\$

\$

\$

Bid Item #16 – Nyack

**BID AMOUNT**

*\$ 19,000*

*\$ 9,000*

\$

\$

\$

Bid Item #17 – Sparkill

**BID AMOUNT**

*\$ N/A*

*\$ 3,000*

\$

\$

\$

Bid Item #18 – Washington Mews

**BID AMOUNT**

*\$ 226,000*

*\$ 127,000*

\$

\$

\$

Bid Item #19 – Record Documents

**BID AMOUNT**

*\$20,000*

*\$20,000*

*\$20,000*

*\$20,000*

*\$20,000*

Bid Item #20 – Miscellaneous Additional Work

**BID AMOUNT**

*\$50,000*

*\$50,000*

*\$50,000*

*\$50,000*

*\$50,000*

**SUBTOTAL ITEMS 11-20**

*\$ 849,000*

*\$ 434,000*

\$

\$

\$

TIER IV Pumping Station Improvements

BID OPENING TIME 11:00AM DATE May 5, 2022

CONTRACTOR NAME & ADDRESS	Coppola Services Ringwood, NJ	Fred Lewis Construction Ringwood, NJ	Jet Industries Inc. Collingwood, NY		
DATE RECEIVED	5/5/2022	5/5/22	5/5/22		
TIME RECEIVED	10:15 AM	9:05 AM	10:11 AM		
NON COLLUSION STATEMENT	✓	✓	✓		
BID BOND or CERTIFIED CHECK	✓	✓	✓		

GENERAL - PS-21-4G

Bid Item #1 – Mobilization / Demobilization					
BID AMOUNT	\$ 158,390	\$ 100,000	\$ 156,450	\$	\$
Bid Item #2 – Blue Hill Pump Station					
BID AMOUNT	\$ 220,000	\$ 204,000	\$ 359,000	\$	\$
Bid Item #3 – Diane Drive Pump Station					
BID AMOUNT	\$ 234,000	\$ 220,000	\$ 379,000	\$	\$
Bid Item #4 – Harmony Hills Pump Station					
BID AMOUNT	\$ 253,000	\$ 210,000	\$ 340,000	\$	\$
Bid Item #5 – Kings Highway Pump Station					
BID AMOUNT	\$ 621,500	\$ 710,000	\$ 652,000	\$	\$
Bid Item #6 – Nyack Pump Station					
BID AMOUNT	\$ 167,000	\$ 282,000	\$ 262,000	\$	\$
Bid Item #7 – Sparkill Pump Station					
BID AMOUNT	\$ 340,500	\$ 284,000	\$ 550,000	\$	\$
Bid Item #8 – Washington Mews Pump Station					
BID AMOUNT	\$ 310,500	\$ 272,000	\$ 430,500	\$	\$
Bid Item #9 – Record Documents					
BID AMOUNT	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Bid Item #10 – Miscellaneous Additional Work					
BID AMOUNT	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
SUBTOTAL ITEMS 1 - 10	\$ 2,444,890	\$ 2,422,000	\$ 3,269,000	\$	\$
