

**TOWN OF ORANGETOWN
REGULAR TOWN BOARD MEETING MINUTES
September 12, 2023**

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 DEMA
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.
Bob Urban, Human Resource Coordinator
Matthew Lenihan, Computer Network Specialist
Brendon Carton, IT Department
Donald Butterworth, Police Chief
James Acheson, Police Captain
Michael Shannon, Police Captain

Pledge of Allegiance to the Flag

ANNOUNCEMENTS:

Grand Opening for the Orangetown Pickleball Courts on Tuesday, 9/19 at 11:30 am, Veterans Memorial Park, Orangeburg

Pearl River Farmers Market: Fall Harvest Festival 9/23, 9/30, 10/7 & 10/21, 10 am – 2 pm, Central Avenue Field

The following Public Hearings are scheduled for September 26, 2023:

Adopt Orangetown Comprehensive Plan

Local Law for Proposed Zone Change for 90 West Madison Avenue, Pearl River

Local Law for Short Term Property Rentals (Airbnb, VRBO)

Local Law for South Nyack Parking

PRESENTATIONS:

SPECIAL DISTRICTS 2024 BUDGET PRESENTATIONS

7:05 P.M. - 7:10 P.M. Blauvelt Volunteer Fire District (Mike Conklin)

7:10 P.M. - 7:15 P.M. Rockland Paramedics

7:15 P.M. - 7:20 P.M. South Orangetown Ambulance Corps (Pete Roimisher)

7:20 P.M. - 7:25 P.M. Nyack Ambulance Corps (Wm. McDowell)

Special Districts 2024 Budget Presentations – Continued

7:25 P.M. - 7:30 P.M. Orangeburg Library (Grant Zacharias / Michele Galle-Looram)

7:30 P.M. - 7:35 P.M. Tappan Library (Vicki Caramante)

7:35 P.M. - 7:40 P.M. Palisades Library (Maria Gagliardi)

7:40 P.M. - 7:45 P.M. Blauvelt Library (Laura Grunweg)

DISCUSSION:

Workshop of Agenda Items

Agritourism / Rockland Cider Works

RESOLUTION NO. 465

OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby opened.

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

Summary of Public Comments:

Daniel & Bonny Radwin; and John Moddy, Pearl River, submitted a petition, with 75 signatures, (Exhibit 09-12-A) requesting lights to be installed around the lake / pond at Veteran's Memorial Park. They use the park for socializing and walking around the pond.

Sharon Van Houten, Pearl River, explained that Van Houten Farm Stand has been always seasonal and floats with the farmers market in New York City. RCW is not acting in "good faith. There is pending litigation, since 2018 and she believes the Town Board should not vote on anything dealing with this property until the litigation is settled.

Gerry Goggins and Susan McWhinny, Orangeburg, are still against RCW and the proposed local law. They spoke about several differences in the proposed local law and LaBerge's recommendations.

Joyce Taub, W. Nyack, has enjoyed summer, without RCW and loves Van Houten Farm Stand. The Town Board should not allow RCW to re-open.

Sheehan Haily, S. Nyack, is against RCW. The Town Zoning laws should not change for loud businesses to open in residential neighborhoods.

Carolyn Rash, Pearl River, is against RCW. RCW is very dangerous, unsafe and it negatively effects the quality of life.

RESOLUTION NO. 466

CLOSE PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby closed.

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

Seth M. Mandelbaum and Jamie Schwartz, Pearl River Campus, LLC d/b/a Hudson Valley iCampus, gave a brief summary of their request for a Zoning Text Amendment (Hotel & Standalone Fitness Center in a "LI" Zoning District (Exhibit 09-12-B).

RESOLUTION NO. 467**ACCEPT PETITION/REQUEST FOR ZONING TEXT AMENDMENT AND DIRECT CIRCULATION OF PROPOSED LOCAL LAW/ HOTEL AND STANDALONE FITNESS CENTER IN LI ZONING DISTRICT / PEARL RIVER CAMPUS, LLC d/b/a HUDSON VALLEY iCAMPUS (68.08-1-1)**

WHEREAS, the owner of premises located at 401 North Middletown Road Pearl River, New York, (Tax Lot 68.08/1/1) being located primarily in the “LI” (Light Industrial) zoning district and partially in the LO (“Laboratory-Office) zoning district, has petitioned the Town Board to change the text of the Zoning Code by Amending Chapter 43, Articles 3, 4 and 11, to permit a hotel and standalone fitness center on parcels of 150 acres or more as a “Special Permit Use” in the LI zoning district; and

WHEREAS, upon preliminary review, the Town Board is favorably disposed to such a zoning text amendment, because such uses are compatible with existing permitted uses in the LI district and would only be permitted on parcels of 150 acres or more; and

WHEREAS, the Town Board wishes to proceed with its consideration of the proposed action, toward which end it wishes to commence the environmental review process, as well as review by other interested agencies; and

WHEREAS, upon review of the Petition, and a Short Environmental Assessment Form prepared at the Town Board’s request by the Office of Building, Zoning, Planning and Administration and Enforcement, and related documents and filings, the Board makes the following preliminary determinations:

1. The proposed action is one subject to review under the State Environmental Quality Review Act (“SEQRA”);
2. The proposed action as an “Unlisted” action; and
3. The following are involved or interested or involved agencies in the review process:
 - Orangetown Planning Board;
 - Rockland County Department of Planning;
 - Rockland County Department of Health;
 - Town of Clarkstown
 - Town of Ramapo
 - Village of Piermont
 - Village of Nyack
 - Village of Chestnut Ridge
 - New York State Department of Transportation

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby declares its intention to serve as Lead Agency for the purpose of environmental review under SEQRA, and directs that a Lead Agency Coordination Letter with relevant documents be circulated to and among the various above referenced agencies; and

BE IT FURTHER RESOLVED, that the circulation to the Rockland County Department of Planning and the agencies listed above for the purpose of review pursuant to General Municipal Law §§ 239-1 & m; and

BE IT FURTHER RESOLVED, that, pursuant to Town Code Chapter 43, § 10.5, the Town Board hereby refers the said Petition and a proposed Local Law, amending the Town Zoning Code, to the Town Planning Board, inviting its input regarding, among other things, the implications of such an amendment, and requesting a response within 30-days.

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. 468

**SET PUBLIC HEARING ON PROPOSED ZONE TEXT AMENDMENT FOR LI DISTRICT
HOTEL AND STANDALONE FITNESS / PEARL RIVER CAMPUS, LLC d/b/a HUDSON
VALLEY iCAMPUS (68.08-1-1)**

RESOLVED that the Town Board will hold a public hearing on November 14, 2023 at 7:05 p.m., on a proposed Local Law, as follows, amending Chapter 43, "Zoning", § 11.2, Definitions; § 3.11 "Table of General Use Regulations" and §4.3 "Special Permit Uses" to permit a hotel and standalone fitness center in the LI zoning district on lots having 150 acres or more.

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. 469

**AUTHORIZE / CHRISTMAS LIGHTING COMPANY / HOLIDAY LIGHTS
DOWNTOWN PEARL RIVER**

RESOLVED, that the Town Board hereby authorizes up to \$15,000 to Christmas Lighting Company to supply holiday lights for display in Downtown Pearl River, to be paid from the Pearl River Parking District budget line item SP 3320.457, and further authorizes the Supervisor or her designee to execute any and all documents for the installation of the holiday lights.

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. 470

**ESTABLISH A FARMERS MARKET / APPROVE AGREEMENT / PIERMONT
CREEKSIDE ENTERPRISES, LLC / 2023 FARMERS MARKET MANAGER / PEARL
RIVER**

WHEREAS, in the furtherance of the public interest and consistent with sustainability efforts, good eating habits, and providing a vast array of services for our residents, it would be appropriate to permit a weekly Farmers Market for selected regional farmers and vendors to sell goods and produce; and

WHEREAS, the Town has prepared a proposed Professional Services Agreement with Piermont Creekside Enterprises, LLC to utilize the School District-owned Central Avenue Field in Pearl River for the Farmers Market under the terms and conditions specified by the School District and Town; and

WHEREAS, the Town has drafted a Standard License Agreement to be used in conjunction with the Farmers Market to permit Farmers/Vendors to sell fresh farm and related products under certain terms and conditions specified in the Professional Services and Standard License Agreements including a requirement that each Farmer/Vendor submit, as required, a Certificate of Insurance provided for in the proposed License Agreement; and

NOW THEREFORE BE IT, RESOLVED, that pursuant to New York General Municipal Law Section 72-p, the Town Board hereby establishes a Farmers Market, to be known as the "Pearl River Farmers Market", for public purposes for the benefit of the community, located in downtown Pearl River, to be held as a Fall Harvest Festival on Saturdays between the hours of 10 am and 2 pm on September 23, 2023, September 30, 2023, October 7, 2023 and October 21, 2023; and

RESOLUTION NO. 470 - Continued

BE IT FURTHER RESOLVED, that pursuant to the authority of GML 72-p, Town Board hereby authorizes the Supervisor to execute an Agreement, on behalf of the Town, as proposed and written, subject to final review and approval by the Town Attorney's Office, with Piermont Creekside Enterprises, LLC, to provide professional services including but not limited to: operations, marketing, management, vendor recruitment, and scheduling of the Pearl River Farmers Market, subject to the approval of the Town Board, and

BE IT FURTHER RESOLVED, that the Town Board hereby authorizes the Town Highway Department and Parks & Recreation Department to assist in the implementation of the Pearl River Farmers Market which includes trash cans, electronic message boards and port-o-johns.

Councilperson Thomas Diviny 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. 471

MEMORANDUM OF AGREEMENT / PBA CONTRACT / 2023-2027 / THIS ITEM WAS PLACED ON AGENDA UPON REQUEST OF COUNCIL MEMBERS BOTTARI, DIVINY AND DONAHUE:

RESOLVED, the Town Board hereby approves the terms of a Memorandum of Agreement (MOA), as an amendment to the existing Collective Bargaining Agreement, by and between the Town of Orangetown and Rockland County Patrolmen's Benevolent Association, Inc., for the Orangetown Police Department, effective January 1, 2023 through December 31, 2027, as such MOA is attached hereto and incorporated herein as part of this resolution; and be it further

RESOLVED, the Town Supervisor or her designee is hereby authorized to sign and fully execute said agreement and any related documents as may be necessary to effectuate this resolution.

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

Motion: 3 - 1

Ayes: Councilperson Thomas Diviny, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: Supervisor Teresa M. Kenny

Abstained: Councilperson Paul Valentine

RESOLUTION NO. 472

GRANT PERMISSION / JIM DEAN / ATTEND THE 2023 NYSAOTSOH 94TH ANNUAL CONFERENCE

RESOLVED, that permission is hereby granted for Jim Dean to attend the 2023 NYSAOTSOH 94th Annual Conference, Education Symposium & EXPO Verona, NY, from September 26-29, 2023, with the Town paying cost of courses and travel to be charged to appropriate departmental accounts.

Councilperson Paul Valentine 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. 473

APPROVE/ RFP/ 4" DUCTILE IRON SPRINKLER WATER MAIN INSTALLATION

RESOLVED, that upon the recommendation from the Superintendent of Highways, that the Town Board hereby approves the RFP for 4" Ductile Iron Sprinkler Water Main Installation to Innovative Excavating, LTD., Stony Point, N.Y., the lowest qualified proposer, in the amount of \$31,910.00 to be charged to D.5112.457.04.

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. 474

APPOINT KEVIN MCGARVEY / MAINTENANCE SUPERVISOR (SEWERAGE SYSTEMS) / GRADE 20, STEP 8/13 / EFFECTIVE SEPTEMBER 13, 2023

RESOLVED, upon the recommendation of the Commissioner of DEME, Kevin McGarvey is hereby appointed to Maintenance Supervisor (Sewerage Systems) Grade 20, Step 8/13, Provisional at an annual salary \$129,433 effective September 13, 2023.

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. 475

COMBINE / APPROVE AGENDA ITEMS #12 TO 15

RESOLVED, the Town Board hereby combines and approves agenda items #12 to 15.

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. 476

APPROVE / LEND ASSISTANCE / PEARL RIVER AUTO SHOW / SEPTEMBER 17, 2023

RESOLVED, upon the completion of the necessary paperwork, the Superintendent of Parks, Recreation & Building Maintenance has forwarded to the Town Board for approval the rental of porto-jons (2 regular) for use at the Pearl River Auto Show on September 17, 2023, with the organization providing a certificate of insurance naming the Town of Orangetown as being an additional insured.

RESOLVED, upon the recommendation from the Superintendent of Highways, the Town Board hereby authorizes this department to lend assistance which includes the use of fifteen (15) 55-gallon trash barrels from the Highway Department for use at the Pearl River Auto Show on September 17, 2023.

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. 477

**APPROVE / LEND ASSISTANCE / ROCKLAND COUNTY GAA FDNY VS. NYPD EVENT
SEPTEMBER 23, 2023**

RESOLVED, upon the completion of the necessary paperwork, the Superintendent of Parks, Recreation & Building Maintenance has forwarded for approval by the Town Board use of the showmobile at a rental cost of \$500.00 by the Rockland County GAA for the NYPD vs. FDNY Event on September 23, 2023, with the organization providing a certificate of insurance naming the Town of Orangetown as an additional insured.

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. 478

**APPROVE / LEND ASSISTANCE / PEARL RIVER MIDDLE SCHOOL COLOR RUN
SEPTEMBER 30, 2023**

RESOLVED, upon the recommendation from the Superintendent of Highways, that the Town Board hereby authorizes that, the Highway Department lends assistance, which includes the use of barricades & cones, for the PRMS Color Run, to be held on Saturday, September 30, 2023.

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. 479

**APPROVE/ LEND ASSISTANCE / 2023 PEARL RIVER DAY FESTIVAL / CENTRAL
AVENUE, PEARL RIVER / OCTOBER 14, 2023**

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 trash cans, barricades, electronic message board & detour signs and the distribution of green waste bags & recycling bins to residents from the Highway Department; a police detail provided by OPD, and a Highway Department event perimeter for the annual Pearl River Day Festival to be held on Saturday, October 14, 2023, from 7 am to 7 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. 480

ACCEPT / RECEIVE / FILE DOCUMENTS/TOWN CLERK'S OFFICE

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

- Town Board Meeting minutes: July 11 & August 22, 2023 Police Commission; July 11 & 25 and August 22, 2023 Regular Town Board Meeting; and August 22 & 29, 2023 Special Town Board Meeting.

RESOLUTION NO. 480 - Continued

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. 481
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 four (4) warrants (attached) for a total of \$3,415,023.20.

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. 482
ENTER EXECUTIVE SESSION**

In attendance, at this Executive Session were Supervisor Kenny, Denis Troy, Councilpersons Tom Diviny, Paul Valentine, Jerry Bottari and Brian Donohue, Robert Magrino, and Jeff Bencik.

RESOLVED, at 8:28 pm, the Town Board entered Executive Session to discuss the proposed acquisition/sale/lease of real property when publicity might affect value.

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. 483
RE-ENTER RTBM / ADJOURNED / MEMORY**

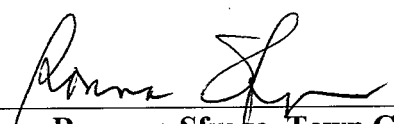
RESOLVED, at 9:03 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: Edward J. Dempsey, Resident of South Nyack and Brother of Orangetown Employee Eileen Fitzpatrick; Joseph J. McKenna, Resident of Tappan; and MaryAnne Spagna Quirk, Former Resident of Blauvelt.

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



Rosanna Sfraga, Town Clerk

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	081823	\$ 89,959.98
	082523	\$ 317,528.96
	090123	\$ 19,329.22
	091223	\$ 2,988,205.04
		\$ 3,415,023.20

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

APPROVAL FOR PAYMENT

AUDITING BOARD

Councilman Gerald Bottari

Councilman Paul Valentine

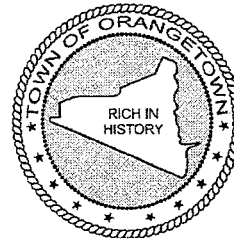
Councilman Thomas Diviny

Councilman Brian Donohue

Supervisor Teresa M. Kenny

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 9/7/2023
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 9/12/2023 consists of 4 warrants for a total of \$3,415,023.20.

The first warrant had 33 vouchers for \$89,959 and had the following items of interest.

1. JP Morgan Equipment Finance (p4) - \$53,828 for Energy Performance contract.
2. NYPA (p70) - \$23,192 for streetlight conversion.

The second warrant had 41 vouchers for \$317,528 and had the following items of interest.

3. Crown, Castle Fiber (p2) - \$21,792 for connectivity.
4. CSEA Employee Benefit Fund (p2) - \$33,089 for dental benefits.
5. Metropolitan Life (p6) - \$14,258 for Police dental insurance.
6. Troon Golf (p11) - \$190,797 for golf course maintenance contracts (August).

The third warrant had 11 vouchers for \$19,329 and was for utilities.

The fourth warrant had 199 vouchers for \$2,988,205 and had the following items of interest.

1. All Bright Electric (p1) - \$10,700 for street light maintenance contract.
 2. Atlantic Salt (p5) - \$79,826 for Highway Salt.
 3. Barclay Damon LLP (p7) - \$9,420 for tax cert case with Pfizer.
 4. Beckmann Appraisals (p8) - \$15,000 for appraisals.
 5. Brooker Engineering (p13) - \$5,178 for engineering project reviews.
 6. Capasso & Son (p15) - \$90,817 for recycling.
 7. Chestnut Ridge Transport (p15) - \$53,940 for summer bus transportation.
 8. De Lage Landen (p18) - \$24,868 for golf cart leases.
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9. Fanshawe (p23) - \$224,675 for new town hall electrical.
10. Fleet Pump & Service Group (p25) - \$62,475 for replacement pumps at Nyack PS.
11. Gabrielli Truck Sales (p27) - \$334,105 for Highway equipment (bonded).
12. Global Montello (p29) - \$21,955 for fuel.
13. Joe Lombardo Heating & Cooling (p34) - \$35,644 for new town hall plumbing.
14. Ken's Tree Care (p35) - \$7,034 for tree removal.
15. Kuehne Chemical Co. (p36) - \$8,257 for sewer chemicals.
16. Nitro (p39) - \$10,350 for software license.
17. Rockland County Solid Waste (p49) - \$7,728 for solid waste.
18. S&L Plumbing & Heating (p51) - \$22,006 for new town hall HVAC.
19. Tilcon (p55) - \$30,975 for Highway materials.
20. Troon Golf (p59) - \$190,797 for golf course maintenance contracts (September).
21. Vanas Construction (p62) - \$1,366,474 for new town hall GC.
22. Verde Electric (p63) - \$5,600 for traffic signal maintenance.
23. Virtuit Systems (p65) - \$118,079 for new town hall IT.

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

Jeffrey W. Bencik, CFA

845-359-5100 x2204

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Orangetown Board Monthly meeting - September 12, 23
at Town Hall 7 PM. Subject: To install lights around
LAKE at Veterans Park. September 12 at 7 PM.

Petition to the Town of Orangetown Parks Department, Rockland, CO

WE would like to have lights installed on the path around the pond in Veterans Park. **EXHIBIT**

09-12-A

Name	Signature	Address
ROBERT HUDSON	Robert Hudson	18 FAIRVIEW LN ORANGETOWN, NY
JUNE HUDSON	June Hudson	" "
Kerigan Dowling	Kerigan Dowling	4 Glen Ct, Pearl River
Maureen Dowling	Maureen Dowling	658 E. Oxford Hill Rd,
EMERENCIA KATO	Emerencia Kato	430 SUMMIT RIVER PR
Grace Kato	Grace Kato	436 S. Main St + 112
Joseph A.	Joseph A.	P.O. Box 40 Tappan NY 10983
Bonny Radwin	BONNY RADWIN	440 ORANGEBURG RD, Pearl River
Daniel Radwin	Daniel Radwin	440 Orangeburg Rd, Pearl River
RYAN SUTHERLAND	Ryan Sutherland	76 FOREST AVE PL NY 10965
Rita Grant	Rita Grant	2 Michael Dr Blauvelt 10911
PAT HIGGINS	Pat Higgins	59 CARDINAL ST. PR 10965
Grace Larsen	Grace Larsen	10 Jaws Place Tappan NY 10983
MARION CHIMENTI	Marion Chimenti	7 VAN TERR SPARKILL, NY
Joseph D. Chimenti	Joseph D. Chimenti	7 Van Ter Spackill, NY
Sarah Ma	Sarah Ma	250 Betsy Rd 10965
MARZENA CYMCIEK	Marzena Cymcik	227 N. Middletown Rd. Apt. D Pearl River NY 10965
Erica Massey	Erica Massey	150 Ridge St Pearl River NY 10965
Mary Ann Portano	Mary Ann Portano	123 N. Main St Pearl River NY 10965
Yan Li	Yan Li	8 Sgt Harte Dr. Tappan NY 10983
Sen Zhang	Sen Zhang	8 Sgt Harte Dr Tappan NY 10983
Rita L. Jones	Rita L. Jones	Blue Hill Commons 10962
William Spencer	William Spencer	13 Broadway Tappan NY 10983
Michael McConk	Michael McConk	163 S. Red Dr PR

Orangetown Board Meeting - September 12-20 1511
at Town Hall - Please Come
Subject: lights around Park lake at Veterans Park

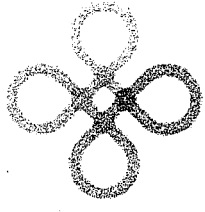
Petition to the Town of Orangetown Parks Department
We would like to have lights installed on the path around the pond in Veterans Park.

Name	Signature	Address
Marië Wolt	Marië Wolt	5 Van Terrace Sparkill NY
PAUL WOLT	Paul Wolt	5 VAN TERRACE SPARKILL NY
Tom Kilkenny		208 Anst Pearl River
Kathleen Kilkenny		108 Anst Pearl River
Sharyn Rubino	Sharyn Rubino	23 PARKWAY DR. BLAUVELT, NY 10913
Bridget Pitt	Bridget Pitt	34 Henry St. Orangetown 10961
EDDIE LONIA TAYLOR		257 Betty Road Cayuga NY
Sonia Tollet		257 Betty Road Cayuga NY
Carly Jackson		19 Queens Ct Orangetown NY
Carla Soria	Carla Soria	19 Queens St Orangetown NY
Claire Ferreira	C.V. Ferreira	53 Concord Dr Tappan NY
Charlie Friscia		137 GATLIN Pearl River NY
Abdessamad SLIMANI		212 HOPI DRIVE Pearl River
MALIMA Fikri		" "
Nicholas Sainz		284 Newport Ave Tappan NY 10983
Jaine Sainz		" " " "
Greg Mitchell	My. C. Mitchell	7 Townsend, C. Orangetown
Barbara Bedway	Barbara Bedway	" "
John Mooney	John Mooney	118 Meyer Oval Pearl River
MARY MOONEY	Mary Mooney	118 Meyer Oval Pearl River

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Hudson Valley iCampus
innovation ingenuity industry®

PEARL RIVER CAMPUS, LLC
d/b/a

HUDSON VALLEY iCAMPUS

TOWN OF ORANGETOWN

TOWN BOARD MEETING

SEPTEMBER 12, 2023



Hudson Valley iCampus

EXHIBIT

3

SUMMARY

- Amend the LI District Use Regulations to permit "Hotels and motels" and "standalone fitness center" special permit uses on parcels with a minimum lot area of 150 acres, subject to approval by the Town Board.
- Establish special permit standards and parking requirements for the proposed uses.
- Permit lots within the LI District having a minimum lot area of 150 acres to contain multiple permitted adaptive uses on a single parcel.

CAMPUS HISTORY

1907
Dr. Ledette
purchases 99
acre farm on
Middletown Rd.

2002
Wyeth
Purchases the
Pearl River Site

2016
Pfizer sells 207
acres to
Industrial Realty
Group, LLC

1930
Ledette Labs is
purchased by
American
Cyanamid

2009
Pfizer
purchases Pearl
River site

CAMPUS VIEW AS OF 2004



CHINA UNIVERSITY



DEVELOPMENT MAP

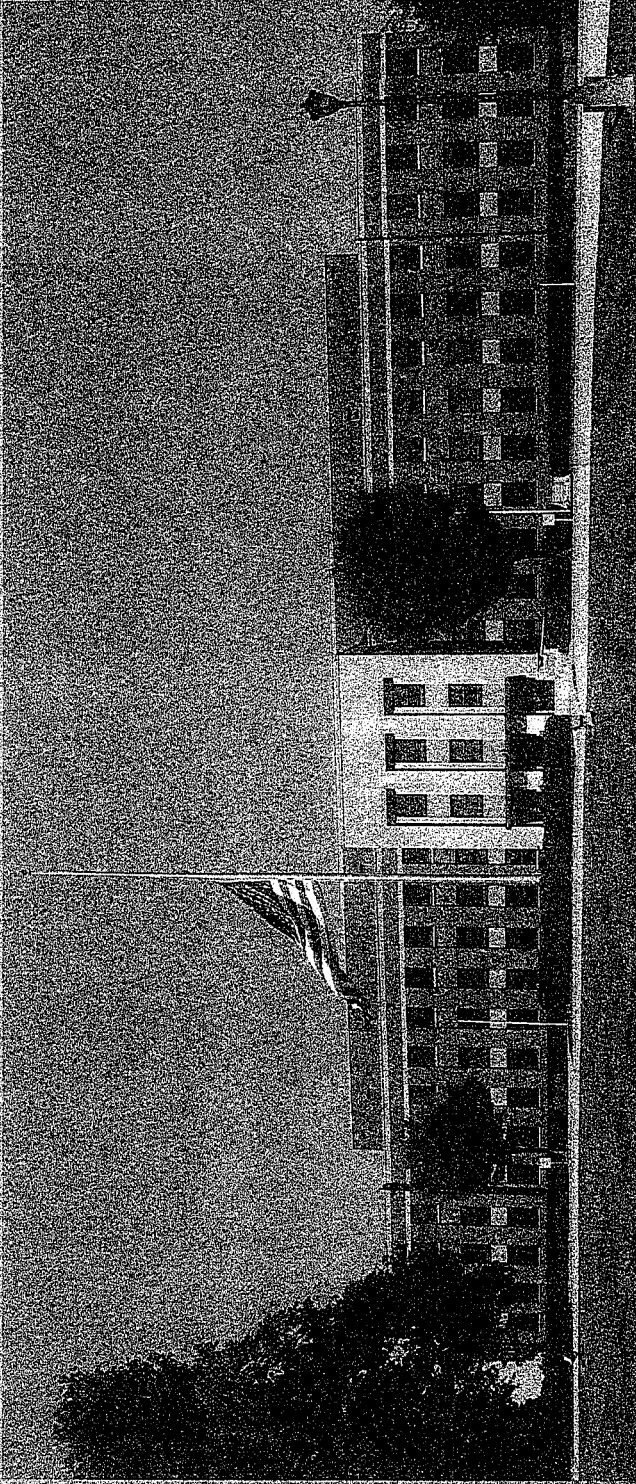


0 10 20 30
FEET
SCALE IN FEET
RENDERED IN 2013

HUDSON VALLEY CAMPUS
CONCEPT PLAN

LANGAN
Hudson Valley Campus
ARCHITECTURAL FIRM

BUILDING FOR TOMORROW



BUILDING 140 HOTEL RENOVATION



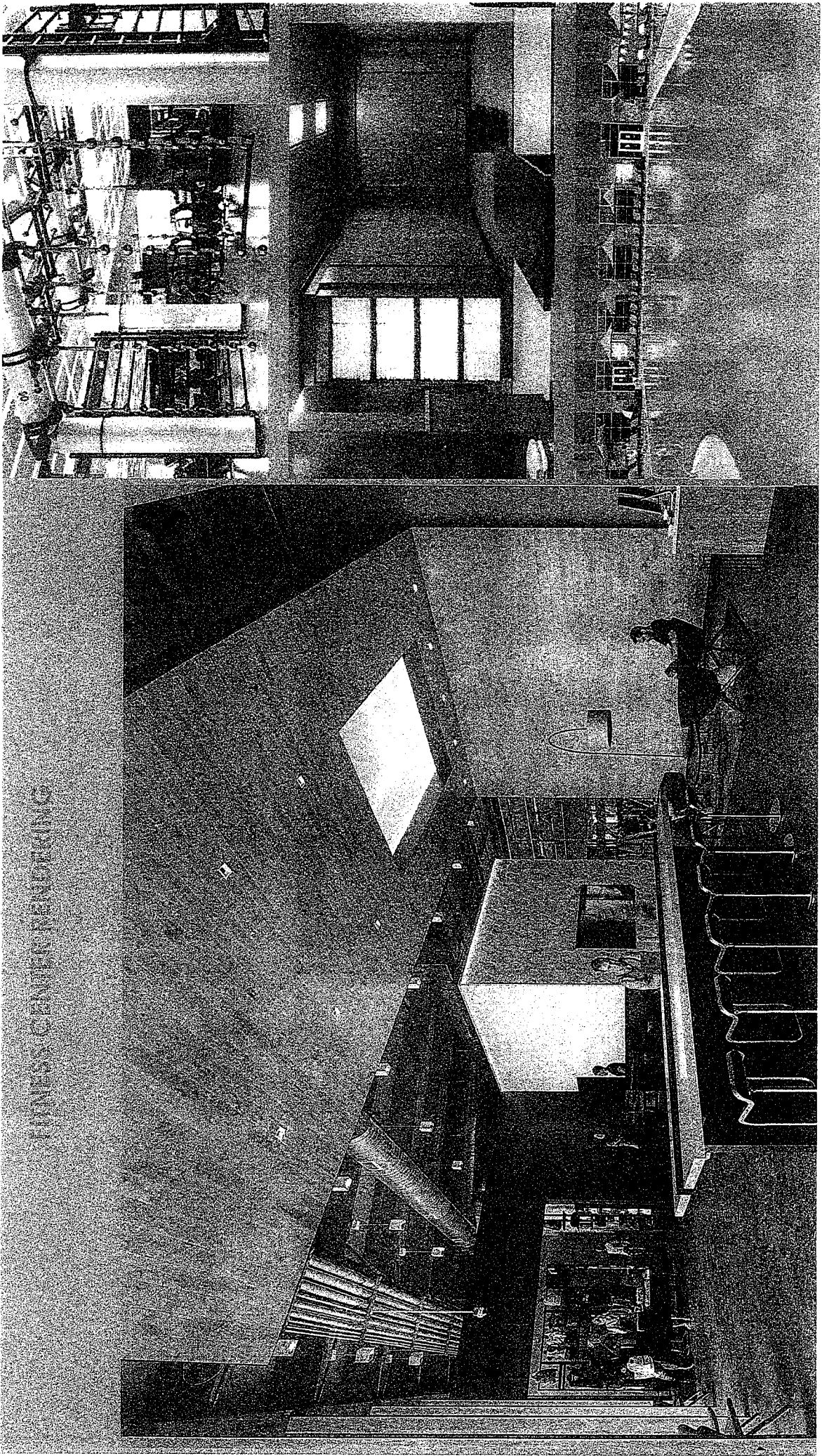
HILTON HOME 2 SUITES



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NEWMAN
DIVISION



Thank you!



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