



TOWN OF ORANGETOWN TOWN BOARD MEETING

Tuesday May 06, 2025

This Town Board Meeting was opened at 7:00 PM.

Councilperson Paul Valentine	_____
Councilperson Jerry Bottari	_____
Councilperson Brian Donohue	_____
Councilperson Dan Sullivan	_____
Supervisor Teresa M. Kenny	_____

★ Pledge of Allegiance to the Flag

ANNOUNCEMENTS:

- ◆ **ORANGETOWN SHREDDING EVENT - Rescheduled to Saturday, May 10, 2025 / 8:00 a.m. - 11:30 a.m. Hosted by Orangetown Town Clerk, Rosanna Sfraga; Rockland Green; and People to People. Please bring non-perishable food items for a donation to People to People.**

PRESENTATIONS:

- ◆ **Retro-Fitness of Pearl River and Tappan / Recognition of Volunteer Work**
- ◆ **NAMI Proclamation Presentation for Mental Health Awareness Month**

DISCUSSION:

- ◆ **Discussion Regarding Town Code Changes Related to the Location of Accessory Structures**
- ◆ **Discussion Regarding Restricting Types of Electric Bikes at Town Parks/ Aric Gorton, Superintendent of Parks and Recreation**
- ◆ **Workshop of Agenda Items**

PUBLIC COMMENT:

1. OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby opened.

SUMMARY OF PUBLIC COMMENTS:

2. CLOSE PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby closed.

AGENDA ITEMS:

TOWN BOARD

3. SET PUBLIC HEARING / JUNE 10, 2025 AT 7:10 PM / PROPOSED LOCAL LAW / AMEND CHAPTER 22 (NOISE) / EXEMPT TOWN

The Town Board of the Town of Orangetown ("Town" or "Orangetown") hereby authorizes the scheduling of a Public Hearing to consider a proposed Local Law which, if adopted, will amend §22-3.1 (Exemptions), of Chapter 22 (Noise), of the Orangetown Code, by adding a new paragraph "G," so as to exempt the Town and its employees, and the Town's contractors, hires, licensees, tenants, concessionaires and lessees, from certain noise proscriptions relating to work or services performed on Town-owned property with the permission, consent or authorization of the Town; which Public Hearing shall be held on June 10, 2025 at 7:10 PM, at Town Hall.

4. ACCEPT RESIGNATION / MICHAEL MANDEL / BOARD OF ETHICS / MEMBER AND CHAIRMAN / EFFECTIVE MAY 01, 2025

RESOLVED, accept, with regret, the resignation of MICHAEL MANDEL from the Board of Ethics, as MEMBER and CHAIRMAN, effective May 01, 2025.

5. APPOINT THOMAS HOVAGIM / MEMBER / BOARD OF ETHICS / FILL THE UNEXPIRED TERM OF MICHAEL MANDEL (MEMBER) / 5/06/2025 - 12/31/2026

RESOLVED, that THOMAS HOVAGIM is hereby appointed MEMBER to the Board of Ethics, commencing May 06, 2025 and expiring on December 31, 2026, to fill the unexpired term of Michael Mandel.

6. APPROVE FIRST AMENDMENT TO AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING / FORMER HNA/IBM TRAINING CENTER / PALISADES RENEWAL CENTER COMPANY, LLC / SEE RESOLUTION 2024-317

WHEREAS, pursuant to Town Board Resolution 2024-317 adopted June 14, 2024, the Town entered into an "Amended and Restated Memorandum of Understanding" dated July 9, 2024 ("Amended MOU") regarding the potential future development of the property

located at 334 Route 9W, Orangetown, New York (Tax Lot 78.13-1-1) ("Property") with the then owner of the property, "Palisades Renewal Center, LLC" ("Owner"), as successor to Reveil, LLC; and

WHEREAS, the Owner of the Property has engaged an intended developer of the property known as "Orangetown Palisades Renewal Center JV Company, LLC", ("Developer") and the Owner and Developer have requested that the Town consent and accept Developer as a successor developer and Developer being added to and bound by the terms and conditions of the Amended MOU; and

WHEREAS, based upon various factors, including the current condition of the buildings on the Property, and current financial and market conditions impacting upon the options for development at the site, the Owner and Developer of the Property have submitted a modification to the development proposal as provided for in Section 1.01 of the Amended MOU which proposal as modified provides for the demolition of the existing conference center and a residential component of development, which shall be comprised of no more than 342 town house style units; and

WHEREAS, the Town Board is willing to amend the Amended MOU to add the Developer as a party to the agreement, and allow the Owner and Developer to commence the review of the modified proposal as set forth above, provided that the Owner and Developer agree to the same terms and conditions as are set forth in the Amended MOU dated July 9, 2024, including but not limited to the right of first refusal and restriction period as set forth therein; and

WHEREAS, the Town Board has been presented with a draft First Amendment to the Amended MOU dated July 9, 2024, which First Amendment provides for a modification to the development proposal as set forth above, to be submitted to the Town for consideration, in addition with other terms and conditions as set forth more fully therein, including confirmation of the terms and conditions of the Amended MOU dated July 9, 2024,

NOW, THEREFORE, IT IS HEREBY RESOLVED that, upon the Town receiving a version of the annexed First Amendment to the July 9, 2024 Amended and Restated Memorandum of Understanding and Developer's Agreement signed by Owner and Developer, the Town Board hereby authorizes the Town Supervisor to execute the First Amendment to Amended and Restated Memorandum of Understanding reflecting in sum and substance the draft annexed hereto.

PARKS AND RECREATION

7. AWARD BID / BORST ROOF REPLACEMENT / VAD CONTRACTORS

RESOLVED, upon the recommendation of the Superintendent of Parks, Recreation & Building Maintenance award the contract for the replacement of the Borst Park Caretakers residence roof to VAD Contracting Inc. from Staten Island, NY the lowest qualified bidder. Award will include the base amount of \$44,900 and change order #1 in the amount of \$4,250.00 and change order #2 in the amount of \$3,000.00 for a total cost of: \$52,150.00 to be charged to the 2024 Capital Facilities Bond.

POLICE

8. 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:

1. old 33D8 2G1WF5E33C1251492 2012 Chevy Impala Gray 65,000 miles – transmission blown/will not drive-cost of repair more than value of vehicle.
2. old 3343 1FAHP2MK7HG145843 2017 Ford Taurus Black 103,000 miles - end of serviceable life (fleet replacement program)
3. old 3310 1FAHP2MK9DG213537 2013 Ford Taurus Black 111,000 miles - end of serviceable life (fleet replacement program)
4. old 3308 1GNUKAE00AR267198 2010 Chevy Tahoe Black 142,100 miles - end of life/extensive body paint issues - high cost of repair.
5. old 3344 1FM5K8AR1HGA24723 2017 Ford Explorer White 103,750 miles - transmission blown/will not drive after 2nd gear - cost of repair more than value of vehicle/end of life.

DEME

9. RECOGNIZE PERMANENT APPOINTMENT DEME / KEVIN MCGARVEY / MAINTENANCE SUPERVISOR (SEWERAGE SYSTEMS) / GRADE 20, STEP 19/24 / EFFECTIVE MAY 7, 2025

RESOLVED, that the Town Board hereby recognizes the appointment of Kevin McGarvey by the Commissioner of DEME, to the position of Maintenance Supervisor (Sewerage Systems), Permanent, Grade 20, Step 19/24 no change in salary, effective May 7, 2025.

TOWN CLERK

10. APPROVE FLEXIBLE WORK SCHEDULE / SUMMER HOURS / JUNE – AUGUST TOWN CLERK'S OFFICE

RESOLVED, upon the recommendation of the Town Clerk, the Town Board hereby approves a Summer Flexible Work Schedule for the staff of the Town Clerk's Office. The Summer Flexible Work Schedule allows the Clerk's office to have extended hours (8:00 am – 5:00 pm) with half the staff working 8:00 am – 4:00 pm and the other half working 9:00 am – 5:00 pm. This flexible work schedule shall be in place from June through August. In accordance with Section 5.1.2 of the Collective Bargaining Agreement, the Town Board has the sole responsibility for establishing flexible work hour schedules.

11. 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: 4/1/2025 Special Town Board Meeting; 4/8/2025 Police Commission; and 4/8 & 4/22/2025 Regular Town Board Meetings.

AUDIT

12. 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 \$598,221.75.

EXECUTIVE SESSION

13. ENTER EXECUTIVE SESSION

RESOLVED, at ____ pm, the Town Board entered Executive Session to discuss matters related to personnel and the proposed acquisition/sale/lease of real property when publicity might affect value.

ADJOURNMENTS

14. RE-ENTER RTBM / ADJOURNED / MEMORY

RESOLVED, at ____ pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of:

- ❖ **Bobbi Curti**, *Sister of Clarkstown Supervisor George Hoehmann*
- ❖ **Albert Loudon**, *Father of Orangetown Assistant Building Inspector Ken Loudon*
- ❖ **Thomas Patrick Lyden**, *Resident of Pearl River and Grandfather of Orangetown Sergeant Anthony Raimone*