



**TOWN OF ORANGETOWN
REGULAR TOWN BOARD MEETING MINUTES
May 06, 2025**

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

Present were:

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

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
Rick Oliver, Acting Director of OBZPAE
Eamon Reilly, Commissioner of DEME
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

ANNOUNCEMENT:

ORANGETOWN SHREDDING EVENT - Rescheduled to Saturday, May 10, 2025 / 8:00 a.m. to 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:

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

Workshop of Agenda Items

RESOLUTION NO. 235

OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby opened.

RESOLUTION NO. 235 Continued

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Dan Sullivan and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

Summary of Public Comments:

Yasmin Dhar, S. Nyack, complained again about Nyack College's golf carts and their buses on public streets.

Maureen Grinin, Pearl River, getting emails & mailings about selling homes. She asked, are there any rules for Real Estate agents. "Blockbusting".

Carol Baxter, Palisades, is concerned regarding the HNA property. She objects to 342 townhouses. She encouraged the Town Board to vote "No" on a new MOU.

RESOLUTION NO. 236**CLOSE PUBLIC COMMENT PORTION**

RESOLVED, that the public portion is hereby closed.

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 237**SET PUBLIC HEARING / JUNE 10, 2025 AT 7:10 PM / PROPOSED LOCAL LAW / AMEND CHAPTER 22 (NOISE) / EXEMPT TOWN**

RESOLVED, 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.

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 238**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.

Councilperson Dan Sullivan offered the above resolution, which was seconded by Councilperson Paul Valentine and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 239

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.

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 240

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.

Councilperson Dan Sullivan offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 241**AWARD BID / BORST ROOF REPLACEMENT / VAD CONTRACTORS**

WHEREAS, the Superintendent of Parks, Recreation & Building Maintenance duly advertised for sealed bids for the replacement of the Borst Park Caretakers residence roof, which were received and publicly opened on February 27, 2025; a copy of the Affidavit of Publication, Notice of Posting and Bid Sheet is labeled Exhibit 05-06-A, and made a part of these minutes. Now, Therefore, Be It

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.

BE IT FURTHER RESOLVED, that the Supervisor or her designee is authorized to enter into an agreement with VAD Contracting, 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 Brian Donohue and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 242**POLICE / 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

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 243**RECOGNIZE PERMANENT APPOINTMENT DEME / KEVIN MCGARVEY / MAINTENANCE SUPERVISOR (SEWERAGE SYSTEMS) / GRADE 20, STEP 19/24 / EFFECTIVE 5/7/2025**

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.

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 244**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.

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 245**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: 4/1/2025 Special Town Board Meeting; 4/8/2025 Police Commission; and 4/8 & 4/22/2025 Regular Town Board Meetings.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Dan Sullivan and was Adopted:

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 246**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 (Exhibit 05-06-B) for a total of \$598,221.75.

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 247**ENTER EXECUTIVE SESSION**

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

RESOLVED, at 8:12 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.

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

RESOLUTION NO. 248
RE-ENTER RTBM / ADJOURNED / MEMORY

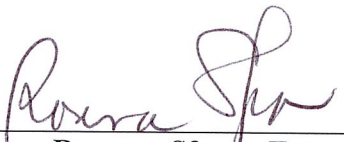
RESOLVED, at 8:50 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Bobbi Curti**, *Sister of Clarkstown Supervisor George Hoehmann*; **Albert Loudon**, *Father of Orangetown Assistant Building Inspector Ken Loudon*; **Thomas Patrick Lyden**, *Resident of Pearl River and Grandfather of Orangetown Sergeant Anthony Raimone* and **Peter Zonneveld**, *former resident of Pearl River*.

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None



Rosanna Sfraga, Town Clerk

**FIRST AMENDMENT TO
AMENDED AND RESTATED
MEMORANDUM OF UNDERSTANDING
AND DEVELOPER'S AGREEMENT**

This **FIRST AMENDMENT TO AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING AND DEVELOPER'S AGREEMENT** ("First Amendment") is made this ____ day of _____, 2025 ("Effective Date"), by and between the **TOWN OF ORANGETOWN**, a New York municipal corporation with offices at 26 Orangeburg Road, Orangeburg, New York 10962 ("Town") and; **Palisades Renewal Center Company, LLC** a New Jersey limited liability company with offices at 319 Barrow Street #3A, Jersey City, NJ 07032 ("Owner"), as owner of the property located at 334 Route 9W Palisades, NY, Tax Lot 78.13/1/1 ("Subject Property or Premises"), and **Orangetown Palisades Renewal Center JV Company, LLC**, a New Jersey limited liability company with an office at 90 Woodbridge Center Drive, Suite 600, Woodbridge, NJ 07095 ("Developer") as developer.

RECITALS:

WHEREAS, Town and Reveil, LLC, have previously entered into an Amended and Restated Memorandum of Understanding and Developer's Agreement dated as of July 9, 2024, (hereinafter referred to as "Amended and Restated MOU") with respect to development of the subject premises; and

WHEREAS, on or about the 9th day of July, 2024, Reveil, LLC assigned all of its rights, title and interest in the Amended and Restated MOU to Palisades Renewal Center Company LLC (Owner), as owner of the subject premises, which assignment was consented to by the Town; and

WHEREAS, Town, Owner, and Developer have agreed to amend the Amended and Restated MOU as set forth herein; and

WHEREAS, the Town Board of the Town finds that the within First Amendment is consistent with the aims of the Town as set forth in the Amended and Restated MOU and that it is in the best interests of the Town to enter into this First Amendment,

NOW, THEREFORE, in consideration of the promises and mutual covenants and conditions contained herein, Town, Owner, and Developer agree as follows:

1. The recitals set forth above are hereby incorporated as part and parcel of this First Amendment.
2. Town and Owner hereby consent to and accept Orangetown Palisades Renewal Center JV Company, LLC (Developer), as successor Developer under the Amended and Restated MOU, and Developer hereby agrees to be bound by the terms and conditions of the Amended and Restated MOU as modified by this First Amendment.

3. **Modification of proposal.** Town and Owner previously agreed, pursuant to Article I, Section 1.01 of the Amended and Restated MOU dated July 9, 2024, that a “Refined Development Proposal” as presented to the Board on June 11, 2024 was consistent with the Town’s overall expressed goals and visions for the development and sustainability of the subject property, as it may be modified from time to time, and that the Developer could proceed to commence the land use review process in accordance with Town regulations.

Based upon various factors, including the current condition of the buildings on the subject premises, and current financial and market conditions impacting upon the options for development at the site, the Developer has proposed to modify the “Refined Development Proposal” as provided for in Section 1.01 of Article I of the Amended and Restated MOU. The Developer has proposed to modify the development plans for the property, based primarily upon the existing state of disrepair of certain buildings at the subject property. The modified proposal includes the demolition of the existing conference center in accordance with all applicable rules, regulations and permit requirements, as well as, if circumstances so warrant, demolition of the existing hotel facility, while maintaining the existing amenities center to be redesigned as an amenities center for development at the site. The residential component shall be comprised of no more than 342 residential town house style units. Nothing herein shall be deemed or construed to prevent Developer from reinstating the Refined Development Proposal contained in the Amended and Restated MOU dated July 9, 2024.

The Town Board has reviewed the modified proposal and finds that, given the current circumstances and condition of the property, the modified proposal remains consistent with the Town’s overall expressed goals and visions for the development and sustainability of the property, and the Town is willing to review the modified proposed plan in accordance with the Town’s applicable land use review process as set forth in the Amended and Restated MOU.

4. **Project Approvals.** Town and Owner agreed in Article I, paragraph 1.02 the Amended and Restated MOU to certain conditions and limitations with respect to the timing of certain project approvals. As referenced above, since the modified proposal provides for the demolition of the existing conference center and, if circumstances so warrant, for demolition of the existing hotel, the Developer is relieved of the obligation to complete and/or undertake any renovations to the hotel or conference center component of the Refined Development Proposal. The Developer is further relieved of the obligation to open the hotel prior to the issuance of a Certificate of Occupancy for the town house residential component of the modified proposed plan.

5. **Right of First Refusal.** Notwithstanding anything else in the Amended and Restated MOU, the following transactions shall not be subject to the Town's Right of First Refusal:
- a. Any conveyance of the Premises or an interest in the Premises to Developer or to an entity whose majority ownership is substantially the same as the majority ownership of Developer or to a subsidiary entity of Developer, under the following terms and conditions:
 - i. The Owner and Developer must execute an Assignment of the Amended and Restated Memorandum MOU, with consent of the Town, which consent shall not be unreasonably withheld, conditioned, or delayed.
 - ii. Developer agrees that it shall be bound by all of the provisions of Article 4 of the Amended and Restated MOU, including but not limited to the "Restriction Period" and the "Right of First Refusal (ROFR) Period" as defined therein;
 - iii. Developer shall be required, prior to any such conveyance, to execute a restrictive covenant under the exact same terms and conditions as set forth in Article 4, and file same with the Rockland County Clerk's Office simultaneously with any deed filing or other transfer in ownership;
 - b. Any mortgage of the Premises by Owner, or Developer, provided that Owner or Developer has complied with the conditions of subparagraph (a) above as they pertain at the time of the mortgage, and
 - c. Any conveyance of an individual unit constructed at the Premises as part of a Town approved site plan.
6. Section 8.26 of Article 8 of the Amended and Restated MOU is hereby amended to add the contact information for Orangetown Palisades Renewal Center JV, as follows:
- Orangetown Palisades Renewal Center JV Company, LLC
c/o Atlantic Realty Development Corp.
90 Woodbridge Center Drive, Suite 600
Woodbridge, NJ 07095
Att: William Hayes
- And a copy to:
Benjamin Hoffer, Esq.
c/o Atlantic Realty Development Corp.
90 Woodbridge Center Drive, Suite 600
Woodbridge, NJ 07095
7. Subject to the foregoing, all other terms and conditions of the Amended and Restated MOU shall remain in full force and effect, including but not limited to

Article 4 thereof. In the event of a conflict between any provision of the Amended and Restated MOU and this First Amendment that cannot otherwise be reconciled, the terms of this First Amendment shall prevail.

IN WITNESS WHEREOF, the Town and Developer have each caused this MOU to be duly executed by their duly authorized representatives as of the day and year first above written.

TOWN OF ORANGETOWN

By: _____ Dated: _____
Teresa Kenny, Supervisor

**ORANGETOWN PALISADES RENEWAL
CENTER JV COMPANY, LLC,
Developer**

By: _____ Dated: _____

**PALISADES RENEWAL COMPANY, LLC,
Owner**

By: _____ Dated: _____

EXHIBIT
05-06-A

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

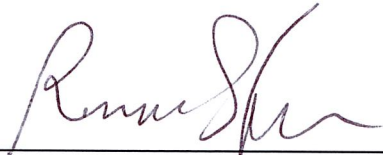
SS.

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 24th day, of January, 2025, she caused to be conspicuously posted
and fastened up a notice, a true copy of which is annexed hereto and made a part of
hereof, in the following places, at least one of which is a public place within the **TOWN**
of ORANGETOWN, New York.

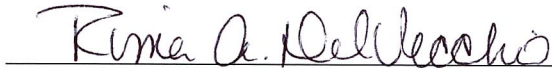
1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.
- 5.



Rosanna Sfraga, Town Clerk

Subscribed and sworn to before me

This 24th day of January, 2025



RIMA A. DELVECCHIO
Notary Public, State of New York
No. 01DE622835
Qualified in Rockland County
My Commission Expires June 1, 20 26

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN that sealed proposals will be received by the Town of Orangetown, at the office of the Town Clerk, Town Hall, 26 Orangeburg Road, Orangeburg, New York 10962, until 10:30AM on Thursday, February 27, 2025, and then be publicly opened and read aloud at 11:00AM.

Copies of the Specifications, Bid Blanks and all necessary information may be obtained at the Office of the Town Clerk, between the hours of 9:00AM and 5:00PM, Monday through Friday. Bids must be submitted on official forms and in sealed envelopes at the above address and shall bear on the face thereof the name and address of the bidder, and the words **"2025 Bid for Borst House Roof Replacement"**.

All proposals must be accompanied by a Statement of Non-Collusion in conformity with the requirements of Section 103-d of the General Municipal Law, as amended, and security in a sum equal to the five percent (5%) of the amount proposed.

Simultaneously with its delivery of the executed Agreement, the Contractor shall furnish to the Owner two (2) executed bonds in an amount at least equal to one hundred percent (100%) of the Contract Price, as security for faithful performance (Performance Bond) of this Contract and the for payment of all persons performing labor on the project under this Contract and for the payment of all persons performing labor and furnishing materials (Payment Bond) in connection with this Contract, in such form as acceptable to the Town Attorney and by a surety company authorized to transact business in the State of New York.

The Contractor shall furnish to the Owner a Maintenance Bond in the amount of one percent (1%) of the amount of the Contract, prior to final payment and executed by the Contractor as principle and having surety thereon a surety company acceptable to the Owner guaranteeing that the Contractor will either repair any work found to be defective or if it has been rejected by the Owner, remove it from the site and replace it at no additional cost to the Owner. The bond shall remain in effect for a period of one (1) year from the date of substantial completion.

The wages and supplements to be paid to laborer, workman or mechanic performing work under this Contract shall be not less than the prevailing rate of wages and supplements as defined and determined by the New York State Labor Law or the Davis-Bacon Act (40 USC276a to a-7) as supplemented by Department of Labor regulations (29 CFR Part 5), as applicable, a copy of which, as applicable, is attached hereto or to the associated Documents.

For interested bidders, you may attend a pre-bid walkthrough on Thursday, February 6, 2025 at 10:00am at the Borst House at 35 East George Avenue, Pearl River, NY.

Proposals are requested from any and all parties including but not limited to minority businesses and enterprises operated and conducted by women.

The Town reserves the right to reject any and/or all proposals.

Dated: January 29, 2025

ARIC T. GORTON

Director

Office of Parks and Recreation

81 Hunt Rd.

Orangeburg, NY 10962

(845) 359-6503

agorton@orangetown.com

ROSANNA SFRAGA

Town Clerk

AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown

Linda Tuttle being duly sworn, deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

01/29/2025

Linda Tuttle

Subscribed and sworn to before me this 29 day of January, 2025

Denise Roberts

Exp. 4-6-27

Notary Public
State of Wisconsin, County of Brown

DENISE ROBERTS
Notary Public
State of Wisconsin

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN that sealed proposals will be received by the Town of Orangetown, at the office of the Town Clerk, Town Hall, 26 Orangeburg Road, Orangeburg, New York 10962, until 10:30AM on Thursday, February 27, 2025, and then be publicly opened and read aloud at 11:00AM.

Copies of the Specifications, Bid Blanks and all necessary information may be obtained at the Office of the Town Clerk, between the hours of 9:00AM and 5:00PM, Monday through Friday. Bids must be submitted on official forms and in sealed envelopes at the above address and shall bear on the face thereof the name and address of the bidder, and the words **"2025 Bid for Borst House Roof Replacement"**.

All proposals must be accompanied by a Statement of Non-Collusion in conformity with the requirements of Section 103-d of the General Municipal Law, as amended, and security in a sum equal to the five percent (5%) of the amount proposed.

Simultaneously with its delivery of the executed Agreement, the Contractor shall furnish to the Owner two (2) executed bonds in an amount at least equal to one hundred percent (100%) of the Contract Price, as security for faithful performance (Performance Bond) of this Contract and the for payment of all persons performing labor on the project under this Contract and for the payment of all persons performing labor and furnishing materials (Payment Bond) in connection with this Contract, in such form as acceptable to the Town Attorney and by a surety company authorized to transact business in the State of New York.

The Contractor shall furnish to the Owner a Maintenance Bond in the amount of one percent (1%) of the amount of the Contract, prior to final payment and executed by the Contractor as principle and having surety thereon a surety company acceptable to the Owner guaranteeing that the Contractor will either repair any work found to be defective or if it has been rejected by the Owner, remove it from the site and replace it at no additional cost to the Owner. The bond shall remain in effect for a period of one (1) year from the date of substantial completion.

The wages and supplements to be paid to laborer, workman or mechanic performing work under this Contract shall be not less than the prevailing rate of wages and supplements as defined and determined by the New York State Labor Law or the Davis-Bacon Act (40 USC276a to a-7) as supplemented by Department of Labor regulations (29 CFR Part 5), as applicable, a copy of which, as applicable, is attached hereto or to the associated Documents.

For interested bidders, you may attend a pre-bid walkthrough on Thursday, February 6, 2025 at 10:00am at the Borst House at 35 East George Avenue, Pearl River, NY. Proposals are requested from any and all parties including but not limited to minority businesses and enterprises operated and conducted by women.

The Town reserves the right to reject any and/or all proposals.

Dated: January 29, 2025

ARIC T. GORTON
Director
Office of Parks and Recreation
81 Hunt Rd.
Orangeburg, NY 10962
(845) 359-6503
agorton@orangetown.com

ROSANNA SFRAGA
Town Clerk
10976944

BORST HOUSE ROOF REPLACEMENT

11:00AM

02/27/25

Precision Roofing
Southfield, NY
Arm:

Armor-Tite Cons.
Greenwich, CT

HF Construction Enterprises
Brooklyn, NY

NY
Newista Design
General Contractors
Blauvelt NY
VAI

VAD Contractors
Staten Island, NY

2/26/25

2/27/25

2/27/25

2/27/25

2/27/25

10:04A

9:51A

9:52A

9:54 A

10:03a

✓

✓

✓

✓

✓

7

✓

✓

✓

Total Cost for Roof Replacement

\$ 94000.00

\$ 7730.00

\$ 112.00-12

\$65m. net

\$41007.00

Repair Cost

\$ 17500.00

\$ 5700.00

~~\$85~~ 14.00

\$ 8070.00

\$ 3900.00

TOTAL COST

\$ 165.00

\$8300.00

\$118514.00

\$7300.00

\$ 449.00

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	041625	\$ 191,805.03 Utilities
	042325	\$ 64,729.74 Utilities & Employee Benefits
	050625	\$ 341,686.98 Expenses
		\$ 598,221.75

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 Daniel Sullivan	Councilman Brian Donohue
Supervisor Teresa M. Kenny	

EXHIBIT
05-06-B

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 5/1/25
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 5/6/2025 consists of 3 warrants for a total of \$598,221.75.

The first warrant had 33 vouchers for \$191,805 and was for utilities.

The second warrant had 12 vouchers for \$64,729 and was for utilities and CSEA dental benefits.

The third warrant had 114 vouchers for \$341,686 and had the following items of interest.

1. A+ Technology & Service - \$9,177 for security camera system.
2. AKRF - \$5,758 for traffic report WPT site plan.
3. Chambers Tractor Sales - \$7,130 for Parks equipment (bonded).
4. Cotter, Michael - \$5,775 for title searches.
5. De Lage Landen - \$24,869 for golf cart leases.
6. Environmental Construction - \$20,876 for broken sewer line.
7. Gentile, Steven - \$10,836 for 207c payments.
8. Lothrop Associates - \$34,072 for HAZMAT & air monitoring town hall.
9. Sealcoat USA - \$110,215 for Highway crack seal (bonded).
10. State Comptroller - \$35,282 for Justice Court fines.

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

Jeffrey W. Bencik, CFA
845-359-5100 x2204