



TOWN OF ORANGETOWN TOWN BOARD MEETING

Tuesday June 10, 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:

- ◆ **Unclaimed Funds Workshop- Does New York State have money in your name? / June 11, 2025 from 11 am to 2 pm / Orangetown Town Hall**

DISCUSSION:

- ◆ **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. **OPEN PUBLIC HEARING OF JUNE 10, 2025 / 7:05 P. M. / PROPOSED LOCAL LAW / AMEND CHAPTER 43 ARTICLE XV / LANDLORD REGISTRY**

RESOLVED, that the Public Hearing on a proposed local law, amending Chapter 43 Article XV regarding Landlord Registry is hereby opened.

PRESENTATION of Affidavit of Public Hearing posting and publication

SUMMARY OF COMMENTS:

4. **CLOSE/CONTINUE / PROPOSED LOCAL LAW / AMEND CHAPTER 43 ARTICLE XV REGARDING LANDLORD REGISTRY**

RESOLVED, that the Public Hearing regarding a proposed local law, amending Chapter 43 Article XV regarding Landlord Registry is hereby closed or continued to _____.

5. **DESIGNATION OF LEAD AGENCY WITH RESPECT TO PROPOSED LOCAL LAW NO. ____ OF 2025, AMENDING CHAPTER 43, ARTICLE XV OF THE TOWN CODE REGARDING REGISTRATION OF OWNERSHIP OF RENTAL PROPERTY AND DETERMINATION UNDER SEQRA**

RESOLVED, that the Town Board hereby declares itself to be Lead Agency for environmental review with respect to a proposed Local Law No. ____ of 2025, amending Chapter 43 of the Town Code as follows: Article XV regarding the Registration of ownership of rental property; and further determines that such action is a Type II action pursuant to SEQRA (6 NYCRR 617.5(c)(18)(21)(25) (32)(33), that the action will not have a significant adverse environmental impact, and, therefore, no further action is necessary with respect thereto under the State Environmental Quality Review Act.

6. **ADOPTION OF LOCAL LAW NO. ____ OF 2025 AMENDING CHAPTER 43, ARTICLE XV ENTITLED “LANDLORD REGISTRY ACT AND SHORT-TERM USE OF PROPERTY FOR RENTAL OR RENTAL-LIKE PURPOSES” / DEFINITIONS AND REGISTRATION REQUIREMENTS**

RESOLVED, that the Town Board hereby adopts proposed Local Law No. ____ of 2025, by Amending Chapter 43 of the Town Code as follows: Article XV entitled “Landlord Registry Act and Short-Term Use of Property for Rental or Rental-Like Purposes”, with respect to definitions and registration requirements for residential rental properties.

7. **SET REGISTRATION FEE / LANDLORD REGISTRY / TOWN CODE CHAPTER 43, ARTICLE XV**

WHEREAS, Chapter 43, §15-4(B) of the Town Code provides for every owner of residential rental property as defined therein shall pay an annual registration fee to be established by resolution of the Town Board, and

NOW THEREFORE BE IT RESOLVED, that the Town Board hereby determines that the current annual registration fee for residential rental properties, pursuant to Chapter 43, §15-4(B) is hereby established at \$_____ per year for a building having one to four rental units, and \$_____ per year for a building having five or more rental units.

8. **OPEN PUBLIC HEARING OF JUNE 10, 2025 / 7:10 P.M. / PROPOSED LOCAL LAW / 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**

RESOLVED, that the Public Hearing regarding a proposed local law, amending §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 is hereby opened.

PRESENTATION of Affidavit of Public Hearing posting and publication

SUMMARY OF COMMENTS:

9. **CLOSE/CONTINUE / PROPOSED LOCAL LAW / 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**

RESOLVED, that the Public Hearing regarding a proposed local law, amending §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 is hereby closed or continued to _____.

10. **ADOPTION OF LOCAL LAW NO. ____ OF 2025, TO 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**

It is hereby **RESOLVED**, by the Town Board of the Town of Orangetown, as follows:

WHEREAS, the Town Board wishes to clarify that the Town of Orangetown (“Town” or “Orangetown”), including its employees, and the Town’s contractors, hires, licensees, tenants, concessionaires and lessees (“licensees”), are exempt from certain noise proscriptions of the Orangetown Code relating to work or services performed on Town-owned property with the permission, consent or authorization of the Town, when acting in furtherance of governmental functions, municipal purposes, or the health, safety, comfort, convenience, welfare and/or benefit of the general public (“governmental functions”).

WHEREAS, the Town Board finds that (1) the providing, offering or furnishing of governmental functions often requires the use of machinery, equipment, or motorized tools or vehicles that may generate noise, the imposition of blanket restrictions, under the Town’s own noise regulations, may impair the providing, offering or furnishing of governmental functions, or may result in legal ambiguities and enforcement inconsistencies; and (2) the Town’s licensees conducting work, or providing services, performed on Town-owned property with the permission, consent or authorization of the Town, must have clear authority to perform governmental functions without undue regulatory conflict.

WHEREAS, the intent and purpose of the aforesaid exemption is to (1) ensure that the Town’s governmental functions, performed, conducted or located on Town-owned property, including, but not limited to, roads, streets, highways, parks, playgrounds and golf courses, are not hindered, delayed or hampered due to, what may be perceived as, technical violations of the Town’s noise regulations embodied in Chapter 22 (Noise) of the Orangetown Code; and (2) bolster the unambiguous language of Orangetown Code §7-10(A), which already clearly prescribes that a “public golf course may begin operation one hour before sunrise.”

WHEREAS, the Town Board hereby declares itself Lead Agency for the purposes of environmental review with respect to the proposed Resolution, in accordance with Article 8 of the Environmental Conservation Law of the State of New York, and the Regulations promulgated thereunder at 6 NYCRR 617 (collectively, the State Environmental Quality Review Act or SEQRA).

WHEREAS, the Town Board, as the SEQRA Lead Agency, has determined that the proposed Action meets the criteria of a Type II Action under SEQRA Regulation §617.5(c) (33), which is exempt from, and is not required to undergo, a SEQRA environmental review, as per SEQRA Regulations §617.5(c)(5), (6), (7), (8), (13), (21) and/or (22), which said Type II exemptions are not, necessarily, exhaustive.

WHEREAS, the Town Board has determined that this proposed Local Law is not subject to the mandates of NYS General Municipal Law (“GML”) §239-m, and, therefore, not required to be referred to the Rockland County Planning Department for GML review.

WHEREAS, the Town Board has complied with all public notice requirements as mandated by NYS statute(s) and the Orangetown Code, and the proposed Local Law has been distributed to the Town Board as per NYS Municipal Home Rule Law §20(4), and a Public Hearing was duly held by the Town Board regarding the proposed Local Law on June 10, 2025, at which time all persons in support of, in opposition to, or concerned about, this proposed Local Law, were offered an opportunity to be heard.

NOW, THEREFORE, BASED ON ALL OF THE INFORMATION BEFORE THE TOWN BOARD, AND THE FINDINGS MADE HEREIN, BE IT RESOLVED that the Town Board hereby adopts and enacts the proposed Local Law in the form and substance, as may have been amended herein, by hand, during the Public Hearing.

TOWN ATTORNEY

11. APPROVE INTER-MUNICIPAL AGREEMENT WITH SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT FOR USE OF CERTAIN BUILDINGS AND FIELDS

RESOLVED, that the Town Supervisor is hereby authorized to sign the Inter-Municipal Agreement with the South Orangetown Central School District for use of certain school buildings and fields for the term of July 1, 2025 through June 30, 2030.

PARKS AND RECREATION

12. APPOINT ANDREW GANGEMI / SENIOR RECREATION SUPERVISOR / PROVISIONAL / GRADE 16, STEP 1 / EFFECTIVE JUNE 16, 2025

RESOLVED, that upon the recommendation of the Superintendent of Parks and Recreation, appoint Andrew Gangemi to the position of Senior Recreation Supervisor, Provisional, Grade 16, Step 1, at a salary of \$74,813 effective June 16, 2025.

13. APPROVE / CHANGE ORDER #1 / BLUE HILL GOLF COURSE BUNKER RENOVATION PROJECT / SEE RESOLUTION 2024-499

WHEREAS, pursuant to Town Board Resolution 2024-499, which is incorporated by reference herein, the Town Board awarded the bid for the Blue Hill Golf Course Bunker Renovation to Turco Golf, Inc. of Pompton Lakes, NJ, the lowest qualified bidder, in the amount of \$615,816.38, and

WHEREAS, as part of the public bid documents, submissions were received for additional work on bunkers at Blue Hill Golf Course, and for which additional work Turco Golf, Inc. was also the lowest qualified bidder,

NOW THEREFORE BE IT RESOLVED, upon the recommendation of the Superintendent of Parks, Recreation & Building Maintenance the Town Board hereby approves change order number 1 for the Blue Hill Golf Course Bunker Renovation Project for the repair of bunkers on the Woodlands course of Blue Hill Golf Course in the amount of: \$ 184,183.62 with Turco Golf, Inc., the lowest qualified bidder, and which award results in a total contract with Turco Golf, Inc. for the project of \$800,000.00, which is within the approved bonded/budgeted funds for the project.

BUILDING

14. APPROVE / RATIFY GRADE CHANGE/ PLANNING ASSISTANT / OBZPAE / EFFECTIVE AS OF MAY 8, 2025

RESOLVED, that upon the recommendation of the Labor Management Committee, the position of Planning Assistant, presently a grade 13 position in OBZPAE, is hereby reclassified to a grade 16 position, effective as of May 8, 2025, nunc pro tunc.

DEME

15. AWARD CONTRACT / AROLD CONSTRUCTION CO. / GILBERT AVENUE SANITARY SEWER REHABILITATION

WHEREAS, the Commissioner of Environmental Management & Engineering duly advertised for the Gilbert Avenue Sanitary Sewer Rehabilitation, which were received and publicly opened on May 29, 2025; and,

NOW, THEREFORE, BE IT RESOLVED, upon the recommendation of the Commissioner of Environmental Management & Engineering, award the contract for the Gilbert Avenue Sanitary Sewer Rehabilitation to Arold Construction Co., Kingston, NY, the lowest qualified bidder in the amount of \$42,500.00 to be charged to account #H.8120.200.24.

LEND ASSISTANCE

16. COMBINE / APPROVE AGENDA ITEMS #17 TO 21

RESOLVED, the Town Board hereby combines and approves agenda items #17 to 21.

17. APPROVE / LEND ASSISTANCE / TOWN OF CLARKSTOWN ANNUAL STREET FAIR / JUNE 1, 2025

RESOLVED, that upon the completion of the necessary paperwork the Superintendent of Parks, Recreation & Building Maintenance has forwarded to the Town Board for approval the use of the showmobile by the Town of Clarkstown for their annual street fair to be held on June 1, 2025 with a certificate of insurance being provided by the Town of Clarkstown (nunc pro tunc).

18. APPROVE/ LEND ASSISTANCE/ 2025 PEARL RIVER CARNIVAL / JUNE 12-15, 2025

RESOLVED, upon completion of all necessary paperwork and upon the recommendation from the Superintendent of Highways, the Town Board hereby authorizes the Highway Department to lend assistance which includes the use of trash receptacles, field clean up, large dumpster & message board, for the Pearl River Carnival to be held from June 12-15, 2025 at the Central Avenue Field.

19. APPROVE/ LEND ASSISTANCE/ ST. JOHN HENRY NEWMAN EUCHARISTIC PROCESSION / JUNE 22, 2025

RESOLVED, upon the recommendation of the Superintendent of Highways and the Chief of Police that the Town Board hereby authorizes these departments to lend assistance which includes road use from the Highway Department and police assistance from the Police Department for the St. John Henry Newman Eucharistic Procession on Sunday, June 22, 2025 from 9:50am- 10:30am.

20. **APPROVE / LEND ASSISTANCE / BOCES PTECH GRADUATION AT TAPPAN ZEE ELEMENTARY SCHOOL / JUNE 23, 2025**

RESOLVED, that upon the completion of the necessary paperwork the Superintendent of Parks, Recreation & Building Maintenance has forwarded to the Town Board for approval the use of the showmobile by Rockland BOCES PTECH Graduation to be held at the Tappan Zee Elementary School on June 23, 2025 at a cost of \$600.00 with a certificate of insurance being provided by the Rockland BOCES.

21. **APPROVE / LEND ASSISTANCE / PIERMONT CHAMBER OF COMMERCE'S ANNUAL BASTILLE DAY / JULY 12, 2025**

RESOLVED, that upon the completion of the necessary paperwork the Superintendent of Parks, Recreation & Building Maintenance has forwarded to the Town Board for approval the use of the showmobile by the Piermont Chamber of Commerce for their Annual Bastille Day Celebration to be held on July 12, 2025 at a cost of \$600.00 with a certificate of insurance provided by the Chamber of Commerce.

TOWN CLERK

22. **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: May 6, 2025 Police Commission; May 6 & 20, 2025 Regular Town Board Meetings.
2. Agreements:
 1. The Valley Area Network, 2025 Farmers Market (Pearl River)
 2. Blauvelt Volunteer Fire Dept., 2025 Fire Protection Services Agreement
 3. First Amended and Restated MOU and Developer's Agreement" between the Town, Palisades Renewal Center Company, LLC and Orangetown Palisades Renewal Center JC Company, LLC, with respect to the property located at 334 Route 9W, Palisades, NY
 4. Fat and Sassy Goats, LLC, Goat Grazing Vegetation Management at the Homes for Heroes Stormwater Bio-Retention Basin.

AUDIT

23. **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 **\$2,391,892.54**.

EXECUTIVE SESSION

24. 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

25. RE-ENTER RTBM / ADJOURNED / MEMORY

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

- ❖ **Jean Behrens**, *Former Resident of Blauvelt and Mother of DEME Retiree, Justine Favre*
- ❖ **Joseph Gravino**, *Resident of Orangeburg*