

TOWN OF ORANGETOWN REGULAR TOWN BOARD MEETING MINUTES June 10, 2025

This meeting was opened at 7:02 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
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
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.
Bob Urban, Human Resource Coordinator
Matthew Lenihan, Computer Network Specialist
Donald Butterworth, Police Chief

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

RESOLUTION NO. 283 OPEN PUBLIC HEARING / 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.

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, presented the Affidavits of Posting & Publication, and comments from other agencies, which are labeled Exhibit 06-10-A and made a part of these minutes.

Summary of Public Comments:

Patty Pogeweit, & Sue Loughran, Pearl River, strongly supports this proposed local law. Cathy Carroll, Pearl River, asked how do people register and is concerned about street parking. Dorothy Roony, Pearl River, asked about illegal rentals.

Greg Wittman, Pearl River, concerned about parking on lawns and commercial vehicles.

RESOLUTION NO. 284 CLOSE PH / 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.

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. 285

DESIGNATION OF LEAD AGENCY WITH RESPECT TO PROPOSED LOCAL LAW, 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, 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.

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. 286

ADOPTION OF LOCAL LAW NO. $_8$ 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. <u>8</u> 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.

Councilperson Brian Donohue 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

LOCAL LAW NO. <u>8</u> OF 2025, AMENDING ARTICLE XV OF CHAPTER 43 (ZONING) OF THE CODE OF THE TOWN OF ORANGETOWN TO ADDRESS CHANGES TO LANDLORD REGISTRY RULES AND REGULATIONS

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF ORANGETOWN AS FOLLOWS:

(Additions are <u>underlined</u>, deletions are struck through)

Section 1—Article XV, Chapter 43, of the Code of the Town of Orangetown, entitled "Landlord Registry Act and Short-Term Use of Property for Rental or Rental-Like Purposes", Adopted 11/1/2016, amended 9/26/2023, is amended to read as follows:

§15-3 Definitions

For the purposes of this article, the following words and phrases shall have the meanings ascribed to them:

ASSEMBLY — Any indoor or outdoor, or combination of both, gathering or get-together, or invitation or notification regarding the same, of four or more people for a common purpose, which includes, but is not limited to, a party, scheduled or nonscheduled event, celebration, festivity, concert, performance, or similar group activity.

BUILDING — Any structure within the Town wholly or partially enclosed within exterior walls, or within exterior and party walls, and a roof, affording shelter to persons, animals or property.

DWELLING UNIT — One or more rooms with provision for living, cooking, sanitary and sleeping facilities arranged in a Town zoning district for the exclusive residential use by one family.

<u>LANDLORD</u> and OWNER — Any individual or individuals, human/natural person ("person"), sole proprietorship, partnership, corporation, limited-liability company, limited-liability partnership, limited partnership, organization, association, or any other type of business entity, or combination thereof ("business entity"), and regardless of whether forprofit or not-for-profit, in whose name the title to real property within the Town is vested.

OWNER-OCCUPIED

A. SINGLE-FAMILY RESIDENCES - For any rental property to be considered owner-occupied, a deeded owner of the rental property must prove that (i) at least one person who is a deeded owner with an ownership interest of at least 10% or more, or (ii) at least one person who is a principal owner, partner, member or shareholder of at least a 10% share of a business entity, which business entity is the deeded owner, maintains his/her primary residence and abode at the rental property.

B. TWO FAMILY RESIDENCES - The primary residential living unit of the owner is located within the rental property.

C. At the request of the Town of Orangetown, any owner who claims to reside at the rental property shall provide an affidavit providing the necessary information to support his/her claim that the premises are owner-occupied.

RENTAL PROPERTY — Includes all buildings, as defined herein, and/or land containing one—or more spaces rented, leased, licensed, let, hired, or permitted to be occupied or used, whether for compensation—or otherwise not, by persons or entities other than the record owner thereof,—for a period of time that is 30 consecutive days or longer and that is not a short-term residential use of real property for rental—or rental—like purposes as defined herein. This definition includes any—building—containing—commercial—rental—space,—residential rental—space,—or a—combination of commercial and residential rental space, but does not include owner—occupied residential—buildings or hotels and motels for purposes of this article.

Any house, structure or building that contains a residential rental unit, other than owner-occupied houses, structures or buildings.

RENTAL UNIT - Any portion of a house, building or structure that is rented or leased, or offered for rent or lease, for the purpose of occupancy as an abode or for dwelling purposes, to a person or persons.

SHORT-TERM RESIDENTIAL RENTAL — A dwelling unit, as defined herein, including, but not limited to, a house, condominium, townhome, townhouse, cooperative unit, apartment, or any other residential building or land, that is rented or leased, or otherwise allowed to be occupied, in whole or in part, to any person or persons, or business entity, such

as a partnership, corporation, limited-liability company, limited-liability partnership, limited partnership, organization, association ("business entity"), for a period of time that is less than 30 consecutive days. "Rental," for these purposes, means an understanding, agreement or contract, written or oral, granting, allowing or permitting the use, occupancy or possession of a residentially zoned building, land or property, in whole or part, by a person or business entity in exchange for monetary payment, remuneration, compensation, barter arrangement, or other consideration ("compensation"). The term "short-term rental" does not include hotel or motel rooms, or month-to-month tenancies in dwelling units authorized in a Town zoning district for that purpose, but includes rentals, licenses, leases, letting or hiring out, or other such uses, as defined herein, for purposes of assembly.

TENANT — Any person or business entity who has leased, rented or licensed the use or occupancy of any dwelling unit from the owner, or from any other person or business entity with a right to allow or permit the same, regardless of the type of tenancy under which they use or occupy the renal unit.

§ 15.4. Registration of ownership rental property.

- A. Registration. Every owner of rental property, as defined herein in this article, shall be required to register such property, within a period of thirty (30) days from the effective date of this article, as amended and at all times thereafter as set forth in this article, with the Town of Orangetown Office of Building, Zoning, Planning, Administration and Enforcement (OBZPAE) Clerk—on such forms as shall be prescribed by the Director of OBZPAE. the Town Clerk.
 - (1) A registration form shall be filed within thirty (30) days of receipt of a notice from the Town of Orangetown of a failure to have filed a registration as required by this article. Said notice shall be deemed sufficient if mailed via USPS First Class Mail or overnight delivery to the deeded owner of record as per the most recent Orangetown tax rolls, or by electronic mail to an electronic mail address that has previously been provided to the Town as part of a registration under this article.
 - (2) A new registration form shall be filed whenever there is a change of deeded ownership (and, in the case of a business entity, as well as whenever there is a change in the controlling interest in the business entity) of a rental property, and it shall be the responsibility of the new owner to file such form within 30 days of taking deeded ownership of the property.
 - (3) A registration form shall be filed by every owner of a rental property within 30 days of whenever such property first becomes a rental property.
 - (4) Following the initial registration, an <u>annual</u> filing shall be made, between January 1 and February 1 <u>of each calendar year</u>, certifying that there has been no change in the status or ownership of the rental property, or reflecting the nature of any change <u>in ownership</u> or other information that is required to be provided on the registry form.
- B. Registry fee. Every owner of rental property, required to register with the Town Clerk OBZPAE, shall pay a biennial-registration fee as follows: set by Resolution of the Town Board.
 - (1) For a building having one to four units: \$20 per rental space or unit;
 - (2) For a building having five to 20 units: \$20 for units one through four, and \$10 per unit for units five through 20;
 - (3) For a building having more than 20 units: the above stated fees for units one through 20, and \$5 for each unit over 20.
 - (4) Such fee shall be paid to the Town of Orangetown, and shall represent the cost of maintaining the registry and conducting periodic inspections and other activities, as may be required in furtherance of the purposes of this article.

§ 15.4.1 Exemptions.

- A. This article shall not be construed to require the registration of a residential rental premises if the premises is owner occupied as defined in this Article. Any person who is a beneficiary or a trustee of a Trust, which Trust is a deeded owner of such property, as well as any person who occupies a premises under a "life estate," shall be considered an "owner" for purposes of this article.
- B. <u>In no case may more than one residential rental premises qualify for the exemption in this section by any one deeded owner.</u>
- C. The registration requirements of this article shall not apply to hotels and motels when operating for their intended purpose within the meaning of State law and the Orangetown Zoning Code and other Orangetown land use regulations; hospitals, congregate care housing for seniors, assisted living for seniors, nursing homes, and similar living arrangements; and public housing owned and operated by governmental agencies.
- D. Apartment houses, apartment complexes, and garden apartments located in Multi Family Residence (MFR) and Planned Adult Community (PAC) zones may request an exemption from registration from OBZPAE, which exemption may be granted if the owner or agent of such properties provides OBZPAE with the most recent contact information for a management company or operator for the properties, and the owner or agent shall be required to provide updates to OBZPAE whenever there is a change in such management.

§ 15.5. Registry form and filing.

- A. The registry form shall require the following information:
 - (1) The property address and section, block and lot number as appears on the Tax Map of the Town of Orangetown, and the number of residential dwelling units and/or commercial units, as the case may be, permitted to be occupied on each property.
 - (2) The owner's name(s), mailing address(s), street address(s) and all functioning telephone numbers, including, but not limited to, a functioning cell phone number and a functioning email address (and a functioning facsimile/fax number, if and as available). Post office box numbers may be included, but the physical location at which the owner may be contacted shall be required and submitted to the Town at all times. All such information shall be together referred to herein as "contact information."
 - (3) Where the property is owned by a corporation, the contact information of the person designated by the corporation as responsible for the management, maintenance, care or supervision of the property, and to receive service of process in addition to the Secretary of State, and of each shareholder thereof.
 - (4) Where the property is owned by a limited-liability company ("LLC"), limited-liability partnership ("LLP") or partnership, the contact information of each manager or managing member or partner and of each member or partner.
 - (a) Where an LLC, LLP, LP or partnership is owned or operated, in whole or in part, by a different LLC, LLP, LP or partnership, then the contact information of all the managers or managing members or partners, as the case may be, of the LLC, LLP, LP or partnership that owns the registering LLC, LLP, LP or partnership.
 - (5) Where day-to-day responsibility for the management, supervision, care or maintenance of the property rests with a person other than the officer, shareholder, manager or managing member or partner set forth on the registration, the contact

information of the person so responsible shall be submitted to the Town.

- (6) Any owner who rents a residential rental premises which is subject to the provisions of this article and who does not maintain a bona fide residence in the County of Rockland shall designate an agent who maintains a bona fide residence in the County of Rockland for purpose of receiving notices and other communications from the Town pursuant to this article. Every owner who designates such an agent authorizes such designated agent to be served with a notice of violation, appearance ticket, or other service of process for any matter related to enforcement of this article.
- B. The form shall be signed by all of the owners before a notary public and shall bear the following statement directly above such signatures: "I certify that all information contained in this statement, including the number of lawful rental spaces or units represented, is true and correct to the best of my knowledge and belief. I understand that the willful making of a false statement of material fact herein will subject me to the provisions of law relevant to the making of false instruments and shall constitute a violation of this article."
- C. It shall be the obligation of each owner to timely notify <u>OBZPAE</u> the Town Clerk whenever the information provided on the biennial registry form has become outdated or for any reason is no longer accurate. It shall be the responsibility of each owner to recertify the aforementioned information every two-years.

§ 15.7. Penalties for offenses; enforcement.

- A. No rental property or short-term rental or rental-like purpose, as defined herein, shall be used or occupied except in strict compliance with the provisions herein, and the failure to comply shall constitute a violation of a certificate of occupancy or other legal status permitting the use and occupancy of the building.
- B. Any person or business entity who shall violate any provision of this article, including, but not limited to, <u>failing to register a rental property as required under this article</u>, and/<u>or</u> each and every person and/or business entity that is identified as being present at any residential property located in the Town that is covered by this article at the time of any violation and/or participating in any such assembly prohibited by this article, shall be punishable as provided in § 41A-1 of the Orangetown Code.
- C. Civil remedies. In the event an owner foils, neglects or refuses, whether intentional or unintentional, to correct, cure and remedy, as well as abate, a violation under this article within 24 hours of any notice of a violation by the Town, either posted on the subject property or otherwise provided to the owner thereof, the Town may commence, or cause to be filed, a criminal summons, as well as additionally file, or cause to be filed, a civil action requesting injunctive and/or other relief, and seek monetary damages to compensate the Town for the costs it has, and will incur, because of the violation and any efforts to stop the violation from continuing, including reasonable attorney's fees expended or otherwise incurred by the Town. Nothing in this article requires that any such notice of violation be issued before the Town pursues any and all available remedies provided for herein.
- D. Other remedies. The remedies provided for in this section are in addition to, and not in lieu of, all other legal remedies, criminal or civil, which may be pursued by the Town to address any violation of the Orangetown Code or other public nuisance, as well as including, but not limited to, by any Town resident under New York State Town Law § 268. In the event any Town resident: brings such an action under NYS Town Law § 268, or otherwise, said Town resident: shall be entitled to recover reasonable attorney's fees, costs and disbursements, as well as any damages any said Town resident has sustained by the person or business entity that caused, or contributed to, any violation herein of this article or other Orangetown Code provision, or state law, rule or regulation; however, such Town resident's entitlement to recover reasonable attorney's fees, costs and disbursements, and damages, etc., shall not be recoverable from, or awarded in favor of the Town resident against, the Town of Orangetown.

E. This article may be enforced by the Orangetown i) Office of Building, Zoning and Planning Administration and Enforcement, ii) Bureau of Fire Prevention iii) Police Department, and/ or (iv) any other law enforcement agency having lawful jurisdiction to do so.

Section 2 - Severability.

If any part or provision of this Local Law, or the application thereof to any person or circumstance, is adjudged invalid or unconstitutional by a court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law, or the application thereof to other persons or circumstances. The Town Board of the Town of Orangetown hereby declares that it would have enacted the remainder of this Local Law even without any such invalid or unconstitutional part, provision or application.

Section 3 - Authority

This proposed Local Law is enacted and adopted pursuant to NYS Municipal Home Rule Law §10, and in accordance with the procedures prescribed in NYS Municipal Home Rule §20.

Section 4 - Effective Date.

This Local Law shall take effect immediately upon the filing of a copy with the NYS Secretary of State in the manner prescribed by NYS Municipal Home Rule Law §27.

RESOLUTION NO. 287 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 \$75.00 per year for a building having one to four rental units, and \$150.00 per year for a building having five or more rental units.

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. 288

OPEN PUBLIC HEARING / 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.

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

Rosanna Sfraga, Town Clerk, presented the Affidavits of Posting & Publication, and comments from other agencies, which are labeled Exhibit 06-10-B and made a part of these minutes.

Summary of Public Comments:

Edmund & Jean Bleich, Pearl River, against this proposed local law and against being jolted awake by leaf blowers and other machinery coming from the golf course, an hour before sunrise (see Exhibit 06-10-B).

John Henneghan, Pearl River, a contractor & real estate agent, is against this proposed local law. The noise from leaf blowers and other machinery coming from the golf course is ruining the Quality of Life.

Chris O'Rourke, Pearl River, is against this proposed local law (amendment). If the Town Board approves this, they are going backwards and disregarding the residents. His attorney emailed a letter also opposing this change (see Exhibit B).

Albert Alexander, Pearl River, emailed a letter opposing this change and requested a continuance of this public hearing (see Exhibit 06-10-B).

RESOLUTION NO. 289

CLOSE PH / 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.

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

Motion: 4 - 1

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Dan Sullivan,

Supervisor Teresa M. Kenny Noes: Councilperson Brian Donohue

RESOLUTION NO. 290

ADOPTION OF LOCAL LAW NO. 9 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)

RESOLUTION NO. 290 - Continued

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.

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Dan Sullivan and <u>on a roll</u> was Adopted:

Motion: 4 - 1

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Dan Sullivan,

Supervisor Teresa M. Kenny Noes: Councilperson Brian Donohue

LOCAL LAW NO. 9 OF 2025,
TO AMEND §22-3.1 (EXEMPTIONS), OF CHAPTER 22 (NOISE),
OF THE CODE OF THE TOWN OF ORANGETOWN,
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

Be it enacted by the Town Board of the Town of Orangetown as follows:

Section 1 - Legislative Authority, Purpose and Intent:

This Local Law is adopted pursuant to §10 of the New York State ("NYS") Municipal Home Rule Law ("MHRL"), and in accordance with the procedures prescribed in MHRL §20, and NYS Town Law §21-2100; the purpose and intent of which Local Law is to amend §22-3.1 (Exemptions), of Chapter 22 (Noise), of the Code of the Town of Orangetown ("Town" or "Orangetown"), 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.

- Section 2 §22-3.1 (Exemptions), of Chapter 22 (Noise), of the Code of the Town of Orangetown, is amended to the extent only of adding a new paragraph to be enumerated "G," which new paragraph "G" shall read as follows:
- F. Sounds and noises that originate, emanate or are emitted from lawnmowing or leafblowing machinery, equipment, tools, devices or mechanisms ("equipment"), or similar

Local Law 9, 2025 - Continued

landscaping equipment, which equipment is operated on Town-owned property, including, but not limited to, roads, streets, highways, parks, playgrounds and golf courses (i) by an employee of, or by a person hired or engaged or contracted with or by, the Town of Orangetown ("Town" or "Orangetown"); or (ii) by a licensee, concessionaire, tenant or lessee of the Town, who is performing work or services with the permission, consent or authorization of the Town.

Section 3 – Severability.

If any part or provision of this Local Law, or the application thereof to any person or circumstance, is adjudged invalid or unconstitutional by a court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law, or the application thereof to other persons or circumstances. The Town Board hereby declares that it would have enacted the remainder of this Local Law even without any such invalid or unconstitutional part, provision or application.

Section 4 – Effective Date.

This Local Law shall take effect immediately upon the filing of a copy with the NYS Secretary of State in the manner prescribed by NYS Municipal Home Rule Law §27.

RESOLUTION NO. 291 OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion 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 Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian

Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

Noes: None

Summary of Public Comments:

Stacey Maher, Pearl River, complained that large groups of Ramapo residents are using Orangetown parks. She requested that the Board find ways to alleviate issue. Brian Robertson, South Nyack, requested an update regarding the Kaiser Bus Service. James Cleary, Sparkill, regarding the Landlord Registry, he believes that a Notice of Violation needs to be issued before the Town pursues any and all available remedies provided. Jason Rubinerstein, Blauvelt, suggested a comprise on time for the maintenance work that is done at the golf courses.

RESOLUTION NO. 292 CLOSE PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby closed.

Councilperson Brian Donohue 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. 293

APPROVE INTER-MUNICIPAL AGREEMENT WITH SOUTH 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.

Councilperson Jerry Bottari 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. 294

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.

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. 295

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.

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. 296

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.

RESOLUTION NO. 296 - Continued

Councilperson Dan Sullivan 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. 297

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; a copy of the Affidavit of Publication, Notice of Posting and Bid Sheet is labeled Exhibit 06-10-C, and made a part of these minutes.

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.

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

Councilperson Brian Donohue 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. 298 COMBINE / APPROVE AGENDA ITEMS #17 TO 21

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

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. 299

APPROVE / LEND ASSISTANCE / TOWN OF CLARKSTOWN ANNUAL STREET FAIR / 6/1/2025

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).

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. 300 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.

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. 301

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.

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. 302

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.

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. 303

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 being provided by the Chamber of Commerce.

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

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

<u>Town Board Meeting minutes</u>: May 6, 2025 Police Commission; May 6 & 20, 2025 Regular Town Board Meetings.

Agreements:

- The Valley Area Network, 2025 Farmers Market (Pearl River)
- Blauvelt Volunteer Fire Dept., 2025 Fire Protection Services Agreement
- 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
- Fat and Sassy Goats, LLC, Goat Grazing Vegetation Management at the Homes for Heroes Stormwater Bio-Retention Basin.

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. 305 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 (Exhibit 06-10-D) for a total of \$2,391,892.54.

Councilperson Dan Sullivan 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. 306 ENTER EXECUTIVE SESSION

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

RESOLVED, at 8:15 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. 307 RE-ENTER RTBM / ADJOURNED / MEMORY

RESOLVED, at 9:10 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; and **Charles Amaroso**, Resident of Northvale.

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



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 24th day, of April, 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. Town Website
- 3.
- 4.

5.

Rosanna Sfraga, Town Clerk

Subscribed and sworn to before me

This 24th day of April, 2025

JOSEPH C. THOMASSEN
Notary Public, State of New York
No. 01TH6381424
Qualified in Rockland County
My Commission Expires Oct. 1, 20

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 22, 2025, a public hearing will be held by the Town Board on June 10, 2025 at 7:05 pm, on a proposed Local Law, amending the Town Code, Chapter 43, Zoning, Article XV, entitled "Landlord Registry Act and Short-Term Use of Property for Rental or Rental-Like Purposes".

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 22, 2025

Rosanna Sfraga, Town Clerk Robert Magrino, Town Attorney

AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown
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:
<u>05/21/2025</u>

Subscribed and sworn to before me this 21 day of May, 2025

Notary Public State of Wisconsin, County of Brown Muir try exp: 3.7.27

> KAITLYN FELTY Notary Public State of Wisconsin

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 22, 2025, a public hearing will be held by the Town Board on June 10, 2025 at 7:05 pm, on a proposed Local Law, amending the Town Code, Chapter 43, Zoning, Article XV, entitled "Landlord Registry Act and Short-Term Use of Property for Rental or Rental-Like Purposes".

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 22, 2025

Rosanna Sfraga, Town Clerk Robert Magrino, Town Attorney May 21 2025 LNYS0285832

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*

Richard M. Schiafo Deputy Commissioner

May 27, 2025

Orangetown Town Board 20 Greenbush Road Orangeburg, NY 10962

Tax Data:

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

Map Date:

Date Review Received: 04/24/2025

OWN CLERK'S OFFICE

Item: Amendment to Town Code - Landlord Registry (GML-25-0236)

Local law to amend Chapter 43, Article XV of the Orangetown zoning regulations entitled "Landlord Registry Act and Short-Term Use of Property for Rental or Rental-Like Purposes." The local law updates and adds new definitions pertaining to properties that are within jurisdiction of the registry and grants responsibility for maintaining the registry to the Office of Building, Zoning, Planning, Administration and Enforcement (OBZPAE).

Throughout the Town

Reason for Referral:

County Highways, County Facilities, County Regulated Streams, County Parks, DEC Piermont Recreational Area, Long Path Hiking Trail, State Highways, State Facilities, NYS Thruway, State Parks, Towns of Clarkstown and Ramapo, Villages of Chestnut Ridge, Grand View-on-Hudson, Nyack, and Piermont, Palisades Interstate Parkway

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:

Remand for Local Decision

The proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, the action is a local decision.

Amendment to Town Code - Landlord Registry (GML-25-0236)

Douglas J. Schuetz

Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown

New York - New Jersey Trail Conference

NYS Department of Environmental Conservation

NYS Department of Transportation

NYS Thruway Authority

Palisades Interstate Park Commission

Rockland County Div of Environmental Resources

Rockland County Drainage Agency

Rockland County Facilities Management

Rockland County Highway Department

Rockland County Planning Board

Town of Clarkstown Planning Board

Town of Ramapo Planning Board

Village of Chestnut Ridge Planning Board

Village of Grand View-on-Hudson Planning Board

Village of Nyack Planning Board

Village of Piermont Planning Board

*The review undertaken by the County of Rockland Department of Planning 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 determine whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as 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.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action.

TOWN OF ORANGETOWN PLANNING BOARD Meeting of Wednesday, May 14, 2025

Other Business:

1. Referral from the Town Board: RE: Referral / Proposed Local Law Amending Orangetown Code Chapter 43, Article XV, Section 1 entitled "Landlord Registry Act & Short-Term Use of Property for Rental or Rental-Like Purposes"

The Board had made a motion to consent that the Town Board would act as lead agency in this item. The motion was made by Michael Mandel, Vice Chair and second by Andrew Andrews and carried as follows: Thomas Warren - Chair, aye; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The decisions of the April 23, 2025 Planning Board Meeting were reviewed and approved. The motion for adoption was made and moved by Michael Mandel, Vice Chair and seconded by Andrew Andrews and carried as follows: Thomas Warren - Chair, aye; Michael Mandel, Vice Chair, aye; Andrew Andrews, aye, Matthew Miller, aye; Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

Since there was no further business to come before the Board, a motion to adjourn the meeting was made by Michael Mandel, Vice Chair and second by Andrew Andrews and carried as follows: Thomas Warren - Chair, ave: Michael Mandel - Vice Chair, ave: Andrew Andrews, ave, Matthew Miller, ave: Denise Lenihan, aye; Michael McCrory, absent; Lisa DeFeciani, aye; Bruce Bond, (alternate member), aye.

The meeting was adjourned at 8:52 p.m. The next Planning Board meeting is Cheyl Copesmil scheduled for May 28, 2025.

Dated: May 14, 2025

Town of Orangetown Planning Board

TOWN CLERK'S OFFICE SE :1 d SE YAN 2505 томи ое овансетомн

DURATION

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Page 2 of 2

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APR 2 5 2025

Date: April 24, 2025

Town of Orangetown Town Board

TOWN OF ORANGETOWN LAND USE BOARDS

Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

RE: Referral / Proposed Local Law / Amending Orangetown Code Chapter 43, Article XV, §1 entitled "Landlord Registry Act & Short-Term Use of Property for Rental or Rental-Like Purposes"

The Rockland County Planning Department agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

Jake Palant Associate Planner

(Print Name and Title)

Rocklant County Planning Dept

(Name of Agency)

Encl.

TOWN CLERK'S OFFICE

SE :P A - d - YAM 2505

TOWN OF ORANGETOWN

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Page 2 of 2

TOWN OF ORANGETOWN LAND USE BOARDS

Town of Orangetown Town Board

Date: April 24, 2025

Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

RE: Referral / Proposed Local Law / Amending Orangetown Code Chapter 43, Article XV, §1 entitled "Landlord Registry Act & Short-Term Use of Property for Rental or Rental-Like Purposes"

The Harring Ecan of Manne Coloragrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

<u>5-/4-25</u> Date

(Signature)

(Print Name and Title)

(Name of Agency)

Encl.



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 8th day, of May, 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. Town Website
- 3.
- 4.

5.

Rosanna Sfraga, Town Clerk

Subscribed and sworn to before me

This <u>8th</u> day of <u>May</u>, 2025

RIMA A. DELVECCHIO

Notary Public, State of New York

No. 01DE6222835

Qualified in Rockland County
My Commission Expires June 1, 20

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 May 6, 2025, a public hearing will be held by the Town Board on a proposed Local Law amending Chapter 22, Noise, §22-3.1 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 Tow-owned property with the permission, consent or authorization of the Town. This public hearing is scheduled for the 10th day of June 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: May 6, 2025

Rosanna Sfraga, Town Clerk Robert Magrino, Town Attorney

AFFIDAVIT OF PUBLICATION

State of Wisconsin	
	says she is the Principal Clerk of The Journal News,
Division of Gannett Newspaper Subsidiary, publishers of following r	
Counties, State of New York, of which annexed is a printed copy, or newspaper editions dated:	ut from said newspaper has been published in said
<u>05/22/2025</u>	
	Charge Solvett
Subscribed and sworn to before me this 22 day of May, 2025	
	Don's lebert
Notary Public	EXP. 4-6-27

Notary Public State of Wisconsin, County of Brown

DENISE ROBERTS Notary Public State of Wisconsin

TOWN OF ORANGETOWN NOTICE OF PUBLIC HEARING

the Town's contractors, hires, licensees, tenants, concessionaires or services performed on Tow-owned property with the permission, consent or authorization of the Town. This public hearing is scheduled for the 10th day of June at 7:10 pm, Orangetown Town a meeting held May 6, 2025, a public hearing will be held by Noise, §22-3.1 so as to exempt the Town and its employees and NOTICE IS HEREBY GIVEN that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at the Town Board on a proposed Local Law amending Chapter 22, and lessees, from certain noise proscriptions relating to work 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: May 6, 2025

Rosanna Sfraga, Town Clerk Robert Magrino, Town Attorney May 22 2025 LNYS0294521 Edmund M. Bleich Jean T. Bleich, Esq. 642 Gilbert Avenue Pearl River, NY 10965

To: Orangetown Town Board Attn: Town Supervisor, Teresa M. Kenny Orangetown Town Hall 26 Orangeburg Road Orangeburg, NY 10962

Date: June 10, 2025

Re: Proposal to Amend Local Law §22-3.1 (Exemptions), Chapter 22 (Noise), Orangetown Code

Dear Supervisor Kenny: We are the owners of 642 Gilbert Avenue in Pearl River. One entire side of our property borders the Blue Hill Golf Course. We are against amending Local Law §22-3.1 (Exemptions), Chapter 22 (Noise), of the Orangetown Code. The Code is clear and already contains many practical exemptions. There is no need to further amend the Code. If an emergency situation requires acting outside of the Code, the Code contains a path to allow such action.

Often we are jolted awake by the terrible sound of leaf blowers and other machinery coming from the Golf Course. I have spoken with neighbors living near the former Nauraushaun School who describe being woken by the same sounds. This is a terrible way to be woken at an early hour, disturbing sleep and causing anxiety and headache among others. It is hard to imagine that keeping to a 7 a.m. start time during the week would be a burden to maintaining the golf course.

The proposed amendment seeks an exemption from certain noise proscriptions of the Code "when acting in furtherance of governmental governmental functions, municipal purposes, or the health, safety, comfort, convenience, welfare and/or benefit of the general public ("governmental functions"). It is difficult to understand how avoiding the noise proscriptions would benefit the health, safety, comfort and welfare of the general public.

The language of the proposed amendment clarifies a purpose of the amendment, to "(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." We disagree with that assumption. "May begin operation one hour before sunrise" is unambiguous. Operation could include opening the public golf course to its employees in order to prepare for the public. It should not allow the golf course to violate the noise code "one hour before sunrise" jolting community members out of their sleep.

As is well known, noise and in particular the noise of fuel-based leaf-blowers is a bane of modern daily life. Many communities and municipalities have worked to mitigate loud and persistent noise, including the Town of Orangetown. Our Code allows such equipment to operate for 13 hours per day during the week, 11 hours on Saturday and 10 hours on Sunday - in other words, seven days per week. We therefore oppose the amendment of Local Law §22-3.1 (Exemptions), Chapter 22 (Noise), of the Orangetown Code.

Very truly yours,

Edmund M. Bleich

FEERICK NUGENT MACCARTNEY

ATTORNEYS AT LAW

96 SOUTH BROADWAY SOUTH NYACK, NEW YORK 10960 TEL. 845-353-2000 FAX. 845-353-2789

www.fnmlawfirm.com

JENNIFER M. FEERICK CHRISTOPHER B. PAVLACKA COLLEEN R. CANNING MATTHEW C. TOAL

OF COUNSEL DAVID J. RESNICK KEVIN F. HOBBS MICHAEL K. STANTON, JR.

DONALD J. FEERICK, JR.

J. DAVID MACCARTNEY, JR.

STEPHEN M. HONAN*+

BRIAN D. NUGENT

ALAK SHAH*

*LICENSED ALSO IN NEW JERSEY
+LICENSED ALSO IN CONNECTICUT

June 10, 2025

VIA Email Delivery: rsfraga@orangetown.com Rosanna Sfraga, Town Clerk Town of Orangetown Orangetown Town Hall 26 West Orangeburg Road Orangeburg, New York 10962

Re: Proposal to amend Section 22-3.1 (Exemption to Noise Code) of Town Code. Public Hearing before the Town Board on June 10, 2025, at 7:00 p.m.

Dear Ms. Sfraga:

With respect to the above referenced Public Hearing scheduled for this evening, please provide a copy of this letter to the Town Supervisor and the Town Board members, as part of the public record in opposition to the proposed amendment to the Town's current noise ordinance. It is respectfully submitted that this Board should defeat the proposal and not amend Town Code section 22-3.1 to add a subparagraph "G".

This office represents Mr. Christopher O'Rourke of 646 Gilbert Ave., Pearl River, NY 10965 and the O'Rourke homestead is located adjacent to the northern portion of the Town's Blue Hill Golf Course (near Woodlands, green #1). My client's home is located in a residential zoning district and he has made numerous complaints to the Town due to excessive noise generated by the grounds crew of the golf course. The use of gasoline powered backpack blowers in the early morning hours regularly disturbs the peace in his neighborhood. My client has simply requested that the operators of the golf course comply with the provisions of the Town's noise ordinance, found in Chapter 22 of the Town Code. There continues to be a lack of compliance with the noise ordinance by the Town's contractor, Troon Golf, the current operator of the golf course. By adding subparagraph "G", this Board will exempt Troon Golf from compliance with Town Code section 22. This amendment will exempt an entire classification of

Feerick Nugent MacCartney PLLC June 10, 2025 Page 2

people from the noise ordinance and will be a detriment to public health, comfort, convenience, safety, welfare and prosperity of the residents of the Town of Orangetown.

This Board is respectfully referred to the reasons its predecessor Board adopted the Town's noise ordinance, and the basis for enacting this code provision was clearly set forth in section 22-1, which reads as follows:

<u>Chapter 22. Noise</u> § 22-1. Legislative determination; purpose.

The Town Board of the Town of Orangetown takes cognizance that:

- <u>A.</u> The making and creation of excessive, unnecessary or unusually loud noises within the limits of the Town of Orangetown is a condition which has existed for some time *and the extent and volume of such noises is increasing*.
- <u>B.</u> The making, creation or maintenance of such excessive, unnecessary or unusually loud noises which are prolonged, unusual and unnatural in their time, place and use affect and are a detriment to public health, comfort, convenience, safety, welfare and prosperity of the residents of the Town of Orangetown.
- <u>C.</u> The necessity in the public interest for the provisions and prohibitions hereinafter contained and enacted is declared as a matter of legislative determination and public policy, and it is further declared that the provisions and prohibitions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting the public health, comfort, convenience, safety, welfare and prosperity and the peace and quiet of the Town of Orangetown and its inhabitants.

(*Emphasis* added). The Town first adopted a noise ordinance in 1973 and amended the provision thereafter. The public need for a reasonable and rational noise ordinance is even more necessary today.

Rather than carving out large exceptions to the noise ordinance, this Board should work to encourage compliance with the reasonable provisions of the noise code. The legislative purpose of the noise code, as set forth above, should be encouraged and fostered by the current Town Board. The proposed legislation is completely contrary to § 22-1 and will be a detriment to the residents of the Town of Orangetown.

Section 22-3.1 contains a list of the activities which are exempt from the noise ordinance. Subparagraphs A, B, C and E, refer to exemptions due to emergency situations and acts of

Feerick Nugent MacCartney PLLC June 10, 2025 Page 3

nature, such as weather events. Subparagraphs D and F concern public events and large gatherings which are customarily scheduled in advance with notice to the public. Proposed subparagraph "G", on the other hand, essentially repeals the noise ordinance. It seeks to allow the operation of any and all machines and devices, without restriction or limit of decibel levels, to be operated at any time of day or night, for any purpose, for any duration, provided the noise emanates from Town owned property (including all public roads, and parks) and provided that the noise is being made for a Town purpose by a Town employee or a designee of the Town, such as a contractor, tenant or licensee of the Town.

The exception swallows the rule. This provision is not being considered for the welfare and benefit of the residents of the Town of Orangetown. It seems to be designed for the sole purpose and benefit of the Town's contractors. The Town has a duty to enforce its reasonable noise ordinance provisions for the purpose of securing and promoting the public health and benefit. The residents of the Town of Orangetown deserve no less.

The Town Board is authorized to characterize the proposed action under SEQRA as an unlisted action, rather than a type II action. Amending the noise ordinance in the manner proposed will increase noise pollution in the Town and may have a significant adverse impact on the environment. The elimination of time restrictions and the duration and the creation of excessive noise will most adversely impact those persons residing in residential zones. Accordingly, this Board should conduct a proper SEQRA review of the proposed action.

There is no conflict between the current noise code and Chapter 7, regarding Commercial Amusement Licenses. At § 7-10, Hours of operation, in subparagraph A, that provision states, in part, "A public golf course may begin operation one hour before sunrise." Although a public golf course may begin operations early in the morning, it may not operate in such a manner as to disturb the peace or to violate the noise ordinance of the Town. In the month of June sunrise is approximately 5:25 AM. It cannot reasonably be argued that any commercial enterprise can operate gas powered leaf blowers adjacent to a residential zone at 4:25 AM with impunity. Not even public golf courses in the Town of Orangetown.

Thank you for your attention and consideration in this matter.

Very truly yours,

Stephen M. Honan

SMH/bk

CC: Mr. Christopher O'Rourke (Via Email Only)

June 10, 2025

Town of Orangetown

26 Orangeburg Rd

Orangeburg, NY 10962

Dear Supervisor Kenny and Board members:

Please accept into your records my opposition to the following:

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

Additionally for your consideration, I respectfully request a continuance of this item with the public portion to remain open as I only learned of this item this morning through word of mouth and I am unable to attend tonight's meeting.

I have often been bothered by the noises early in the morning from the maintenance work done at Blue Hill Golf and have made my concerns know to the management and work crews on sight.

Respectfully:

Albert Alexander

81 Noyes St.

Pearl River, NY 10965

Teresa Pugh

From:

Town Clerk

Sent:

Tuesday, June 10, 2025 2:46 PM

To:

TClerk; Rosanna Sfraga; Town Board

Subject: Attachments: FW: Noise ordnance Town noise.pdf

Received today, 6/10/25 @ 2:32 PM

Regards,

Joseph C Thomassen

Town of Orangetown
Deputy Town Clerk
26 W Orangeburg Rd.
Orangeburg, NY 10962
845-359-5100 x5004
TownClerk@orangetown.com

From: alexander brothers <info@alexanderbrothersauto.com>

Sent: Tuesday, June 10, 2025 2:32 PM

To: Town Clerk <townclerk@orangetown.com>

Subject: Noise ordnance



This message needs your attention

· No employee in your company has ever replied to this person.

Report this Email or Mark as Safe

Powered by Mimecast

ALEXANDER BROTHERS AUTO.

712 W Nyack Rd, West Nyack, New York 10994

(845) 353-1551



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 12th day, of May, 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 12th day of May, 2025

RiMA A. DELVECCHIO
Notary Public, State of New York
No. 01DE6228835
Qualified in Rockland County
Yor Germission Expires June 1, 20

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 a.m. on Thursday, May 29, 2025 and will be publicly opened and read aloud at 11:00 a.m. for the

ITB-DEME-003-2025 GILBERT AVENUE SANITARY SEWER REHABILITATION USING CURED-IN-PLACE PIPE PEARL RIVER, NY

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. Electronic copies of the Contract Documents will be available after Monday, May 12, 2025.

The Contract Documents may be examined at the following locations:

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

The work consists of the all labor, materials, supplies, and equipment necessary to rehabilitate 54 linear feet of existing 18-inch sanitary sewer using the cured-in-place pipe (CIPP) method of lining. This work shall take place during July or August when the nearby public middle school is not in session.

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.

DATED: May 7, 2025

ROSANNA SFRAGA

TOWN CLERK

EAMON REILLY, P.E.,

COMMISSIONER OF ENVIRONMENTAL MANAGEMENT AND

ENGINEERING

2

AFFIDAVIT OF PUBLICATION

State of Wisconsin County of Brown

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:

05/11/2025

Subscribed and sworn to before me this 11 day of May, 2025

Notary Public State of Wisconsin, County of Brown Motor tos exp: 3.7.27

> KAITLYN FELTY Notary Public State of Wisconsin

NOTICE TO BIDDERS

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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.

DATED: May 7, 2025

ROSANNA SFRAGA TOWN CLERK

EAMON REILLY, P.E., COMMISSIONER OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING 11302738

BID ITEM	GILBERT AVENUE SANITARY SEWER					
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Town of Orangetown

DATE: June 10, 2025

WARRANT

Amount		1,290,271.48 utilities/health benefits/streetlight project	234,984.93 utilities/employee benefits	5,664.83 utilities	860,971.30 2025 expenses	.54
Amo		1,290,271	234,984	5,664	860,971	2,391,892.54
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Warrant#		051425	052125	052825	061025	
Warrant Reference	Approved for payment in the amount of					

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

APPROVAL FOR PAYMENT

AUDITING BOARD

,	EXHIB	4
Councilman Paul Valentine	Councilman Brian Donohue	
Councilman Gerald Bottari	Councilman Daniel Sullivan	Supervisor Teresa M. Kenny

TOWN OF ORANGETOWN FINANCE OFFICE MEMORANDUM

TO:

THE TOWN BOARD

FROM:

JEFF BENCIK, DIRECTOR OF FINANCE

SUBJECT: AUDIT MEMO

DATE:

6/5/25

CC:

DEPARTMENT HEADS



The audit for the Town Board Meeting of 6/10/2025 consists of 4 warrants for a total of \$2,391,892.54.

The first warrant had 19 vouchers for \$1,290,271 and had the following items of interest.

- 1. NYPA \$21,237 for streetlight project.
- 2. NYS Dept. of Civil Service \$1,041,573 for healthcare benefits.
- 3. Troon Golf \$205,573 for GC maintenance contracts.

The second warrant had 19 vouchers for \$234,984 and was for utilities.

The third warrant had 14 vouchers for \$5,664 and was for utilities.

The fourth warrant had 206 vouchers for \$860,971 and includes the following items of interest.

- 1. Amchar Wholesale \$11,940 for Police equipment.
- 2. Capital Industries \$95,729 for demolition of old town hall.
- 3. Corsi Tire \$7,872 for Highway tires.
- 4. De Lage Landen \$24,868 for golf cart leases.
- 5. Eco-Quip \$66,505 for Parks equipment (grant monies).
- 6. Fleetpride \$6,982 for Highway equipment.
- 7. Global Montello Group Corp \$35,543 for fuel.
- 8. Keane & Beane \$11,906 for outside counsel.
- 9. Kuehne Chemical Co. \$8,265 for sewer chemicals.
- 10. Munis \$19,695 for payroll software.

- 11. O'Sullivan Tree Care \$163,400 for Blue Hill tree removal.
- 12. Pace Analytical Services \$16,508 for Sewer chemical testing.
- 13. Proverde Services LLC \$12,959 for salt shed demolition (Highway).
- 14. Rockland County Solid Waste \$5,006 for waste removal.
- 15. Sealcoat USA \$56,580 for crack seal in Parks (bonded).
- 16. Shi International \$45,026 for IT equipment.
- 17. Slack Chemical Co. \$21,437 for Sewer chemicals.
- 18. State Comptroller \$44,464 for Justice fines.
- 19. Tilcon \$17,574 for Highway materials.
- 20. Verde Electric \$14,769 for retainage return.
- 21. Virtuit Systems \$8,750 for backup services.
- 22. WW Grainger \$8,254 for equipment (various departments).

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

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