



**TOWN OF ORANGETOWN  
REGULAR TOWN BOARD MEETING MINUTES  
July 08, 2025**

This meeting was opened at 7:03 PM. Supervisor Teresa M. Kenny presided and Rosanna Sfraga, Town Clerk, called the roll.

**Present were:**

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

**Also Present:**

Denis Troy, Deputy Supervisor  
Allison Kardon, Supervisor's Confidential Assistant  
Carmel Reilly, Director of Economic Development & Tourism  
Rosanna Sfraga, Town Clerk  
Joseph Thomassen, Deputy Clerk  
Robert Magrino, Town Attorney  
Jeff Bencik, Finance Director  
Rick Oliver, Acting Director of OBZPAE  
Eamon Reilly, Commissioner of DEMA  
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.  
Brendon Carton, IT Department  
Donald Butterworth, Police Chief

**Pledge of Allegiance to the Flag**

**ANNOUNCEMENTS:**

- **Moment of Silence for the victims of the catastrophic flooding in Central Texas over the Fourth of July weekend.**
- **Blue Hill Plaza Redevelopment Presentation on July 22, 2025 at 7 pm.**
- **As part of Senator Weber's Five Towns of Rockland Blood Drive Challenge, Orangetown is hosting a blood drive at Town Hall on July 28th from 12 pm - 5 pm. Every donor will receive a Fandango Movie Ticket from the American Red Cross. Help Orangetown be crowned the winner, but more importantly, help save lives.**

**PRESENTATION**

**Day Camp Scholarship Presentation**

**Kyle John Boyce Memorial Scholarship Fund presents a check to Parks & Recreation Superintendent, Aric Gorton, for a child to attend the 2025 Town of Orangetown Summer Day Camp.**

**DISCUSSION:**

Workshop of Agenda Items

**RESOLUTION NO. 330**

**OPEN PUBLIC COMMENT PORTION**

**RESOLVED**, that the public portion 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

Summary of Public Comments: None

**RESOLUTION NO. 331  
CLOSE PUBLIC COMMENT PORTION**

**RESOLVED**, that the public portion 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. 332  
SET PUBLIC HEARING / SEPTEMBER 9, 2025 AT 7:05 PM / PROPOSED AMENDMENT TO  
CHAPTER 39, ARTICLE I, SECTION 39-8, STOP INTERSECTIONS, OF THE TOWN CODE**

**RESOLVED** that the Town Board will hold a public hearing on September 9, 2025, at 7:05 p.m., on a proposed Local Law Amending Chapter 39, Vehicles and Traffic, Article I, Vehicle and Traffic Regulations, Sections 39-8 (B) & (C) Stop Intersections in the Hamlets of Orangeburg and Blauvelt with respect to the addition of stop intersections at the following locations in the Town of Orangetown:

Orangeburg:

Jim Dean Drive at Route 303

Devon Drive at Parkway Drive South

Carlton Road at Parkway Drive South

Chestnut Oval (south/east entrance) at Parkway Drive South

Cypress Lane at Parkway Drive South for traffic proceeding west on Cypress Lane

Cypress Lane at Parkway Drive South for traffic proceeding east on Cypress Lane

Chestnut Oval (north/west entrance) at Parkway Drive South

Chestnut Oval (north/east entrance) at Parkway Drive South

Blauvelt:

Birchwood Road at Parkway Drive North

Birchwood Court at Parkway Drive North

Hoffman Lane at Parkway Drive North

Ashwood Drive (south entrance) at Parkway Drive North

Beechwood Road at Parkway Drive North

Ashwood Drive (north entrance) at Parkway Drive North

East Road at Parkway Drive North

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. 333  
APPROVE / AUTHORIZE TOWN ATTORNEY TO SIGN SETTLEMENT DOCUMENTS / TAX  
CERTIORARI PROCEEDING ROCKLAND COUNTRY CLUB, INC. V. THE ASSESSOR OF THE  
TOWN OF ORANGETOWN, et al. (78.09-1-24)**

**RESOLVED**, upon the recommendation of the Assessor, approve and authorize Dennis D. Michaels, Deputy Town Attorney, to sign settlement documents regarding the tax certiorari proceeding Rockland Country Club v. The Assessor of Town of Orangetown, et al., tax map designation 78.09-1-24 (380 Route 9W), for the tax assessment years 2021 - 2024 for a total refund by the County of \$9,869, a total refund by the Town of \$38,797, and a total refund by the School District of \$111,889. Interest on the Town's liability as a result of assessment decrease or refund is waived if payment is made within sixty (60) days after a copy of the order based upon the settlement is served on the Rockland County Finance Department.

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. 334**

**APPROVE / AUTHORIZE TOWN ATTORNEY TO SIGN SETTLEMENT DOCUMENTS / TAX CERTIORARI PROCEEDING GISONDI FAMILY LIMITED PARTNERSHIP V. THE ASSESSOR OF THE TOWN OF ORANGETOWN, et al. (66.37-2-1; 66.29-2-25; 66.37-2-7)**

**RESOLVED**, upon the recommendation of the Assessor, approve and authorize Dennis D. Michaels, Deputy Town Attorney, to sign settlement documents regarding the tax certiorari proceeding Gisondi Family Limited Partnership v. The Assessor of Town of Orangetown, et al., tax map designation 66.37-2-1, 66.29-2-25, 66.37-2-7 (199-20, 142 and 169 Main St., Nyack), for the tax assessment years 2021 - 2024 for a total refund by the County of \$4,529, a total refund by the Town of \$12,863, and a total refund by the School District of \$47,086. Interest on the Town's liability as a result of assessment decrease or refund is waived if payment is made within sixty (60) days after a copy of the order based upon the settlement is served on the Rockland County Finance Department.

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. 335**

**APPROVE AGREEMENT / 2025 STORMWATER II EDUCATION PROGRAM / CORNELL COOPERATIVE EXTENSION ROCKLAND COUNTY**

**WHEREAS**, the Town of Orangetown contracts with Rockland County Cornell Cooperative Extension to provide educational services as part of meeting NYS DEC's Minimum Control Measures for Stormwater Phase II Regulations; and,

**NOW THEREFORE, BE IT RESOLVED**, the Town Board hereby authorizes the renewal of Stormwater II Education Program Agreement with Cornell Cooperative Extension of Rockland County for 2025 for the period of April 1, 2025 - March 31, 2026 in the amount of \$9,337.86, between Highway D.5110.457.00 and DEME G.8120.443.

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. 336**

**APPROVE / REVISED LIST OF ROADS / AGREEMENT FOR THE EXPENDITURE OF HIGHWAY MONIES / ORANGETOWN 2025 PAVEMENT PRESERVATION REPAIR/IMPROVEMENT PROGRAM**

**WHEREAS**, Resolution No. 2024-570 approved the agreement for the expenditure of Highway Monies for the Orangetown 2025 Pavement Preservation/Repair Improvement Program; and,

**WHEREAS**, the Superintendent of Highways has submitted a revised list of roads which will be treated in the 2025 Pavement Preservation Program; and,

**NOW THEREFORE BE IT RESOLVED**, that upon the recommendation of the Superintendent of Highways, the Town Board hereby approves the following revised list of roads to be treated in the 2025 Pavement Preservation Program:

**PEARL RIVER**

- |                                       |             |              |              |
|---------------------------------------|-------------|--------------|--------------|
| Maggiolo Dr                           | Sandhage Dr | Butternut Dr | Perillo Ct   |
| Guttman Ln                            | Mouacdie Dr | Salina Rd    | Highland Ave |
| Jefferson Ave                         | Azalea Dr   | Tulip Ln     | Nancy Rd     |
| Harold St                             | Peach St    | Pear Ci      | Plum Ct      |
| Apple Ct                              | Duryea Ln   | Bradl Ln     | Ridge St     |
| Franklin Ave (S. John St- Henry St)   |             |              |              |
| Jefferson Ave (Route 304-S. Main St)  |             |              |              |
| Middletown Road (Gilbert Ave-NJ Line) |             |              |              |

**RESOLUTION NO. 336 - Continued**

**ORANGEBURG**

Kings Hwy (Hickey St- Route 303)                      Old Orangeburg Rd (First Ave- Dead End)

**BLAUVELT**

Diane Dr	Regina Ct	Lt. Wheeler Ct	Parkway Drive N.
Sylvanus Ct	Shorn Dr	Hobbs Dr	Red Bud Ln
Cottage Ln	Lt. Birch Ct	Colony Dr	Greenhedges Ln
Glynn Oval	Old Western Hwy	Renie Ln	Mary Jane Ave
South Moison Rd	McKenna St	Arthur St	Hayes St
North Troop Rd.	Garfield St.	Murphy Ct.	Bradley Hill Rd
Fifth Avenue			

**SOUTH NYACK**

Berachah Ave	Smith Ave	Gesner Av	Depot Pl
Division Ave	Gurnee Ave	Glen Byron Ave	Edgewater Ln
Cornelison Ave	Mansfield Ave	Washington Ave	Prall Pl
Cooper Drive	Clinton Ave(w/o Franklin)		

**PALISADES**

Dakota St                      Sioux Ct                      Indian Hill Ln.  
 Horne Tooke Rd (Indian Hill-Closter Rd)  
 Washington Springs Rd (Triangle- Intersection @9W)

**SPARKILL**

Delongis Ct

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. 337**

**APPROVE / BUDGET INCREASE TO FUND WWTP REPAIR/REBUILD OF PRIMARY CLARIFIER #2**

**RESOLVED**, the Town Board hereby authorizes an increase to budget line G.8197.410, DEME Sewer Equipment & Capital, from DEME Fund Balance in the amount of \$160,000 to fund the WWTP repair/rebuild of Primary Clarifier #2.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 338**

**ADOPT / CURRENT BASE PERCENTAGES AND ADJUSTED BASE PROPORTIONS / 2025 TAX ASSESSMENT ROLL**

**RESOLVED**, that upon the recommendation of the Assessor, the Town Board hereby adopts the Certificate of Current Homestead Base Proportions and Adjusted Base Proportions (forms 6701 & 6703) pursuant to Article 19, Section 1903 of New York State Real Property Tax Law for the Levy of Taxes based upon the 2025 Assessment Roll, and the Town Clerk is hereby authorized to affix a Town certification.

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. 339**  
**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: June 4, 2025 Special Town Meeting; June 10, 2025 Police Commission Meeting; and June 10<sup>th</sup> & 24<sup>th</sup>, 2025 Regular Town Board meeting
2. Agreements:
  - a) South Orangetown Central School District – 2025-2030 Use of Certain Buildings & Fields
  - b) Addendum to agreement with Revize (website)

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. 340**  
**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 07-08-A) for a total of \$1,268,523.09.

Councilperson Brian Donohue 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. 341**  
**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 7:15 pm, the Town Board entered Executive Session to discuss matters relating to personnel.

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. 342**  
**RE-ENTER RTBM / ADJOURNED / MEMORY**

**RESOLVED**, at 8:15 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Ryan Barnard**, *Son of John Barnard, Orangetown's Insurance Consultant*; **Rudolph "Rudy" Hansen**, *Resident of Pearl River, and 73-year Member, Ex-Commissioner and Chaplin of Pearl Hook & Ladder Co. #1* and **Michael Joseph Shine**, *Resident of New City*.

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**

Town of Orangetown

DATE: July 08, 2025

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	061825	\$ 221,326.12 Utilities & Employee Benefits
	062325	\$ 336,157.70 Retiree Medicare Premium Reimbursement
	062525	\$ 4,940.68 Utilities, Employee Benefits & claim
	070825	\$ 706,098.59
		\$ 1,268,523.09

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

APPROVAL FOR PAYMENT

AUDITING BOARD

Councilman Gerald Bottari

Councilman Paul Valentine

Councilman Daniel Sullivan

Councilman Brian Donohue

Supervisor Teresa M. Kenny

**EXHIBIT**  
07-08-A

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**TOWN OF ORANGETOWN  
FINANCE OFFICE MEMORANDUM**

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**TO:** THE TOWN BOARD  
**FROM:** JEFF BENCIK, *DIRECTOR OF FINANCE*  
**SUBJECT:** AUDIT MEMO  
**DATE:** 07/03/25  
**CC:** DEPARTMENT HEADS



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The audit for the Town Board Meeting of 07/08/25 consists of 4 warrants for a total of \$1,268,523.09.

The first warrant had 37 vouchers for \$221,326.12 and was for utilities, Project Graduation education and employee dental benefits.

The second warrant had 264 vouchers for \$336,157.70 and was for retiree Medicare premium reimbursements.

The third warrant had 11 vouchers for \$4,940.68 and was for utilities and a claim settlement.

The fourth warrant had 159 vouchers for \$706,098.59 and includes the following items of interest.

1. Cornell Cooperative Extension - \$9,338 for stormwater education.
  2. De Lage Landen - \$24,868 for golf cart leases.
  3. Global Montello Group Corp - \$19,949 for fuel.
  4. Holland Company - \$5,972 for chemicals used in plant disinfecting.
  5. Intergrated Power Services LLC - \$15,109 for Sewer collection system repairs.
  6. Keane & Beane - \$9,090 for outside legal counsel.
  7. Kuehne Chemical Co Inc - \$8,251 for chemicals used in plant disinfecting.
  8. Savatree LLC - \$6,418 for tree removal at sewer pump station.
  9. State Comptroller - \$39,169 for pass through portion of May Justice Court collections.
  10. Tappan Senior Citizens Club - \$10,480 for club outings.
  11. Tilcon New York Inc - \$102,139 for stone & STP.
  12. Turtle & Hughes, Inc - \$4,252 for light pole arm inventory.
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13. Tymco Inc - \$357,390 for a Highway sweeper (2024 bonded heavy equipment).
14. Weston & Sampson - \$4,905 for Building permit review services.

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

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