



## TOWN OF ORANGETOWN TOWN BOARD MEETING

Tuesday October 14, 2025

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

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

### ☼ Pledge of Allegiance to the Flag

### ANNOUNCEMENTS:

- ◆ Orangetown Shredding Event at Town Hall - Saturday, October 18, 2025 / 8:00 a.m. - 11:30 a.m. Hosted by Orangetown Town Clerk, Rosanna Sfraga, Rockland Green and Rockland Catholic Charities Services. Please bring non-perishable food items for a donation to the Rockland Catholic Charities Services.
- ◆ Special Guest at the Pearl River Farmers Market: NBC's Produce Pete | Saturday, October 25, 2025 from 10 am - 1 pm.

### PRESENTATIONS:

- ◆ Presentation by Tri Bee 2 Ltd. regarding petition for PAC Zone Designation for 77 E. Central Avenue and 80-84 E. Washington Avenue, Pearl River

### DISCUSSION:

- ◆ Local Law Regarding Food Truck Permits
- ◆ Workshop of Agenda Items

**PUBLIC COMMENT:**

1. **OPEN PUBLIC COMMENT PORTION**

**RESOLVED**, that the public portion is hereby opened.

SUMMARY OF PUBLIC COMMENTS:

2. **CLOSE PUBLIC COMMENT PORTION**

**RESOLVED**, that the public portion is hereby closed.

**AGENDA ITEMS:**

**TOWN BOARD**

3. **AMEND RESOLUTION #2025-404 TO RESCHEDULE DATE / PUBLIC HEARING / RTBM OF OCTOBER 28, 2025 AT 7:10 P.M. / INTENT TO BE LEAD AGENCY / SEQRA / 2026 ONE-YEAR CONTRACT / BLAUVELT FIRE PROTECTION DISTRICT**

**RESOLVED**, amend Resolution #2025-404 to reschedule date due to a publication delay and pursuant to Town Law 184, so that the Town Board will hold a public hearing at 7:10 P.M. at the Town Board meeting of October 28, 2025, to consider a contract with the Blauvelt Volunteer Fire Company, Inc., for Fire Protection Services in and throughout the Blauvelt Fire Protection District, within the Town, for year 2026 and authorizes the Town Clerk to publish the meeting notice.

**BE IT FURTHER RESOLVED**, that in connection therewith, that the Town Board hereby declares its intention to serve as Lead Agency for the purpose of environmental review under SEQRA and makes the preliminary determination that the action is an "unlisted" action under SEQRA.

4. **AMEND RESOLUTION #2025-405 TO RESCHEDULE DATE / PUBLIC HEARING / RTBM OF OCTOBER 28, 2025 AT 7:15 P.M. / INTENT TO BE LEAD AGENCY / SEQRA / 2026 ONE-YEAR CONTRACT / ORANGETOWN LIBRARY DISTRICT AGREEMENTS (BLAUVELT, ORANGEBURG, TAPPAN AND PALISADES LIBRARIES)**

**RESOLVED**, amend Resolution #2025-405 to reschedule date due to a publication delay, so that the Town Board will hold the public hearing for October 28, 2025 at 7:15 P.M. on the proposed Contracts between the Town of Orangetown and the Blauvelt Free Library, the Orangeburg Library, the Palisades Free Library and the Tappan Free Library, for library services in and throughout the boundaries of their district as contained in the Orangetown Library District (and including the residents of Sparkill) as delineated in subdivision (c) of Section 1 of Chapter 494 of the Laws of 2012 within the Town) for calendar year 2026; and authorizes the Town Clerk to publish the meeting notice.

**BE IT FURTHER RESOLVED**, that in connection therewith, that the Town Board hereby declares its intention to serve as Lead Agency for the purpose of environmental review

under SEQRA and makes the preliminary determination that the action is an “unlisted” action under SEQRA.

5. **AMEND RESOLUTION #2025-406 TO RESCHEDULE DATE/ PUBLIC HEARING / RTBM OF OCTOBER 28, 2025 AT 7:20 P.M. / 2026 PRELIMINARY BUDGET**

**RESOLVED**, amend Resolution #2025-406 to reschedule date due to a publication delay, so that the Town Board will hold the public hearing on October 28, 2025 at 7:20 P.M. on the 2026 Preliminary Budget, and authorize the Town Clerk to publish the meeting notice, and authorizes the Finance Department to publish it on the Town's website (www.orangetown.com) and file in the Town Clerk's office for public viewing.

6. **ACCEPT PETITION/REQUEST FOR ZONE CHANGE AND DIRECT CIRCULATION OF PROPOSED LOCAL LAW, AMENDING TOWN ZONING MAP FROM CS AND RG TO PAC ZONE REGARDING PROPERTY LOCATED AT 77 E. CENTRAL AVENUE AND 80-84 E. WASHINGTON AVENUE, PEARL RIVER, TAX LOTS 68.16-6-13.1, 13.2 and 13.3**

**WHEREAS**, Tri Bee 2 Ltd., the owner of premises located at 77 East Central Avenue and 80- 84 Washington Avenue in the hamlet of Pearl River, Tax Lots 68.16-6-13.1, 13.2 and 13.3 being located in the “RG” (Residence-General) and “CS” (Community Shopping) zoning districts, has petitioned the Town Board to amend the zoning classification of the property to the overlay district of “PAC” (Planned Adult Community), zoning district under the PAC zoning regulations set forth in Chapter 43, Article IV of the Town Code; and

**WHEREAS**, upon preliminary review, the Town Board, is willing to consider the Petition to re-zone the subject property to a PAC zone as the property is eligible for such a zone change pursuant to Town Code Chapter 43, Article IV, §4.62 as the property is located in the down town Pearl River area close to public transportation and shopping and currently located within a CS and RG zoning district ; and

**WHEREAS**, the Town Board wishes to proceed with its consideration of the proposed action, toward which end it wishes to commence the environmental review process, as well as review by other interested agencies; and

**WHEREAS**, upon review of the Petition, and a Full Environmental Assessment Form prepared at the Town Board's request by the Office of Building, Zoning, Planning and Administration and Enforcement, and related documents and filings, the Board makes the following preliminary determinations:

1. The proposed action is one subject to review under the State Environmental Quality Review Act (“SEQRA”);
2. The proposed action as an “Unlisted” action; and
3. The following are involved or interested or involved agencies in the review process:
  - Orangetown Planning Board;
  - Rockland County Department of Planning;
  - Rockland County Highway Department

**NOW, THEREFORE, BE IT RESOLVED** , that the Town Board hereby declares its intention to serve as Lead Agency for the purpose of environmental review under SEQRA, and

directs that a Lead Agency Coordination Letter with relevant documents be circulated to and among the various above referenced agencies; and

**BE IT FURTHER RESOLVED**, that the circulation to the Rockland County Department of Planning further be for the purpose of review pursuant to General Municipal Law §§ 239-1 & m; and

**BE IT FURTHER RESOLVED**, that, pursuant to Town Code Chapter 43, §4.612(E), the Town Board hereby refers the said Petition and a proposed Local Law, amending the Town Zoning Map, to the Town Planning Board inviting its input regarding, among other things, the implications of such an amendment, and requesting a response within 30-days.

7. **SET PUBLIC HEARING / DECEMBER 2, 2025 AT 7:05 PM / PROPOSED PAC ZONE DESIGNATION FOR TRI BEE 2 LTD. / 77 E. CENTRAL AVENUE / 80-84 E. WASHINGTON AVENUE, PEARL RIVER, TAX LOTS 68.16-6-13.1, 13.2 and 13.3**

**RESOLVED** that the Town Board will hold a public hearing on December 2, 2025, at 7:05 p.m., on a proposed Local Law, as follows, amending Chapter 43, §2.2, establishing the Town Zoning Map, to change the zoning district of the parcels known as 77 East Central Avenue and 80-84 East Washington Avenue in the hamlet of Pearl River, Tax Lots 68.16-6-13.1, 13.2 and 13.3 from “RG and “CS” to “PAC”.

## HIGHWAY

8. **RECOGNIZE APPOINTMENT / MELANIE HERRMANN/LABORER/ PROBATIONARY/ GRADE 9, STEP 1 / EFFECTIVE SEPTEMBER 22, 2025**

**RESOLVED**, that the Town Board hereby recognizes the appointment of Melanie Herrmann by the Superintendent of Highways, to the position of Laborer, Grade 9, Step 1 at a salary of \$56,265 effective September 22, 2025.

9. **RECOGNIZE APPOINTMENT / ADAM KOLJENOVIC / LABORER / PROBATIONARY / GRADE 9, STEP 1 / EFFECTIVE SEPTEMBER 22, 2025**

**RESOLVED**, that the Town Board hereby recognizes the appointment of Adam Koljenovic by the Superintendent of Highways, to the position of Laborer, Grade 9, Step 1 at a salary of \$56,265 effective September 22, 2025.

10. **RECOGNIZE APPOINTMENT / MATTHEW EIDE / LABORER / PROBATIONARY/ GRADE 9, STEP 1 / EFFECTIVE OCTOBER 6, 2025**

**RESOLVED**, that the Town Board hereby recognizes the appointment of Matthew Eide by the Superintendent of Highways, to the position of Laborer, Grade 9, Step 1 at a salary of \$56,265 effective October 6, 2025.

**11. RECOGNIZE APPOINTMENT / WILLIAM QUIRK / LABORER / PROBATIONARY/ GRADE 9, STEP 1 / EFFECTIVE OCTOBER 6, 2025**

**RESOLVED**, that the Town Board hereby recognizes the appointment of William Quirk by the Superintendent of Highways, to the position of Laborer, Grade 9, Step 1 at a salary of \$56,265 effective October 6, 2025.

**PARKS AND RECREATION**

**12. RECLASSIFY / SENIOR GROUNDWORKER / APPOINT / MICHAEL MAIORANO / ASSISTANT MAINTENANCE SUPERVISOR(GROUNDS) / EFFECTIVE OCTOBER 15, 2025**

**RESOLVED**, upon the approval of a PO 27 Rockland County Personnel Department and the recommendation of the Labor Management Committee, reclassify the position of Senior Groundworker to Assistant Maintenance Supervisor (Grounds), and appoint Michael Maiorano to the position, Grade 15 Step 19/24, at a salary of \$114,156 effective October 15, 2025.

**LEND ASSISTANCE**

**13. COMBINE / APPROVE AGENDA ITEMS #14 TO 15**

**RESOLVED**, the Town Board hereby combines and approves agenda items #14 to 15.

**14. APPROVE / LEND ASSISTANCE / 2025 NYACK HALLOWEEN PARADE / SATURDAY, OCTOBER 25, 2025**

**RESOLVED**, upon the completion of all the necessary paperwork, the Superintendent of Highways has hereby forwarded for approval by the Town Board the use of barricades, barrels, and two plow trucks for an enhanced security perimeter and traffic control for the Nyack Halloween Parade on Saturday, October 25, 2025 (rain date Sunday, October 26, 2025).

**15. APPROVE / LEND ASSISTANCE / 2025 TAPPAN FIRE DEPARTMENT 5K RUN/ SUNDAY, NOVEMBER 9, 2025**

**RESOLVED**, upon the recommendation of the Superintendent of Highways, Superintendent of Parks and Chief of Police the Town Board hereby authorizes these departments to lend assistance which includes the use of barricades, cones and a message board from the Highway Department, 4 porto-jons from Parks, and the presence of Auxiliary Police from the Police Department for the Tappan Fire Department 5K Run on Sunday, November 9, 2025 from 8am-12pm.

**AUDIT**

**16. 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 two (2) warrants (attached) for a total of \$2,445,061.11.

**EXECUTIVE SESSION**

**17. ENTER EXECUTIVE SESSION**

**RESOLVED**, at \_\_\_\_ pm, the Town Board entered Executive Session to discuss employment-related matters.

**ADJOURNMENTS**

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

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

- ❖ **Joseph Brosnan**, *Resident of Blauvelt & Father-in-Law of Orangetown Police Chief Butterworth*
- ❖ **Carol Crane**, *Resident of Blauvelt*