

**ORANGETOWN TOWN CLERK, ROSANNA SFRAGA,
ROCKLAND GREEN - Reduce, Recycle, Recover
and ROCKLAND CATHOLIC CHARITIES SERVICES
will host the
SEMI-ANNUAL PAPER SHREDDING and
NON-PERISHABLE FOOD COLLECTION EVENT**



**Saturday, October 18, 2025
8:00 a.m. – 11:30 a.m.**

Shredding Service is **FREE & SECURE**

- Drive-thru (drive-up to the Shredding Truck). **LIMIT 3 BOXES.** **DO NOT GET OUT OF YOUR VEHICLE.** Someone will unload your documents from your vehicle. **NO PRESHREDDED PAPER.**
- Paper Clips and Staples are Acceptable
- NO Plastic Bags, Binders, or Large Binder Clips
- Please bring Non-perishable Food items for donation to “Rockland Catholic Charities Services” a local food pantry.



Let's shred hunger together!

Orangetown Town Hall - Parking Lot
26 Orangeburg Road, Orangeburg, NY - 845-359-5100 x5004

Meet & Greet/Book-Signing with
WNBC *Weekend Today in New York's*
“Produce Pete” Napolitano



Get an autographed copy of Pete's brand-new cookbook, *In the Kitchen with Bette & Produce Pete*, his award-winning new memoir, *They Call Me Produce Pete*, and other great merch!

**Pearl River
Farmers Market**

Central Avenue Field
70 E. Central Avenue
Pearl River, NY

Saturday, Oct. 25th, 2025
10 am - 1 pm

(Weather Permitting)



**LOCAL LAW NO. _____ OF 2024,
TO ESTABLISH A NEW CHAPTER 16
OF THE CODE OF THE TOWN OF ORANGETOWN
TO BE ENTITLED “FOOD TRUCKS.”**

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

Section 1. Recitals and Legislative Intent

It is hereby found and determined that a mechanism providing for permits for mobile food vendors, i.e., “food trucks,” should be allowed to provide the residents and visitors to Orangetown additional options for dining and the purchase of edible commodities, as a supplement to the regulations of the Town Code, Chapter 18, entitled Hawking and Peddling. It is further found and determined that, in an effort to protect the health, safety and welfare of the residents and the consuming public, the operation of food trucks should be limited to a relatively small number, with the food truck permits being granted on a periodic basis, the operation of which should be further regulated to ensure adequate location, accommodation and safe operation.

Section 2. Adoption of new Chapter 16 entitled “Food Trucks”

A new Chapter 16 is hereby inserted into the Code of the Town of Orangetown (“Orangetown Code”) to read as follows:

Chapter 16. Food Trucks.

§16-1. Purpose.

The purpose of this Chapter is to regulate food trucks within the unincorporated Town of Orangetown (“Town” or “Orangetown”) in a manner that protects the public health, safety and welfare, and this Chapter describes the permitting procedures for food trucks, and is intended to operate in conjunction with the regulations of Chapter 43, entitled “Zoning,” of the Code of the Town of Orangetown (“Orangetown Code”); however, if there should be a conflict or inconsistency between the provisions of this Chapter 16 and said Chapter 43, the provisions of this Chapter 16 shall control and govern.

§16-2. Definitions and Meanings.

The following terms or phrases, for the purposes of this Chapter, shall have the meanings described in this Section:

ANNUAL FLOATING FOOD TRUCK PERMIT

A permit to operate a Food Truck anywhere in the Town, for a one-year period, from January 1st through December 31st, subject to the regulations of this Chapter.

ANNUAL LOCATION FOOD TRUCK PERMIT

A permit to operate a Food Truck, in the same sole location, for a one-year period from January 1st through December 31st, subject to the regulations of this Chapter.

COUNTY PERMIT

A permit or license issued by the County of Rockland (“County”) Health Department for operation of a mobile food service establishment and/or a food cart.

FOOD TRUCK

A self-contained mobile food and/or beverage service operation located in an easily movable motor vehicle, cart, stand or trailer (“vehicle”), within, and from which, ready-to-eat food and/or beverages for human consumption are prepared, cooked, wrapped, packaged, processed or portioned, and sold, purveyed, dispensed or distributed, in individual portions to the general public, for consumption on or off of the premises at which the vehicle is located, which vehicle may be self-propelled, or towed or pushed by another vehicle or person.

FOOD TRUCK OPERATOR

Any one of the following is a Food Truck Operator, which may be a natural person, a business entity, a company, an association and/or an organization (“person or entity”): (i) the owner(s) of the Food Truck; (ii) the owner(s) of the business, or food/beverage service establishment, operating out of the Food Truck; and/or (iii) any person or entity exercising dominion and control over the Food Truck. A Food Truck Operator may also be referred to in this Chapter as, and includes, a person or entity that operates a Food Truck.

ICE CREAM TRUCK

A type of motor vehicle from which only ice cream, popsicles, water ice, sherbet, gelato, or a frozen dessert of any kind, is sold or distributed, and which may operate on public grounds and from the public right-of-way so long as the Ice Cream Truck remains stationary for no more than 30 consecutive minutes. Operation of an Ice Cream Truck is subject to the requirements and regulations of Chapter 18, Hawking and Peddling.

PRIVATE EVENT PERMIT

A Private Event Permit shall only be issued with the consent of an Orangetown resident or property owner for the sole purpose of a Food Truck catering a special event on the consenting resident’s property at their place of residence or business, which may be within any Zoning District.

SPECIAL EVENT PERMIT

A permit that may be issued by the Town Board, by Resolution and in its legislative discretion, which shall authorize, empower and allow the Town Clerk to issue a Permit, for a maximum period of four consecutive days, to a not-for-profit entity, community based organization, a religious or educational institution, or a municipal or governmental entity (including a Library or Fire District), to be located in any Zoning District and on any site approved by the Town Board, for the purpose of events, fairs, festivals and/or parades that are open to the general public. The Special Event Permit shall not be subject to the regulations of this Chapter, except those requirements that the Town Board, in its said Resolution, may wish to impose as conditions of the Town Clerk’s issuance of the Special Event Permit. A Special Event Permit may be issued in conjunction with, or as part of, the following permits issued by the Town:

- (i) a Special Use Permit for Use of Town Property/Items,
- (ii) a permit for Block Party Use of Town Property,
- (iii) a Road Closing Permit, and/or
- (iv) a Road Use Permit.

§16-3. Permit required.

- A. It shall be unlawful for any person or entity to operate a Food Truck within the unincorporated Town of Orangetown without having obtained a Food Truck Permit for such purpose in accordance with the provisions of this Chapter. A Food Truck Permit may be a/an:
- (1) Annual Floating Permit;
 - (2) Annual Location Permit;
 - (3) Private Event Permit; or
 - (4) Special Event Permit.
- B. Any person or entity desiring to operate a Food Truck shall submit a written application for a Food Truck Permit to the Town Clerk; and shall include the information and documentation required by this Chapter, and any additional information or documentation that the Town Clerk may reasonably require in her/his discretion within the purpose, intent and spirit of this Chapter, in addition to the following items:
- (1) Name, phone number, email, home and business address, and photo identification of the Food Truck Operator(s).
 - (2) A description and photograph of the Food Truck, including, if the Food Truck is a motor vehicle, the license plate and registration number, and the year, make and model, of the motor vehicle, and its dimensions (length and width).
 - (3) A valid copy of the County Permit.
 - (4) Where applicable, the street address of the property at which the Food Truck will be located; and the private property owner's name, phone number, email and street address.
 - (5) Where applicable, a signed owner consent form, executed by the private property owner, authorizing, consenting and allowing the location of the Food Truck on the property.
 - (6) For an Annual Location Permit, a sketch site plan, which shall include details sufficient to demonstrate compliance with this Chapter.
 - (7) The permit fee.
- C. A Food Truck Operator may apply for, and may be issued, more than one type of Food Truck Permit as set forth below:
- (i) A holder of an Annual Floating Permit may also operate at a private event, as authorized under a Private Event Permit, without the necessity to obtain a Private Event Permit, provided the operator provides information as required under items (5) and (6) above.
 - (ii) A holder of an Annual Floating Permit may also operate at a Special Event without the necessity to obtain a separate permit, provided the entity and/or organization running the Special Event specifically lists the Annual Floating Permit holder as a vendor, and the permit holder complies with the requirements of this chapter for operating at a Special Event.
- D.. The Town Clerk may confer with the Orangetown Office of Building, Zoning and Planning Administration and Enforcement ("OBZPAE") for guidance as to any provisions of this Chapter and the Zoning Code as they may relate to any particular application for a Food Truck Permit; and the Town Clerk shall approve and issue a Food Truck Permit if:
- (1) the applicant demonstrates compliance with the requirements of this Chapter;

- (2) the required Food Truck Permit fee has been paid;
- (3) for an Annual Location Permit, no municipal or governmental code violations, or notices of violation, are pending on the property at which the Food Truck will be located, as verified by OBZPAE;
- (4) the Food Truck is in full compliance with all applicable codes, rules and regulations of the Uniform Fire Prevention and Building Code of New York State, the New York Vehicle and Traffic Law, and the National Fire Protection Association (NFPA), and,
- (5) a valid County Permit is submitted at the time of the Food Truck Permit application, and which County Permit shall remain in effect (or as renewed) at all times, when operating under a Food Truck Permit issued in accordance with this Chapter, if same is required by the County.

E. Food Truck Permits shall only be issued for the following lengths of time of operation, provided that the holder shall simultaneously maintain a valid County Permit (if a permit is required by the County):

- (1) Annual Floating Permit: one calendar year, from January 1st through December 31st.
- (2) Annual Location Permit: one calendar year, from January 1st through December 31st.
- (3) Private Event Permit: 12 hours.
- (4) Special Event Permit: up to 4 consecutive days.

F. The permit fees shall be set by resolution of the Town Board.

§16-4. Siting and regulations.

When operating under an Annual Location Permit or an Annual Floating Permit, the following regulations apply:

- A. Food Trucks may only operate on private property that lies entirely outside of a Residential Zoning District, or is operating as a use permitted in a Residential District, except as otherwise provided herein. A permit holder shall obtain, and must provide proof of, permission to operate a Food Truck from the private property owner for any properties where the permit holder intends to operate its Food Truck.
- B. A Food Truck shall be located a minimum of:
 - (1) five feet away from the edge of any driveway or walkway (except when authorized to be located in a driveway on private property for a private event);
 - (2) five feet away from a utility box or appurtenances;
 - (3) fifteen feet away from an ADA handicap/wheelchair ramp;
 - (4) twenty-five feet away from a building entrance, exit or emergency access/exit;
 - (5) twenty-five feet away from the main entrance to any restaurant;
 - (6) fifteen feet away from any outdoor dining area associated with any restaurant; and
 - (7) five feet from another Food Truck on the same property.
- C. A Food Truck shall be sited in a location that does not:
 - (1) obstruct, hinder or interfere with the free flow of pedestrian, bicycle or motor vehicular traffic;
 - (2) restrict visibility at any driveway or intersection;

- (3) unreasonably interfere with the activities of other businesses, or otherwise interfere with other lawful activities, or violate any statutes, ordinances, or other laws; and
 - (4) restrict fire apparatus access roads.
- D. No more than one Food Truck shall be permitted per single tax lot at any one time, unless otherwise authorized under a Special Event Permit.
 - E. No more than one Annual Location Food Truck permit may be issued per single tax lot per Year, and only on a tax lot where there is no building.
 - F. The maximum size of a Food Truck shall be 256 square feet, measured from the exterior faces of the Food Truck.
 - G. A Food Truck operated under an Annual Floating Food Truck Permit may not operate:
 - 1) at the same property for a continuous period of time in excess of six hours, and
 - 2) at the same property in excess of once per month; however, this prohibition shall not be applicable to a Food Truck that is operating at a particular property for less than sixty continuous minutes to a maximum of two times in one day.
 - H. The holder of an Annual Floating Food Truck Permit may also operate as a roving food truck, in accordance with the rules and regulations of Chapter 18, Hawking and Peddling, including but not limited to §18-10 (G), as same may be amended, without the necessity of obtaining a separate Hawking and Peddling license.
 - I. The holder of an Annual Floating Permit may operate a Food Truck at Private Events, in accordance with the regulations of this Chapter, without the necessity of obtaining a separate permit. In such circumstance, the Food Truck operator shall have the owner of the property sign a consent form provided by the Town Clerk, which would authorize the Food Truck operator to provide services at the subject property in accordance with the rules of this chapter. Said form may be delivered to the Town Clerk up to 12 noon on the day prior to the event via email or personal delivery.
 - J. Food Truck sales or dispensing as authorized for a Private Event shall be limited to a 12-hour time period, between the hours of 9:00 a.m. and 9:00 p.m. and shall serve private event attendees only (not the general public). No more than two Private Event Permits per calendar year shall be issued or authorize operation of a Food Truck at the same property. An application for the Private Event Permit may be submitted by the property owner or the Food Truck operator, with authorization from the property owner.

§16-5. Operations.

- A. Food truck operators shall operate the Food Truck in conformance with any and all applicable governmental health regulations, standards, laws and statutes and all applicable codes, rules and regulations of the Uniform Fire Prevention and Building Code of New York State.
- B. When operating on private property pursuant to a valid permit issued pursuant to this section, a Food Truck shall be allowed a single freestanding sign not greater than ten square feet in size as measured on one side of a two-sided sign or placard.

C. The hours of operation of Food Trucks shall be as follows:

Sunday through Thursday:

- i. between 6:00 a.m. and 9:00 p.m. in a non-residential zoning district;
- ii. between 9:00 a.m. and 9:00 p.m. in a residential zoning district;
- iii. between 9:00 a.m. and 9:00 p.m. when operating as authorized under Chapter 18.

Friday and Saturday and the day before a Federal Holiday:

- i. between 6:00 a.m. and 11:00 p.m. in a non-residential zoning district;
- ii. between 9:00 a.m. and 11:00 p.m. in a residential zoning district;
- iii. between 9:00 a.m. and 10:00 p.m. when operating as authorized under Chapter 18.

D. Food Truck Operators shall provide trash and recycling receptacles and are responsible for the proper and lawful disposal of waste and trash associated with the operation of the Food Truck.

E. The Food Truck Operator may provide outdoor seating, when located on private property, so long as it is sited consistent with the provisions of §16-4 herein; and shall not exceed twelve total seats.

F. With the exception of allowable outdoor seating areas and trash receptacles, all equipment required for the operation of a Food Truck shall be contained within, attached to, or located within five feet of the Food Truck.

G. Lighting is prohibited, except for (i) signage affixed to the Food Truck, (ii) minimal safety lighting for pedestrians and motor vehicles of customers, and (iii) lighting that is used for ambient lighting and in truck service operations.

H. Tents and canopies are prohibited. Awnings shall only be permitted if they are attached to the Food Truck; and umbrellas shall only be permitted if they are attached to a picnic table.

I. Amplified sound of any kind, including but not limited to loudspeakers, public address (PA) systems, and the playing of music as part of Food Truck operations is prohibited.

J. Power generators are prohibited during the operation of Food Trucks as authorized herein; unless the power generator meets all of the following criteria: (i) does not exceed 80 decibels as measured from the location of the generator, , and (ii) complies with all other applicable Orangetown Code provisions, including, but not necessarily limited to, Chapter 22 (Noise);.

§16-6. Suspension or revocation of a Food Truck Permit.

A. The Town Clerk may issue a notice of intent to suspend or revoke a Food Truck Permit (“notice”) to a Food Truck Operator for operating a Food Truck in violation of the provisions of this Chapter, which notice shall describe the violation and require that the Food Truck Permit holder and any private property owner where permission has been granted, immediately cure the violation. Said notice shall be sent to the Food Truck Permit holder and/or private property owner (1) by electronic mail (i.e., email) to the email address submitted with the Food Truck Permit application, or by (2) posting at the place of operation of the Food Truck and at the property location.

- B. If the holder of the Food Truck Permit fails to immediately cure the violation, then the Town Clerk may suspend or revoke the Food Truck Permit.
- C. A Food Truck Permit holder shall be entitled to request a hearing to appeal the Town Clerk's suspension or revocation of a Food Truck Permit, which hearing shall be held before the Town Board, upon application made by the Food Truck Permit holder to the Town Clerk demonstrating that the Food Truck Permit holder was not in violation of the Food Truck Permit. The Town Clerk's suspension or revocation of a Food Truck Permit shall remain enforceable and in effect, unless reversed or modified by the Town Board as a result of said hearing, which hearing shall be held within 45 days of said application by the Food Truck Permit holder, or as soon thereafter as the Town Board is able to schedule the hearing.

§16-7. Enforcement and administration.

- A. The provisions of this Chapter shall be administered by the Town Clerk; and shall be enforced by the Orangetown Police Department and/or any other Orangetown Department that has jurisdiction over any aspect of the Food Truck operation, including, but not necessarily limited to, the (1) Highway Department, (2) Department of Parks, Recreation and Buildings, (3) Department of Environmental Management and Engineering, (4) Bureau of Fire Prevention, and (5) OBZPAE; including, but not limited to, the authority to issue summonses and/or appearance tickets in the Orangetown Justice Court for any violations of this Chapter.

§16-8. Penalties for offenses.

Any person who shall operate a Food Truck as herein defined without a license or who shall violate any of the provisions of this chapter, or who shall continue to operate a Food Truck subsequent to the revocation of their license, shall be subject to a penalty as follows:

- A. A violation of this Chapter shall be deemed an offense, and not a crime. Any person or entity who shall violate any provision of this Chapter shall, upon conviction, be subject to the penalties set forth in Chapter 41A of the Orangetown Code.
- B. Conviction of a violation of this Chapter shall constitute, and effect, an immediate forfeiture of any Food Truck Permit issued to the person or entity so convicted.
- C. Without limiting any other remedy, the Town Board may also maintain a civil action or proceeding, in the name of the Town of Orangetown, in a court of competent jurisdiction, to compel compliance with, or to restrain by injunction the violation of, this Chapter.

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. Severability

If any section, subdivision, paragraph, clause or phrase of this Local Law shall be adjudged invalid, or held to be unconstitutional, by any court of competent jurisdiction, any judgment or order made thereby

shall not affect the validity of this Local Law as a whole, or any part thereof, other than the part or provision so adjudged to be invalid or unconstitutional.

Section 5. Effective Date

This Local Law shall take effect upon publishing and posting a copy in the manner prescribed by applicable laws, and upon filing a copy with the NYS Secretary of State.

Donald Brenner, P.E., L.L.B.

*Attorney-At-Law • Professional Engineer
4 Independence Avenue, Tappan, New York 10983*

Phone 845-359-2210

Fax 845-359-8070

September 5, 2025

Via Hand Delivery

Rosanna Sfraga, Town Clerk
Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10960

Re: TRI-BEE 2 LTD
Amendment to the Zoning Ordinance of the
Town of Orangetown
77 East Central Ave., Pearl River, NY 10965
Section 68.16, Block 6, Lot 13.3
25-1369-P

Dear Ms. Sfraga,

In accordance with your statute, I enclose three (3) copies of a Petition for a Zone change at the above location, from "CS and RG" to "PAC".

Also, enclosed please find three copies of an Environmental Assessment.

If you require any additional information, please feel free to contact me.

Very truly yours,

Donald Brenner

Donald Brenner

DB/hi
Enclosures
cc: Teresa M. Kenny, Supervisor
Robert V. Magrino, Town Attorney
Client

TOWN CLERK'S OFFICE
2025 SEP - 8 2:10
TOWN OF ORANGETOWN

TOWN BOARD: TOWN OF ORANGETOWN
COUNTY OF ROCKLAND
STATE OF NEW YORK

-----X
IN THE MATTER OF THE
PETITION OF
TRI BEE 2 LTD
AMENDMENT TO THE ZONING ORDINANCE
OF THE TOWN OF ORANGETOWN FROM AN
"CS and RG" DISTRICT TO A "PAC " DISTRICT
-----X

PETITION

TO THE TOWN BOARD OF
THE TOWN OF ORANGETOWN

The undersigned petitioner respectfully petitions your Honorable Board as follows:

FIRST:

TRI BEE 2 LTD is the owner of property located in the hamlet of Pearl River,
more particularly bounded and described in Addendum A-1, annexed hereto.

SECOND:

The property described in Addendum A-1 is known and designated on the Tax
Map of the Town of Orangetown as:

<u>Section</u>	<u>Block</u>	<u>Lot</u>
68.16	6	13.1
68.16	6	13.2
68.16	6	13.3

THIRD:

The properties are to be used for senior citizen housing and off street parking under the created PAC (Planned Adult Community) zoning and commercial stores at street level.

FOURTH:

Annexed hereto and marked Exhibit A is a Site Plan, Exhibit B is a Vicinity and Zoning Map, Exhibit C is a copy of the Area Use Map, and Exhibit D is a copy of the Tax Lot which is the subject of the Petition and of the surrounding parcels.

FIFTH:

Annexed hereto and marked Addendum B-1 is a list of names and addresses of all owners owning property within 500 feet of the property which is the subject of this application as the same appears on the tax roll of the Town of Orangetown.

SIXTH:

The properties which are the subject of the Petition comprise approximately 0.74 acres.

SEVENTH:

Said properties are presently zoned "CS and RG" and are eligible for PAC (under Chapter 43, Article IV, Section 4.6 of the Orangetown Code).

EIGHTH:

The properties presently have a building on it and parking lots.

NINTH:

Pursuant to the Town Law of the State of New York, and the Zoning Ordinance of the Town of Orangetown, petitioners hereby request that the Zoning Ordinance be amended to place the aforesaid real property, as described and shown in Exhibit D, in a "PAC Zoning

District” which would allow the development of senior residential housing within said zones.

TENTH:

That said proposed change would be compatible with the present and proposed uses of the adjoining and neighboring properties. This would be the most practical, economical, and beneficial way the property could be utilized.

ELEVENTH:

That said proposed use would be in the public interest of the residents of the Town of Orangetown in that:

(1) the development of the property under the PAC Zone would establish a substantial tax ratable for the Town of Orangetown;

(2) the development of the property under the PAC Zone would fill a need for the senior residents of the Town of Orangetown;

(3) the development of the property under the PAC Zone would be consistent with the general character of the immediate area surrounding the subject premises, that being commercial buildings to the north, east, west and south and partial second floor residential housing to the west and southeast.

(4) The granting of such relief as is sought in this Petition will be the most appropriate use of the subject parcel, and will promote the general health and welfare of the community, will preserve property values and will be beneficial to the Petitioners.

TWELFTH:

The subject property is located within 500 feet of a County road - Central Avenue.

THIRTEENTH:

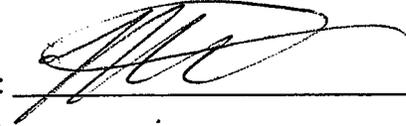
Other than the item designated in Paragraph Twelfth, the subject premises are not within 500 feet of the following:

- (1) any city, town, or village boundary line;
- (2) any county or state park or recreation area;
- (3) any right-of-way of any county or state park or recreation area;
- (4) any county or state owned land on which a public building or institution is situated.

WHEREFORE, petitioner respectfully prays that your Honorable Board take such steps and such action as may be necessary to grant the relief sought in this Petition.

Dated: September 4, 2025

TRI BEE 2 LTD

BY: 

THOMAS BERTUSSI, President

ADDENDUM A-1:

PROPERTY DESCRIPTION

Stewart Title Insurance Company

Title Number: 50007

SCHEDULE A DESCRIPTION

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Orangetown, County of Rockland and State of New York and being more particularly described as follows:

BEGINNING at a point on the northerly side of East Central Avenue, which said point is located 608.80 feet easterly on a course of South 85 degrees 30' 00" East from the corner formed by the intersection of the northerly side of East Central Avenue with the easterly side of North Main Street and running thence

- 1) Along the easterly line of premises now or formerly of 75 E Central Avenue LLC (Tax lot 68.16-6-49) and the easterly line of premises now or formerly of Regal (Tax lot 68.16-6-12), and the westerly line of the premises herein described, on a course of North 04 degrees 30' 00" East a distance of 400.00 feet to a point on the southerly side of East Washington Avenue, thence
- 2) Along the southerly side of East Washington Avenue and the northerly line of the premises herein described on a course of South 85 degrees 30' 00" East a distance of 100.00 feet to a point on the southerly side of East Washington Avenue, thence
- 3) Along the westerly line of premises now or formerly of McAndrew (Tax lot 68.16-6-14) and a portion of the easterly line of the premises herein described South 04 degrees 30' 00" West a distance of 200.00 feet to a point, said point being the northwesterly corner of premises now or formerly of Rotjan (Tax lot 68.16-6-47), thence
- 4) Along the northerly line of premises now or formerly of McNamara Fireplace and Stove (Tax lot 68.16-6-48) and a southerly line of the premises herein described North 85 degrees 30' 00" West a distance of 39.00 feet to a point, said point being the northwesterly corner of premises now or formerly of McNamara Fireplace and Stove (Tax lot 68.16-6-48), thence
- 5) Along the westerly side of premises now or formerly of McNamara Fireplace and Stove (Tax lot 68.16-6-48) and a portion of the easterly side of the premises described herein on a course of South 04 degrees 30' 00" West a distance of 200.00 feet to a point on the northerly side of East Central Avenue, the southwest corner of premises now or formerly of McNamara Fireplace and Stove (Tax lot 68.16-6-48), thence
- 6) Along the northerly side of East Central Avenue and a southerly line of the premises herein described North 85 degrees 30' 00" West, a distance of 61.00 feet to a point on the northerly side of East Central Avenue, the point or place of beginning.

For Information Only: Premises known as 77 E Central Avenue, Pearl River, NY 10965;
80 E Washington Avenue, Pearl River, NY 10965;
84 E Washington Avenue, Pearl River, NY 10965. Section 68.16 Block 6 Lot 13.3
Section 68.16 Block 6 Lot 13.1
Section 68.16 Block 6 Lot 13.2. Rockland County.

For conveyancing only, if intended to be conveyed: together with all rights, title and interest of, in and to any streets and road abutting the above-described premises, to the center line thereof.

ADDENDUM B-1:

REPUTED PROPERTY OWNERS WITHIN 500 FEET

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.16-4-15	Sinead O'Flynn	57 Roosevelt St,Pearl River, NY 10965
392489	68.16-4-16	Marilyn E Uleman	51 Roosevelt St,Pearl River, NY 10965
392489	68.16-4-17	Ruth A P Parra	49 Roosevelt St,Pearl River, NY 10965
392489	68.16-4-18	Michael Sullivan	45 Roosevelt St,Pearl River, NY 10965
392489	68.16-4-19	Vincent Carle	39 Roosevelt St,Pearl River, NY 10965
392489	68.16-4-20	Jeanette Sanna	55 E Washington Ave,Pearl River, NY 10965
392489	68.16-4-21	Hany Khalil	53 E Washington Ave,Pearl River, NY 10965
392489	68.16-4-22	Thomas C Bolan	49 E Washington Av,Pearl River, NY 10965
392489	68.16-5-37	Patrick Benn	84 Colonial Ct,Pearl River, NY 10965
392489	68.16-5-38	Wider Rolando Hernandez-Quintana	58 Roosevelt St,Pearl River, NY 10965
392489	68.16-5-39	Helen C Kovarik	52 Roosevelt St,Pearl River, NY 10965
392489	68.16-5-40	Ralph G Bossmann	48 Roosevelt St,Pearl River, NY 10965
392489	68.16-5-41	Brandon Cruz	68 Braunsdorf Rd,Pearl River, NY 10965
392489	68.16-5-42	Solomon Silberstein	156 Lynch St,Brooklyn, NY 11206
392489	68.16-5-43	Janice A Lenihan	78 Braunsdorf Rd,Pearl River, NY 10965
392489	68.16-5-44	Stephen Duch	82 Braunsdorf Rd,Pearl River, NY 10965
392489	68.16-5-65	Kenneth Ayres	111 N Middletown Rd Apt 1,Pearl River, NY 10965
392489	68.16-5-66	Philip Donnelly	105 E Washington Ave,Pearl River, NY 10965
392489	68.16-5-67	Charles A Rose	101 E Washington Ave,Pearl River, NY 10965
392489	68.16-5-68	Thislle LLC	305 Blauvelt Rd,Pearl River, NY 10965
392489	68.16-5-69	Gerard E Mead	93 E Washington Av,Pearl River, NY 10965-3924
392489	68.16-5-70	Suzette Reinecke	81 E Washington Av,Pearl River, NY 10965
392489	68.16-5-71	Fernando C Cabrera	79 E Washington Ave,Pearl River, NY 10965
392489	68.16-5-72	Virginia Carney	77 E Washington Ave,Pearl River, NY 10965
392489	68.16-5-73	Robert & Kristen Bonomolo	75 E Washington Ave,Pearl River, NY 10965
392489	68.16-5-74	Timothy D O'Connor	71 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-6	JFH Properties LLC	50 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-7	Doreen A Jaskot	52 E Washington Av,Pearl River, NY 10965
392489	68.16-6-8	John Foley	60 E Washington Av,Pearl River, NY 10965
392489	68.16-6-9	Ronald Nolasco	66 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-10	Lidia M Camacho	70 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-11	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962
392489	68.16-6-12	Thomas Regal	74 E Washington Av,Pearl River, NY 10965
392489	68.16-6-13.1	Tri Bee 2, LTD	77 E Central Ave,Pearl River, NY 10965
392489	68.16-6-13.2	Tri Bee 2, LTD	77 E Central Ave,Pearl River, NY 10965
392489	68.16-6-13.3	Tii Bee 2, LTD	60-70 Dexter Plaza,Pearl River, NY 10965
392489	68.16-6-14	Kevin R Mc Andrew	90 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-15	Edward Leotta	94 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-16	Ana Marie Strattner	102 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-17	Ragitha M Shaji	110 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-18	11 North John Street LLC	11 N John St,Pearl River, NY 10965
392489	68.16-6-19	Erin McLaughlin	14 N John St,Pearl River, NY 10965
392489	68.16-6-20	Michael Coakley	116 E Washington Ave,Pearl River, NY 10965
392489	68.16-6-21	Heman Chumaina	120 E Washington Ave,Pearl River, NY bache
392489	68.16-6-44	Asgar Realty Inc	125 E Central Ave,Pearl River, NY 10965
392489	68.16-6-45	Commerce Bank	Tower B, 380 Wellington St Fl 12,London, Ontario N6A 4S4
392489	68.16-6-47	89-91 East Central Avenue LLC	12 Sunderland Pl,Suffern, NY 10901
392489	68.16-6-48	Mc Namara Fireplace	15 David Dr,Manahawkin, NJ 08050
392489	68.16-6-49	Bob&Debbie McNamara	5925 Broadway,Bronx, NY 10463
392489	68.16-6-50	Jason Bergman	
392489	68.16-6-51	Ronald G Backman	53 Long Meadow Dr,New City, NY 10956
392489	68.16-6-52	JPF Inc	69 E Central Ave,Pearl River, NY 10965
392489	68.16-6-53	Frankof Associates	7252 De Medici Cir,Del Ray Beach, FL 33446
392489	68.16-6-54	East Central Earthworks LLC	510 S Pascack Rd,Chestnut Ridge, NY 10977
392489	68.16-6-55	Lora Partners LLC	126 Gates Ave,Montclair, NJ 07042
392489	68.16-6-56	John P Nyemchek	970 Tilton Rd,Valley Cottage, NY 10989
392489	68.16-6-57	Munno's Realty LLC	51 E Central Ave,Pearl River, NY 10965
392489	68.16-6-57	Ermanno Munno	
392489	68.16-6-22	Pearl River Realty Corp	126 Gates Ave,Montclair, NJ 07042
392489	68.16-6-22	c/o Laura Freier	
392489	68.16-6-22	Peter Lovett	124 E Washington Av, Pearl River, NY 10965
392489	68.20-2-3	Pearl River Hook & Ladder Co	P.O. Box 6, Pearl River, NY 10965
392489	68.16-6-22	Pearl River Union Free	135 W Crooked Hill Rd, Pearl River, NY 10965

EXHIBIT A:

SITE PLAN

EXHIBIT B:

VICINITY and ZONING MAP

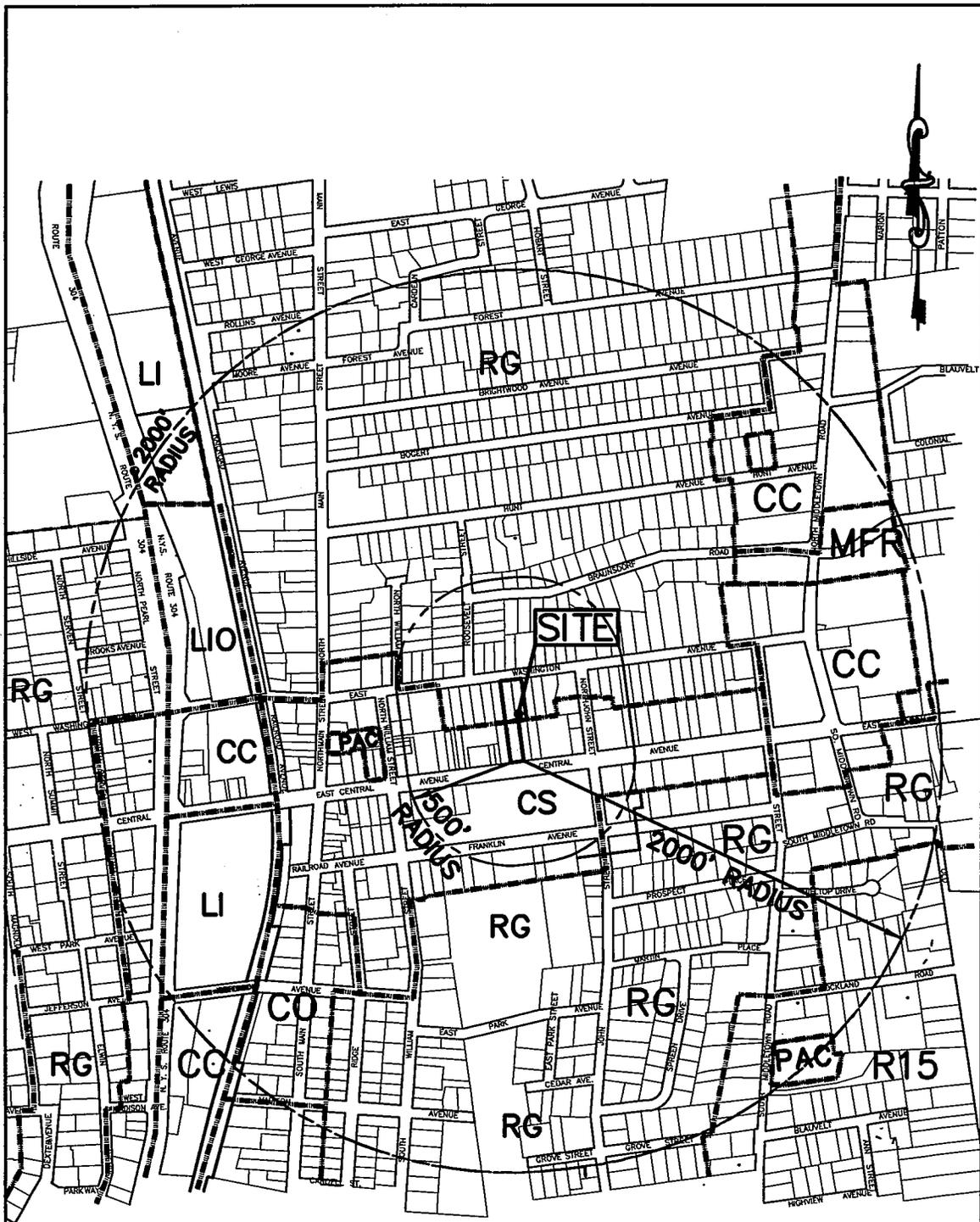


EXHIBIT "B"

VICINITY AND ZONING MAP

DESIGNED DB
 DRAWN LOW
 CHECKED JAG
 APPROVED JAG

DATE
 11/01/24

SCALE
 1"=600'

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 848-357-0630 GREENWELLPLS@AOL.COM

PROJECT:
 TRI-BEE 2, LTD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY

CLIENT:
 TRI-BEE 2 LTD.
 60-70 DEXTER PLAZA
 PEARL RIVER, NY 10965

EXHIBIT C:

AREA USE MAP



EXHIBIT "C" AREA LAND USE MAP

DESIGNED DB
 DRAWN LDW
 CHECKED JAG
 APPROVED JAG

DATE
11/01/24

SCALE
N.T.S.

JAY A. GREENWELL, PLS, LLC
 LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 848-367-0630 GREENWELLPLS@AOL.COM

PROJECT:
 TRI-BEE 2, LTD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY

CLIENT:
 TRI-BEE 2 LTD.
 60-70 DEXTER PLAZA
 PEARL RIVER, NY 10965

EXHIBIT D:

TAX LOT

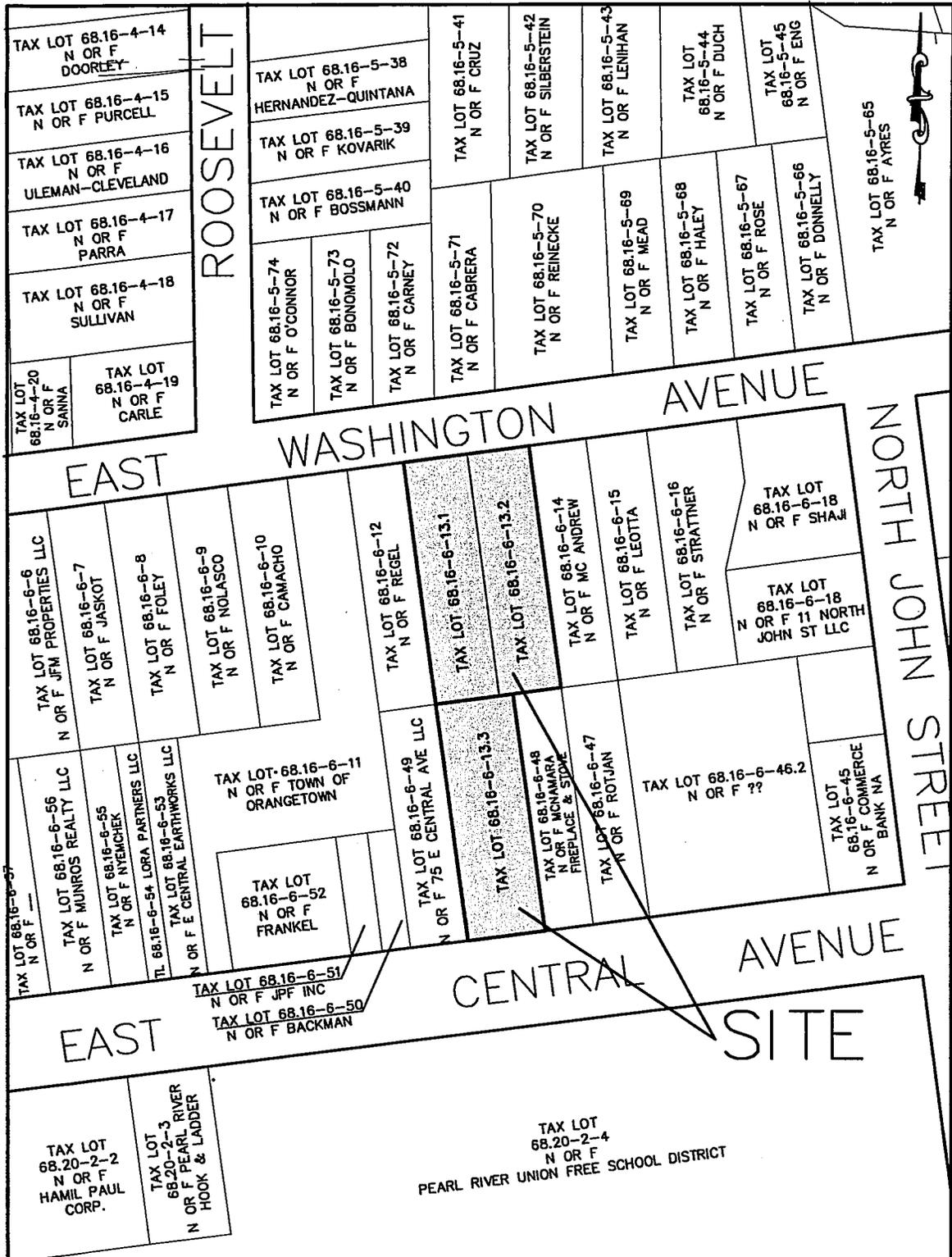


EXHIBIT "D"

MAP OF TAX LOT FOR ZONE CHANGE

DESIGNED DB
 DRAWN LDW
 CHECKED JAG
 APPROVED JAG

DATE 11/01/24

SCALE 1"=100'

JAY A. GREENWELL, PLS, LLC
 LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 845-357-0630 GREENWELLPLS@aol.com

PROJECT:
 TRI-BEE 2, LTD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY

CLIENT:
 TRI-BEE 2 LTD.
 60-70 DEXTER PLAZA
 PEARL RIVER, NY 10965

APPENDIX B
FULL ENVIRONMENTAL ASSESSMENT FORM

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Tri Bee 2, Ltd.		
Project Location (describe, and attach a general location map): 77 East Central Ave., 80 East Washington Av., and 84 East Washington Ave.		
Brief Description of Proposed Action (include purpose or need): Proposed rezoning of 0.74 acre parcel to "PAC" zoning, with subsequent site plan for retail / office on ground floor and a Planned Adult facility of 20 residential units on the second and third floors.		
Name of Applicant/Sponsor: Tri Bee 2, Ltd.	Telephone: 845-735-7714	E-Mail: tbertussi@bertussis.com
Address: 60-70 Dexter Plaza		
City/PO: Pearl River	State: NY	Zip Code: 10965
Project Contact (if not same as sponsor; give name and title/role): Donald Brenner, PE, LLB	Telephone: 845-359-2210	E-Mail: brennerlaw@optonline.net
Address: 4 Independence Ave.		
City/PO: Tappan	State: NY	Zip Code: 10983
Property Owner (if not same as sponsor): Same as Applicant / Sponsor	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board for Zone Change	April 2025
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PB for zone change referral and subsequent Site Plan review	Fall 2025
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Not anticipated	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACABOR for future site plan	Not known yet
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RC Planning Board-GML, RC Highway-permitting	May 2025
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Site is currently zoned CS fronting Central, and RG fronting Washington

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? PAC Zoning

C.4. Existing community services.

a. In what school district is the project site located? Pearl River

b. What police or other public protection forces serve the project site?
Town of Orangetown

c. Which fire protection and emergency medical services serve the project site?
Pearl River Fire and Ambulance

d. What parks serve the project site?
Blauvelt State Park, Clausland Mountain Park, Buttermilk Falls, and others

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? PAC—Planned Adult Community with office / retail on ground floor and residences on second and third floors

b. a. Total acreage of the site of the proposed action? 0.74 acres
b. Total acreage to be physically disturbed? 0.74 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.74 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 12 months

ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	20			
At completion of all phases	20			

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 1
 ii. Dimensions (in feet) of largest proposed structure: 38' height; 53' width; and 199' length
 iii. Approximate extent of building space to be heated or cooled: 32,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: Stormwater mitigation
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: roof / parking lot runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source.
NA
 iv. Approximate size of the proposed impoundment. Volume: NA million gallons; surface area: NS acres
 v. Dimensions of the proposed dam or impounding structure: 6' height; 5' length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Concrete drywells or underground chambers for water storage / infiltration

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: 20 resid. units & retail & office=15k gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Veolia NY
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 15k gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): domestic wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Town of Orangetown
- Name of district: Town of Orangetown
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
- iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
- iv. Does the proposed action include any shared use parking? Yes No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
- vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
- iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ in accordance _____
- Saturday: _____ with Town regulations _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ in accordance _____
- Saturday: _____ with Town regulations _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration: _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No

Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
typical downtown lighting for buildings and parking lots

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

churches, auto repair, retail sales, fire house, library, high density residential, banks, restaurants

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.49	0.54	+0.05
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Landscaping, vegetation	0.25	0.20	-0.05

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Franklin Ave. Elementary School

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 5'+ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Urban Land	_____	50 %
Wethersfield	_____	50 %
	_____	%

d. What is the average depth to the water table on the project site? Average: _____ 4'+/- feet

e. Drainage status of project site soils: Well Drained: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 rodents _____ local bird life _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Tom Bertussi

Date 04-09-25

Signature _____

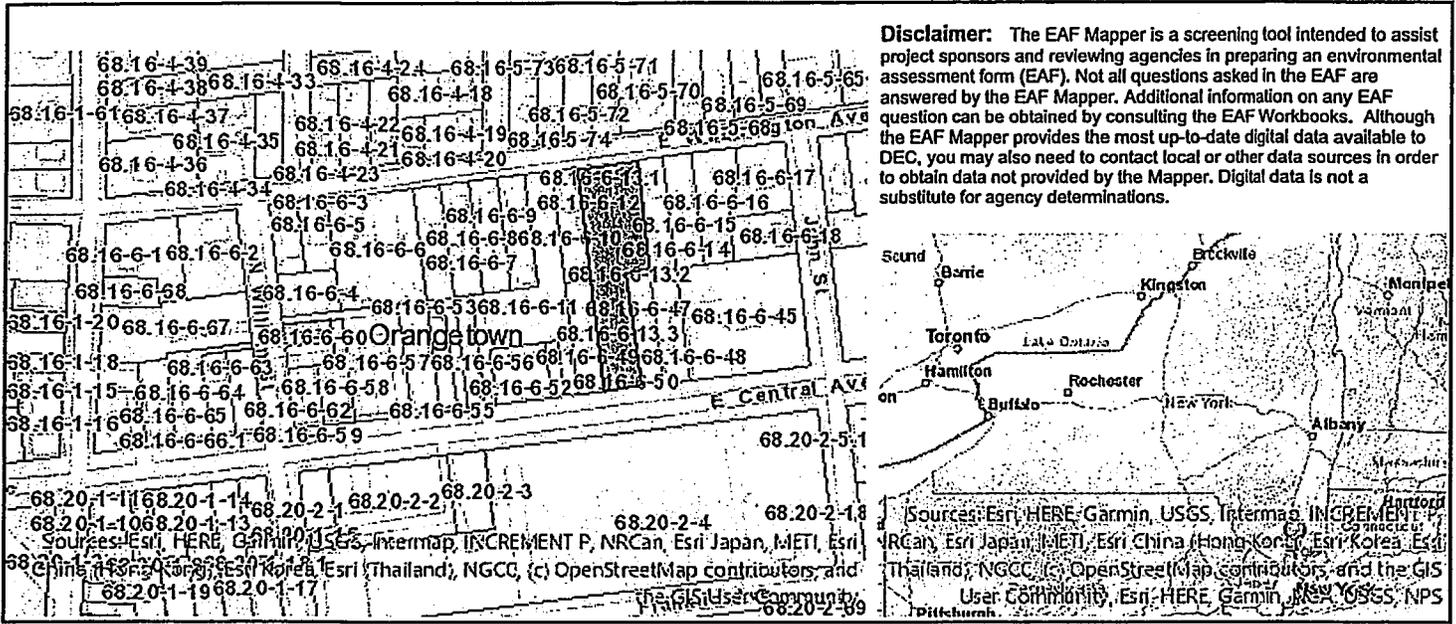


Title As President

PRINT FORM

EAF Mapper Summary Report

Monday, April 7, 2025 10:19 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Request for stick and barrels and trucks for road blocking

From John Abrams <dpw@nyack.gov>

Date Thu 10/9/2025 9:04 AM

To Michael Donahue <mdonahue@orangetown.com>; Katherine Fairclough <kfairclough@orangetown.com>

Cc Christopher Connolly <cconnolly@orangetown.com>; Andy Stewart <Administrator@nyack.gov>

good morning

The village of Nyack is requesting to use about 230 of the sticks and barrels. For use at the village of Nyack Halloween parade on Saturday 10/25 with a rain date of Sunday 10/26.

Also the village is requesting for a trucks to be placed at Division ave and Broadway and a truck at Depot place and Cedar Hill ave

Jonathan Abrams
Supervisor village of Nyack DPW
Cell 845-401-3228

Get [Outlook for iOS](#)

RECEIVED

SEP 22 2025

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY/ITEMS

PERMIT # 25-SP-047



EVENT NAME: TAPPAN FD 5K RACE

APPLICANT NAME: TAPPAN FIRE DEPT

ADDRESS: 123 WASHINGTON ST TAPPAN

PHONE #: 845-359-1897 CELL # 845-494-2467 FAX # _____

CHECK ONE: PARADE _____ RACE/RUN/WALK OTHER _____

The above event will be held on NOV 9 from 8AM to 12pm RAIN DATE: -

Location of event: GERMAN MASONIC HOME - LOCAL STREETS - TAPPAN

Sponsored by: TAPPAN F.D. Telephone #: 845-494-2467

Address: 123 WASHINGTON ST TAPPAN

Estimated # of persons participating in event: 150 vehicles NONE

Person (s) responsible for restoring property to its original condition: Name-Address-Phone #:

TAPPAN FD

Signature of Applicant: George Banek Date: 9-22-25

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS/POLICE)

Letter of Request to Town Board requesting aid for event - Received On: 9/22/25

Certificate of Insurance - Received On: 9/23/25

Hold Harmless Agreement - Received On: 9/22/25

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit N - Received On: 9/22/25

Rockland County Highway Dept. Permit: Y/ N - Received On: X

NYS DOT Permit: Y/ N - Received On: X

Route/Map/Parking Plan: Y/ N - Received On: 9/22/25

RFS #: 64422 BARRICADES: N CONES: N TRASH BARRELS: Y/N OTHER: Message Board

APPROVED: [Signature] DATE: MD9/22/25
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Show Mobile: Y/ N - Application Required: _____ Fee Paid - Amount/Check # _____

Port-o-Sans: Y/ N: awaiting application Other: _____

APPROVED: [Signature] DATE: 9/29/25
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

Police Detail: Y/ N: Police Auxiliary Items: _____

APPROVED: [Signature] DATE: 10/01/25
Chief of Police

** Please return to the Highway Department to be placed on the Town Board Workshop **

Workshop Agenda Date: _____ Approved On: _____ TBR #: _____

RECEIVED

OCT - 7 2025

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

JAMES J. DEAN
Superintendent of Highways
Roadmaster IV

Orangetown Representative:
R.C. Soil and Water Conservation Dist.-Chairman
Stormwater Consortium of Rockland County
Rockland County Water Quality Committee

**HIGHWAY DEPARTMENT
TOWN OF ORANGETOWN**
119 Route 303 • Orangeburg, NY 10962
(845) 359-6500 • Fax (845) 359-6062
E-Mail – highwaydept@orangetown.com



Affiliations:
American Public Works Association NY Metro Chapter
NYS Association of Town Superintendents of Highways
Hwy. Superintendents' Association of Rockland County

RECEIVED

SEP 22 2025

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

ROAD CLOSING PERMIT APPLICATION
Section 139 Highway Law

NAME TAPPAN FIRE DEPT. DATE 9/22/25

COMPANY SAME

ADDRESS 123 WASHINGTON ST TAPPAN

TELEPHONE 845-494-2467 GEORGE GARRECHT

(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO CLOSE:

GREENBUSH RD TAPPAN

(Address number and name of road)

VILLAGE GREEN + WESTERN HIGHWAY

(Intersecting streets and/or description of exact location)

REASON FOR CLOSING START AREA FOR 5K RACE

DATE OF CLOSING 11/9/25 RAIN DATE —

TIME ROAD WILL BE CLOSED 9:15 - 9:30 AM

WILL ROAD BE OPEN TO LOCAL TRAFFIC? AT 9:30

WILL ROAD BE OPEN TO EMERGENCY VEHICLES? YES

TRAFFIC CONTROL PLAN: PLEASE PROVIDE A DETAILED MAP AND DESCRIPTION OF DETOUR.

PRELIMINARY APPROVAL [Signature] DATE 9.23.25

JAMES J. DEAN
SUPERINTENDENT OF HIGHWAYS

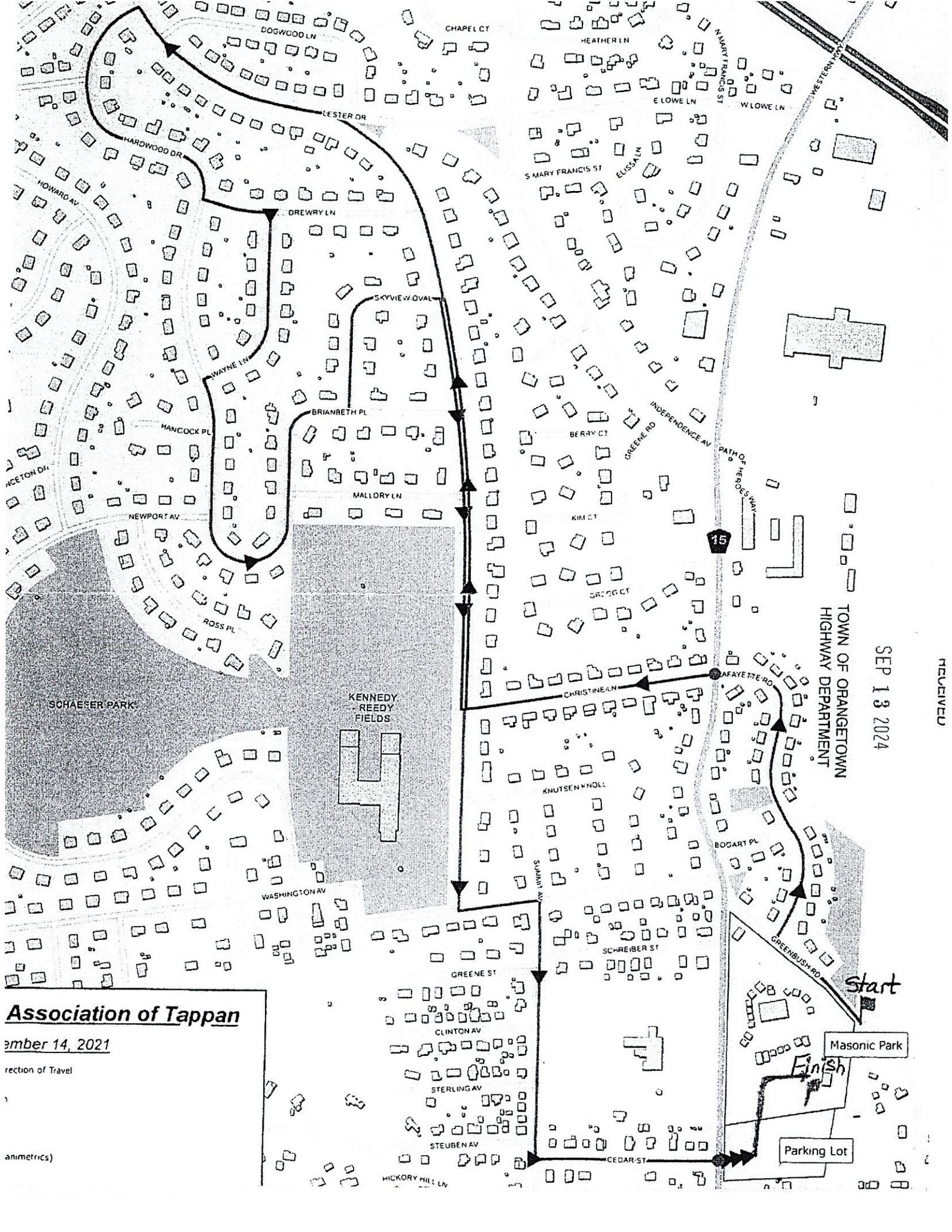
This permit application will be forwarded to the Rockland County Superintendent of Highways, County of Rockland, 23 New Hempstead Road, New City, NY, 10956. You will receive written confirmation from that office.

8-13-02bjd

HAMLETS: PEARL RIVER · BLAUVELT · ORANGETOWN · TAPPAN · SPARKILL · PALISADES · UPPER GRANDVIEW · SOUTH NYACK



CLEAN STREETS = CLEAN STREAMS



RECEIVED

SEP 13 2024

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

Association of Tappan

September 14, 2021

Direction of Travel

(Dimensions)

Start

Masonic Park

Finish

Parking Lot

RECEIVED

SEP 22 2025
TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT



Volunteer Fire Association of Tappan

INCORPORATED MARCH 28TH, 1907

TAPPAN, NY 10983

Volunteer Fire Association of Tappan
5K Committee
123 Washington St
Tappan, NY 10983

September 05, 2025

Town of Orangetown – Town Board
26 Orangeburg Rd
Orangeburg, NY 10962

Dear Town of Orangetown Board Members,

The Volunteer Fire Association of Tappan (Tappan Fire) is working to schedule a fundraiser 5K Run/Walk on November 09, 2025. This event will start and end at the German Masonic Grounds on Western Highway in Tappan, NY. We are looking for assistance from the Town on the following:

- Police Auxiliary members and equipment to assist with traffic control
- Porta-Potties to be used at start/finish on Masonic Grounds as site facilities are not available
- Barriers and Cones to assist with route traffic control
- Electronic Sign to assist with advertising the event

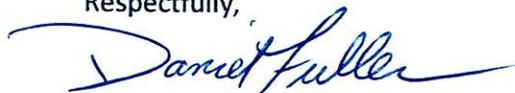
Please note, this event is a fund raiser for the Volunteer Fire Association of Tappan.

Any questions can be addressed to 5K committee members:

- Dan Fuller – ddf Fuller@optonline.net – 845-893-6088
- George Garrecht - peckman118@gmail.com – 845-494-2467

Thank you in advance for your consideration.

Respectfully,



Dan Fuller



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/06/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Hubbinette Cowell Associates Inc.
1003 Park Blvd, Ste 3
Massapequa Park, NY 11762

INSURED

TAPPAN FIRE DISTRICT
PO BOX 525
TAPPAN, NY 10983

CONTACT NAME: **Rosanne Capuano**

PHONE (A/C, No., Ext): **(516)795-1330** FAX (A/C, No.): **(516)795-5101**

E-MAIL ADDRESS: **rosanne@hubbinette-cowell.com**

INSURER(S) AFFORDING COVERAGE NAIC #

INSURER A : **National Union Fire Ins. Co. of Pittsburgh, PA 19445**

INSURER B : **National Union Fire Inc. Co. of Pittsburgh, PA 19445**

INSURER C :

INSURER D :

INSURER E :

INSURER F :

COVERAGES CERTIFICATE NUMBER: 00001114-0 REVISION NUMBER: 62

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A X	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	VFNU-TR-0014556	06/15/2025	06/15/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	VFNU-TR-0014556	06/15/2025	06/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE	Y	VFNU-TR-0014556	06/15/2025	06/15/2026	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 6,000,000
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N <input type="checkbox"/> N / A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
PROOF OF INSURANCE FOR USE OF MESSAGE BOARD FOR UPCOMING EVENTS. THE TOWN OF ORANGETOWN IS NAMED AS AN ADDITIONAL INSURED AS PER FORM #VGL101.

CERTIFICATE HOLDER

TOWN OF ORANGETOWN
26 ORANGEBURG ROAD
ORANGEBURG, NY 10962

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paul A. Cowell Jr.

(RMC)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hubbinette Cowell Associates Inc. 1003 Park Blvd, Ste 3 Massapequa Park, NY 11762		CONTACT NAME: Rosanne Capuano PHONE (A/C, No, Ex): (516)795-1330 FAX (A/C, No): (516)795-5101 E-MAIL ADDRESS: rosanne@hubbinette-cowell.com
INSURED TAPPAN FIRE DISTRICT PO BOX 525 TAPPAN, NY 10983		INSURER(S) AFFORDING COVERAGE INSURER A: National Union Fire Ins. Co. of Pittsburgh, PA 19445 INSURER B: National Union Fire Inc. Co. of Pittsburgh, PA 19445 INSURER C: INSURER D: INSURER E: INSURER F:

RECEIVED

SEP 23 2025

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

COVERAGES **CERTIFICATE NUMBER: 00001114-0** **REVISION NUMBER: 70**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	VFNU-TR-0014556	06/15/2025	06/15/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMPI/OP AGG \$ 10,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	VFNU-TR-0014556	06/15/2025	06/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ 0	Y	VFNU-TR-0014556	06/15/2025	06/15/2026	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 6,000,000 \$
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE : OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
PROOF OF INSURANCE RE: 5K RUN TO BE HELD ON NOVEMBER 9, 2025. THE TOWN OF ORANGETOWN AND NOBLE NINTH ARE NAMED AS ADDITIONAL INSURED AS PER FORM # VGL101.

CERTIFICATE HOLDER TOWN OF ORANGETOWN 26 ORANGEBURG ROAD ORANGEBURG, NY 10962	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Paul A. Cowell Jr.</i> (RMC)
--	--



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hubbinette Cowell Associates Inc. 1003 Park Blvd, Ste 3 Massapequa Park, NY 11762	CONTACT NAME: Rosanne Capuano PHONE (A/C, No, Ext): (516)795-1330 E-MAIL ADDRESS: rosanne@hubbinette-cowell.com	FAX (A/C, No): (516)795-6101
	INSURER(S) AFFORDING COVERAGE	
INSURED TAPPAN FIRE DISTRICT PO BOX 525 TAPPAN, NY 10983	INSURER A: National Union Fire Ins. Co. of Pittsburgh, PA	
	INSURER B: National Union Fire Inc. Co. of Pittsburgh, PA	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 00001114-0 **REVISION NUMBER:** 71

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR/ INSD - WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	VFNU-TR-0014556	06/15/2025	06/15/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMPI/OP AGG \$ 10,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	VFNU-TR-0014556	06/15/2025	06/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ 0	Y	VFNU-TR-0014556	06/15/2025	06/15/2026	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 6,000,000
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
PROOF OF INSURANCE FOR USE OF PREMISES FOR 5K RUN TO BE HELD ON NOVEMBER 9, 2025. THE TOWN OF ORANGETOWN AND NOBLE NINTH ARE NAMED AS ADDITIONAL INSUREDS AS PER FORM #VGL101.

CERTIFICATE HOLDER NOBLE NINTH INC. 89 WESTERN HIGHWAY Tappan, NY 10983	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE (RMC)

DEFENSE, INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

TAPPAN FIRE DEPT, with an address of 123 WASHINGTON ST, in consideration and as a condition of a SPECIAL USE permit ("Permit Holder"), hereby agrees, covenants, promises, represents and pledges to defend, indemnify and save the Town of Orangetown ("Town"), Town of Orangetown Highway Department ("Highway") and Town employees harmless from and against any and all liability or responsibility of any type whatsoever, including, but not limited to, any and all actions, causes of action, suits, proceedings, judgments, damages, claims, and demands, in law or in equity, including an action, suit, proceeding or claim initiated by the Permit Holder (hereinafter referred to as "claims") that arise as part of or as a result or consequence of the activities, events or other activities authorized to be conducted by the Permit Holder ; and

the Permit Holder further agrees, covenants, promises, represents and pledges to fully reimburse, recompense, indemnify and/or compensate the Town, Highway and Town employees for all costs, expenses and fees, including reasonable attorney's fees, relating to, arising out of, or occurring in connection with any such claims; and

all of the foregoing as relating to, arising out of, or occurring in connection with the following [DESCRIBE PROJECT OR EVENT]: 5K RUN/WALK.

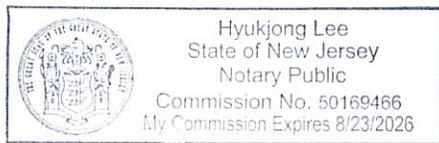
Permit Holder agrees to provide certificate(s) of insurance in such amounts as the Town shall deem appropriate, which insurance shall name the Town as an additional insured and which insurance shall cover the requirements to defend, indemnify and hold the Town harmless as set forth herein.

(Entity Name:)

By: TAPPAN FIRE DEPT George Ganecht

Sworn to before me this 22nd day of SEPTEMBER, 2021

Notary Public



09/22/2021



5th Annual Tappan Fire 5K Run/Walk Sunday November 9, 2025 - 9:30am

WHERE: German Masonic Grounds, 89 Western Highway, Tappan NY

WHEN: November 9, 2025

SIGN UP: Register online at www.tappanfire.com

Register early!!!! Email all questions to the Tappan Fire 5K Committee at 5K@tappanfire.com





Portable Toilet Request Form

The Town of Orangetown accepts requests for portable toilets from not-for-profit groups for their events and programs. Applications must be submitted 8 weeks prior to the event. In case of any changes, the organization must contact Mark Albert at malbert@orangetown.com no later than 48 hours prior to the event.

Event Information

Event Name * Tappan Fire 5K Run/Walk

Event Location Name * German Masonic Grounds, Tappan NY

Event Address *

Street Address
89 Western Highway
Address Line 2

City Tappan State / Province / Region NY

Postal / Zip Code 10983 Country United States

Event Start Date * 11/9/2025
09:30:00 AM

Event End Date * 11/9/2025
01:00:00 PM

Set-up Info * Please describe the exact location the units should be placed on the event site
Set up same location as last year, on flat ground behind main building

Number of regular units required * 3

Number of ADA units required * 1

Total Number of units required * 4

Applicant Information

Applicant First Name * Dan

Applicant Last Name * Fuller

Organization Name * Tappan Fire Department

Organization Not For Profit? * Yes
 No

**Organization
Address ***

Street Address

123 Washington St

Address Line 2

City

Tappan

State / Province / Region

NY

Postal / Zip Code

10983

Country

United States

Phone (w) *

8458936088

Phone (c) *

8458936088

Email *

ddf Fuller@optonline.net

**Certificate of
Insurance ***

Scan_20251001.pdf

435.65KB

Certificate must list the Town of Orangetown as additional Insured

Signature *

The Permit Holder agrees that it shall be liable and responsible for any property damage to the Showmobile as a result of the Permit Holder's use thereof, and agrees to defend, save, indemnify and hold harmless the Town, and all of its agents, officials, officers, servants and employees, by reason of any claim, suit, action or causes of action, lawsuit or legal proceeding arising out of the Permit Holder's use of the Showmobile, and shall execute a hold harmless agreement to that effect as a condition of the issuance of a permit. The Permit Holder shall procure and maintain general liability insurance and name the Town as an additional insured thereunder, in an amount as shall protect the Town from claims for bodily/personal injury, including accidental death, and from claims for property damage, which may arise from the Permit Holder's use of the Showmobile, and as part of the agreement to defend, indemnify and hold the Town harmless as set forth herein.



Dan Fuller



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER
Hubbinette Cowell Associates Inc.
1003 Park Blvd, Ste 3
Massapequa Park, NY 11762

CONTACT NAME: Rosanne Capuano
PHONE (A/C, No, Ext): (516)795-1330 **FAX (A/C, No):** (516)795-5101
E-MAIL ADDRESS: rosanne@hubbinette-cowell.com
INSURER(S) AFFORDING COVERAGE
INSURER A: National Union Fire Ins. Co. of Pittsburgh, PA **NAIC #** 19445
INSURER B: National Union Fire Inc. Co. of Pittsburgh, PA **19445**
INSURER C:
INSURER D:
INSURER E:
INSURER F:

INSURED
TAPPAN FIRE DISTRICT
PO BOX 525
TAPPAN, NY 10983

RECEIVED
SEP 23 2025
TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

COVERAGES **CERTIFICATE NUMBER:** 00001114-0 **REVISION NUMBER:** 70

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

SR	TR	TYPE OF INSURANCE	ADDL INSP	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y		VFNU-TR-0014556	06/15/2025	06/15/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000
B	X	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		VFNU-TR-0014556	06/15/2025	06/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	X	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE	Y		VFNU-TR-0014556	06/15/2025	06/15/2026	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 6,000,000
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
PROOF OF INSURANCE RE: 5K RUN TO BE HELD ON NOVEMBER 9, 2025. THE TOWN OF ORANGETOWN AND NOBLE NINTH ARE NAMED AS ADDITIONAL INSURED AS PER FORM # VGL101.

CERTIFICATE HOLDER
TOWN OF ORANGETOWN
26 ORANGEBURG ROAD
ORANGEBURG, NY 10962

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE
Paul A. Cowell Jr. (RMC)

WARRANT

Warrant Reference	Warrant #	Amount	
Approved for payment in the amount of			
	100125	\$ 444,624.78	Utilities, Golf Mgmt Fees & Rockland Paramedics
	101425	\$ 2,000,436.33	Expenses
		\$ 2,445,061.11	

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

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 10/9/25
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 10/18/2025 consists of 2 warrants for a total of \$2,445,061.11.

The first warrant had 18 vouchers for \$444,624 and had the following items of interest.

1. Rockland Paramedics - \$132,083 for September paramedic services.
2. Troon Golf - \$205,573 for golf course maintenance contracts.

The second warrant had 127 vouchers for \$2,000,436 and had the following items of interest.

3. AKRF - \$15,795 for drainage escrow return.
4. All Traffic Solutions - \$16,796 for Highway messaging signs.
5. Arold Constuction Co. - \$56,925 for sewer rehabilitation (bonded).
6. Capasso & Sons - \$111,197 for recycling.
7. Christmas Light Co. - \$7,822 for Holiday lights.
8. Keane & Beane - \$18,815 for outside legal counsel.
9. Kone Inc. - \$7,244 for elevator maintenance contract.
10. Kuehne Chemical Co. - \$8,103 for sewer chemicals.
11. NYPA - \$21,237 for streetlight project.
12. NYS Dept. of Civil Service - \$1,062,161 for healthcare benefits.
13. Savatree - \$17,969 for tree services townwide.
14. Sport-Tech Construction - \$539,600 for tennis court renovations (bonded).
15. Verde Electric - \$5,600 for traffic signal maintenance contract.

16. WW Grainger - \$6,289 for parts various departments.

17. Weston & Sampson PE - \$6,981 for drainage review escrow return.

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

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