

**TOWN OF ORANGETOWN
REGULAR TOWN BOARD MEETING MINUTES
October 14, 2025**

This meeting was opened at 7:00 PM. Supervisor Teresa M. Kenny presided and Rosanna Sfraga, Town Clerk, called the roll.

Present were:

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

Absent:

Councilperson Jerry Bottari

Also Present:

Denis Troy, Deputy Supervisor
Allison Kardon, Supervisor's Confidential Assistant
Carmel Reilly, Director of Economic Development & Tourism
Rosanna Sfraga, Town Clerk
Joseph Thomassen, Deputy Clerk
Robert Magrino, Town Attorney
Jeff Bencik, Finance Director
James Dean, Superintendent of Highways
Rick Oliver, Acting Director of OBZPAE
Eamon Reilly, Commissioner of DEME
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.
Bob Urban, Human Resource Coordinator
Matthew Lenihan, Computer Network Specialist
Brendon Carton, IT Department
Donald Butterworth, Police Chief
James Acheson, Police Captain
Michael Shannon, Police Captain

Pledge of Allegiance to the Flag

ANNOUNCEMENTS:

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

PRESENTATION:

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

DISCUSSIONS:

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

RESOLUTION NO. 430

OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby opened.

RESOLUTION NO. 430 - Continued

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

Summary of Public Comments:

Robert Lord, Nyack, the improvements to Memorial Park is good but there are cars & motorcycles showing up with modified exhaust system. These vehicles are creating very high levels of noise. David Rosen & Chris Kiezowski, Old Tappan, are opposed to the Phase II of the Data Center. They requested the Town Board to take legislative action to stop Phase II.

Melody Fiore, Orangeburg, complained about the noise and smell (violation of law) coming from the Orangeburg Sewer Pump station and is opposed to the Data Center Phase II.

Qi Fan, Old Tappan, is opposed to the Data Center Phase II.

Mike Mandel, Pearl River and Eileen Larkin, Palisades, spoke regarding the proposed development of property located at 155 S Greenbush Rd. This might create a floating zone that will affect all of Orangetown.

Rodney Picott, Sparkill, praised the Town Board for their great leadership and let them know that Eva Koehler, a scholarship athlete and a resident of Tappan, is being inducted into the Nyack High School Hall of Fame. She is being honored on November 13, 2025 and asked for donations.

RESOLUTION NO. 431**CLOSE PUBLIC COMMENT PORTION**

RESOLVED, that the public portion is hereby closed.

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 432**AMEND RESOLUTION #2025-404 TO RESCHEDULE DATE / PUBLIC HEARING / RTBM OF OCTOBER 28, 2025 AT 7:10 P.M. / INTENT TO BE LEAD AGENCY / SEQRA / 2026 ONE-YEAR CONTACT / BLAUVELT FIRE PROTECTION DISTRICT**

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

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 433

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

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

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 434

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

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 435

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

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

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

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

RESOLUTION NO. 435 - Continued

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby declares its intention to serve as Lead Agency for the purpose of environmental review under SEQRA, and directs that a Lead Agency Coordination Letter with relevant documents be circulated to and among the various above referenced agencies; and

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

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

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Dan Sullivan and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 436

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

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 437

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

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

RESOLUTION NO. 437 - Continued

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 438

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

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 439

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

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 440

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

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 441

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

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

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Dan Sullivan and was Adopted:

RESOLUTION NO. 441 - Continued

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

LEND ASSISTANCE

RESOLUTION NO. 442

COMBINE / APPROVE AGENDA ITEMS #14 TO 15

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 443

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

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 444

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

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

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 445

PAY VOUCHERS

RESOLVED, upon the recommendation of the Director of Finance, Jeffrey Bencik, the Finance Office is hereby authorized to pay vouchers for a total amount of two (2) warrants (Exhibit 10-14-A) for a total of \$2,445,061.11.

RESOLUTION NO. 445 - Continued

Councilperson Dan Sullivan offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 446
ADJOURNED / MEMORY**

RESOLVED, at 8:04 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Joseph Brosnan**, *Resident of Blauvelt and Father-in-Law of Orangetown Police Chief Butterworth*; **Carol Crane**, *Resident of Blauvelt*; **James J. Curtin**, *Resident of Pearl River*; **William "Billy" Daggett**, *Resident of Nyack*; and **Margaret "Peggy" Koleduk**, *Resident of Pearl River*.

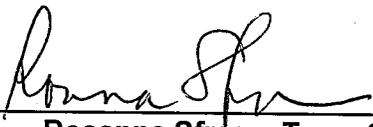
Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari



Rosanna Sfraga, Town Clerk

Town of Orangetown

DATE: October 14, 2025

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

EXHIBIT
10-14-A

**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.
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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