



TOWN OF ORANGETOWN TOWN BOARD MEETING

Tuesday November 18, 2025

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

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

☼ Pledge of Allegiance to the Flag

ANNOUNCEMENTS:

- ◆ The public hearing for the proposed local law to establish the *Multifamily Dwelling Community - LI Floating Zone* (155 S. Greenbush Rd) is going to be postponed until December 16, 2025 due to anticipated revisions to the applicant's conceptual plan to comply with new wetlands regulations. The new conceptual plan will be posted on the Town's website once it is available.
- ◆ Thanksgiving Dinner Bag Giveaway for Orangetown Veteran and Military Families on Friday, November 21, 2025 from 3 pm – 5 pm. Please call the Supervisor's Office to reserve your dinner bag at (845) 359-5100.
- ◆ 34th Annual Santa Claus 5K Run on Sunday, December 7, 2025. Please visit orangetown.com to sign up.

PRESENTATIONS:

- ★ 2025 HIGHWAY AWARDS Presented by James J. Dean

DISCUSSION:

- ◆ WORKSHOP OF AGENDA ITEMS

PUBLIC COMMENT:

1. OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby opened.

SUMMARY OF PUBLIC COMMENTS:

2. CLOSE PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby closed.

AGENDA ITEMS:

TOWN BOARD

3. OPEN AND CONTINUE PUBLIC HEARING / 7:05 PM / PROPOSED ZONE TEXT AMENDMENT FOR LI DISTRICT / MULTIFAMILY DWELLING COMMUNITY FLOATING ZONE-LI

RESOLVED, that the public hearing on the proposed local law amending Chapter 43 "Zoning" Article IV "Additional Use Regulations" to establish a new §4.7 to be entitled "Multifamily Dwelling Community -LI Floating Zone" and/or "LI-Residential floating zone" is hereby opened for purposes of the presentation of the Affidavit of Public Hearing posting and publication, and continued with no further action at this time to December 16, 2025 at 7:10 pm.

4. RESUME PUBLIC HEARING OF OCTOBER 28, 2025 WHICH WAS CONTINUED TO NOVEMBER 18, 2025 / 7:10 P.M. / 2026 PRELIMINARY BUDGET

RESOLVED, that the public hearing on the 2026 Preliminary Budget is hereby resumed.

5. CLOSE / CONTINUE PUBLIC HEARING / 2026 PRELIMINARY BUDGET

RESOLVED, that the Public Hearing regarding the 2026 Preliminary Budget is hereby closed or continued to _____.

6. APPROVE AMENDMENTS / 2026 PRELIMINARY BUDGET

Note: Vote on amendments to the 2026 Preliminary Budget.

Changes to Supervisor stage:

	<u>Expenses</u>	<u>2026 Supervisor</u>	<u>2026 Adopted</u>	<u>Nominal Change</u>	<u>Notes</u>
A.1682.013	CENTRAL DATA. SEASONAL & PART TIME	\$70,000	\$80,000	\$10,000	
D.5110.011.04	HIGHWAY REPAIR & IMPROVE.PERMANENT STAFF.PART TOWN	\$2,726,905	\$2,839,435	\$112,530	Add back 2 laborers
	Total Expense Increase			\$122,530	
D.3501.000.04	<u>Revenues</u> CONSOLIDATED HIGHWAY AID.PART TOWN	<u>2026 Supervisor</u> \$573,336	<u>2026 Adopted</u> \$685,866	<u>Nominal Change</u> \$112,530	
	Total Revenue Increase			\$112,530	
	Net Change			(\$10,000)	

7. **APPROVE 2026 PRELIMINARY BUDGET AS AMENDED**

RESOLVED, that the Town Board hereby approves the 2026 Preliminary Budget, as amended, as the 2026 Adopted Budget.

BE IT FURTHER RESOLVED, the Director of Finance is authorized to adjust the fund balance to accommodate these changes, all the while, staying under the levy tax cap.

BE IT FURTHER RESOLVED, the Director of Finance is authorized to make the 2026 Adopted Budget available on the Town's website and file it in the Office of the Town Clerk.

8. **RESCIND RESOLUTION #2025-417 / RESTORE NAME OF PRIVATE RIGHT OF WAY / PICKER LANE TO NICE PAK PARK / ORANGEBURG**

WHEREAS, pursuant to Resolution #2025-417, the Town Board previously approved the renaming of the private right of way located in Orangeburg from "Nice Pak Park" to "Picker Lane;" and,

WHEREAS, due to the significant undertaking involved to update corporate filings, records and product registrations, the property owners have requested that the original name be restored; and,

NOW THEREFORE BE IT RESOLVED, that the Town Board hereby rescinds Resolution #2025-417 and restores the name of the private right of way in Orangeburg from "Picker Lane" to "Nice Pak Park."

TOWN ATTORNEY

9. **APPROVE / AUTHORIZE TOWN ATTORNEY TO SIGN SETTLEMENT DOCUMENTS / TAX CERTIORARI PROCEEDING RE. HOWARD HELLMAN V. TOWN OF ORANGETOWN (TAX LOT #69.09-2-1)**

RESOLVED that, upon the recommendation of the Tax Assessor, approve and authorize Robert V. Magrino, Town Attorney, and any of his Deputy Town Attorneys, to sign settlement documents regarding the tax certiorari proceeding *Howard Hellman v. Town of Orangetown* (NYS Supreme Court, Rockland County, Index Number 034981/2025), for property commonly known as 230 North Middletown Road, Pearl River (Tax Map Designation: 69.09-2-1), for the tax certiorari filing year 2025, for a total refund by the Town of \$0.00, a total refund by the School District of \$12,207.00, and a total refund by the County of \$0.00. It is not necessary for the Pearl River Union Free School District to approve this settlement, since the School District did not appear in the aid tax certiorari court proceeding. Interest, if any, on the Town's liability, as a result of a property tax assessment decrease or refund, is waived if payment is made within sixty (60) days after a copy of the Court Order, based upon the settlement, is served on the Rockland County Finance Department.

10. **ACCEPT ROAD WIDE WIDENING DEED 80 SOUTH WILLIAM STREET, PEARL RIVER, NEW YORK / 80 SOUTH WILLIAM STREET SUBDIVISION**

RESOLVED, upon recommendation of the Town Attorney’s Office, the Department of Environmental Management and Engineering, and the Superintendent of Highways, the Town hereby accepts a deed for road widening for the 80 South William Street Subdivision, 80 South William Street, Pearl River, New York, tax lot 68.20-2-76, from the current owner, R & L Property Development Corp., and authorizes the Supervisor or her designee to execute any and all documents necessary to effectuate acceptance and recording thereof.

11. **ACCEPT PERFORMANCE BOND / 80 SOUTH WILLIAM STREET SUBDIVISION / 80 SOUTH WILLIAM STREET, PEARL RIVER, NEW YORK**

WHEREAS, R & L Property Development Corp., owner of certain property located at 80 South William Street, Pearl River, New York (Tax Lot Section 68.20 Block 2 Lot 76), has applied for and received site plan approval from the Town of Orangetown Planning Board for said property for the project known as “80 South William Street Subdivision,” and

WHEREAS, the Planning Board required in Planning Board decision #25-58 that the applicant post a Performance Bond in the amount of \$80,820.00 to ensure the construction and completion of certain public improvements pursuant to the aforesaid approvals, and

WHEREAS, the applicant has submitted a fully executed Performance Bond dated September 23, 2025, issued by the Western Surety Company, as Surety, on behalf of the applicant, in the amount of \$80,820.00, naming the Town of Orangetown as beneficiary, to insure the completion of public improvements associated with the 80 South William Street Subdivision Plan no later than October 8, 2027, supplemented by a bond dated October 16, 2025 and signed by Leszek Omelanczuk, President, R & L Development Corp., and both bonds have been approved as to form and substance by the Town Attorney’s Office.

NOW THEREFORE BE IT FURTHER RESOLVED THAT, the Town hereby formally accepts, receives and files with the Office of the Town Clerk the Performance Bond dated September 23, 2025, issued by the Western Surety Company, as Surety, on behalf of the applicant, in the amount of \$80,820.00, naming the Town of Orangetown as beneficiary, to insure the completion of public improvements associated with the 80 South William Street Subdivision Plan no later than October 8, 2027, supplemented by the bond dated October 16, 2025 and signed by Leszek Omelanczuk, and said bonds to be returned only upon satisfactory completion of said public improvements according to the terms of said bond, Planning Board decision #25-58, any Town departments having jurisdiction thereof, and formal resolution of the Town Board.

HIGHWAY

12. **APPROVE/ SURPLUS EQUIPMENT HIGHWAY DEPARTMENT**

RESOLVED, that upon the recommendation of the Superintendent of Highways, approve for surplus the following equipment:

34	2004	JCB 214 S Sideshift	SLP214FS4E0950186
39	2005	John Deere 624J	DW624JP596560

13. **AUTHORIZE INTERMUNICIPAL AGREEMENTS / SPARKILL COMMUTER LOT / COUNTY OF ROCKLAND / LEASE AGREEMENT / AMERICAN LEGION JOHN M. PERRY POST #1044 / SEE RESOLUTION 2022-210**

WHEREAS, pursuant to Resolution 2022-210, the Town Board approved and authorized a project to construct the Orangetown Commuter Park & Ride Facility in the Hamlet of Sparkill, NY under the New York State Department of Transportation Public Transportation Modernization and Enhancement Program (MEP), PIN 8TRM73, and

WHEREAS, as part of Resolution 2022-210 the Town Board approved a proposed lease agreement with the American Legion, John M. Perry Post #1044 wherein the Town agreed to lease the subject premises for use as a commuter park and ride facility and

WHEREAS, the County of Rockland has provided a proposed Intermunicipal Agreement whereby the County agrees to reimburse the Town the costs of construction of the commuter lot as per Resolution 2022-210 in the amount of \$969,000.00, and

WHEREAS, the County of Rockland has provided a proposed Intermunicipal Agreement whereby the County will reimburse the Town for the cost of the maintenance of the park and ride lot and bus shelter located thereon,

NOW, THEREFORE BE IT RESOLVED that, upon the recommendation of the Superintendent of Highways and Town Attorney, the Town Board authorizes the Town Supervisor or her designee to execute the Intermunicipal Agreements with the County of Rockland as set forth above, as well as the lease agreement with the American Legion, John M. Perry Post #1044, on behalf of the Town.

PARKS AND RECREATION

14. **ACCEPT DONATION / MEMORIAL BENCH / RAIL TRAIL**

RESOLVED, that upon the recommendation of the Superintendent of Parks, Recreation & Building Maintenance, the Town Board hereby accepts with gratitude the donation of a memorial bench to be placed along the rail trail. Engraving will read:

**Billy Kayser
Loved Dearly * Remembered Always * Forever Missed**

POLICE

15. **ACCEPT FUNDING FROM ROCKLAND COUNTY FOR STOP-DWI ENFORCEMENT**

RESOLVED, that upon the recommendation of the Chief of Police, the Town Board hereby accepts funding from Rockland County through the Rockland County Stop-DWI Department in an amount up to \$10,000.00 for the purposes of providing overtime reimbursement for Impaired Driving Enforcement within the Town of Orangetown, New York for the period beginning on January 1, 2026 to December 31, 2026.

TOWN CLERK

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

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

1. Town Board Meeting minutes: October 14, 2025 Police Commission and October 14th and 28th Regular Town Board Meeting.

AUDIT

17. 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 three (3) warrants (attached) for a total of \$2,373,299.60

EXECUTIVE SESSION

18. ENTER EXECUTIVE SESSION

RESOLVED, at _____ pm, the Town Board entered Executive Session to discuss matters relating to personnel.

ADJOURNMENTS

19. RE-ENTER RTBM / ADJOURNED / MEMORY

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

- ❖ **Francis T. Duffy**, *Resident of Pearl River and World War II Veteran*
- ❖ **Ellen Marie Quinn**, *Mother-in-Law of Katrina Morrison and Grandmother of Caitlynn Morrison from the Assessor's Office*
- ❖ **Agnes Sullivan**, *Resident of Pearl River and Mother of Deputy Town Attorney Denise Sullivan*