

**TOWN OF ORANGETOWN  
REGULAR TOWN BOARD MEETING MINUTES  
October 28, 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 Jerry Bottari  
Councilperson Brian Donohue  
Councilperson Dan Sullivan  
Supervisor Teresa M. Kenny

Also Present:

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

**Pledge of Allegiance to the Flag**

**ANNOUNCEMENTS:**

- **National First Responders Day - honoring and recognizing Law Enforcement, Fire & Rescue Services, Emergency Medical Services, Emergency Management and Public Works for their commitment to protecting our community.**
- **Veterans Drive-By Lunch orders are due by November 3, 2025. Visit [orangetown.com](http://orangetown.com) for details.**
- **The first annual Pearl River Food Truck Festival is on November 8, 2025 from 11 am - 4 pm at the Central Avenue Field in Pearl River.**

**DISCUSSION:**

Workshop of Agenda Items

**PUBLIC COMMENT:**

**RESOLUTION NO. 447**

**OPEN PUBLIC COMMENT PORTION**

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

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

Motion: 5 - 0

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

Noes: None

**Summary of Public Comments:**

Alex DiMenna, Blauvelt, gave his opinion regarding the proposed zone change for property located at 155 South Greenbush Rd, Orangeburg (Exhibit 10-28-A).

**RESOLUTION NO. 448  
CLOSE PUBLIC COMMENT PORTION**

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

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 449  
OPEN PUBLIC HEARING / AMENDING CHAPTER 41A AND OTHER SECTIONS OF THE TOWN CODE REGARDING PENALTIES**

**RESOLVED**, that the public hearing on the proposed Local Law, to Town Code, Chapter 41A entitled "Violations and Penalties", to increase the maximum fines, remove an authorized sentence of jail for first time violators, and centralizing fine amounts throughout the Town Code is hereby opened.

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

Motion: 5 - 0

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

Noes: None

Rosanna Sfraga, Town Clerk, presented the Affidavits of Posting & Publication, which are labeled Exhibit 10-28-B and made a part of these minutes.

Summary of Public Comments: None

**RESOLUTION NO. 450  
CLOSE PUBLIC HEARING / AMENDING CHAPTER 41A AND OTHER SECTIONS OF THE TOWN CODE REGARDING PENALTIES**

**RESOLVED**, that the public hearing on the proposed Local Law, to Town Code, Chapter 41A entitled "Violations and Penalties", to increase the maximum fines, remove an authorized sentence of jail for first time violators, and centralizing fine amounts throughout the Town Code is hereby closed.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 451  
DESIGNATION OF LEAD AGENCY WITH RESPECT TO PROPOSED A LOCAL LAW AMENDING CHAPTER 41A AND RELATED CHAPTERS OF THE TOWN CODE "VIOLATIONS AND PENALTIES" AND DETERMINATION UNDER SEQRA**

**RESOLVED**, that the Town Board hereby declares itself to be Lead Agency for environmental review with respect to a proposed Local Law, amending Chapter 41A of the Town Code, entitled "Violations and Penalties", and related penalty provisions of the Town Code; and further determines that such action is a Type II action pursuant to SEQRA (6 NYCRR 617.5(c)(33) and (35)), that the action will not have a significant adverse environmental impact, and, therefore, no further action is necessary with respect thereto under the State Environmental Quality Review Act.

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 452  
ADOPT LOCAL LAW NO. 12 OF 2025, AMENDING CHAPTER 41A AND RELATED  
CHAPTERS OF THE TOWN CODE REGARDING VIOLATIONS AND PENALTIES**

**RESOLVED**, that the Town Board hereby adopts proposed Local Law No. 12 of 2025, amending Chapter 41A entitled "Violations and Penalties" and other Chapters of the of the Town Code, to provide for violations and penalties for various offenses of the Town Code as set forth more fully therein.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 453  
OPEN PUBLIC HEARING / ONE-YEAR CONTRACT BLAUVELT FIRE PROTECTION  
DISTRICT / CALENDAR YEAR 2026**

**RESOLVED**, that the public hearing on the proposed contract between the Town of Orangetown and the Blauvelt Volunteer Fire Company, Inc., for fire protection services in and throughout the Blauvelt Fire Protection District within the Town of Orangetown, for the calendar year 2026, is hereby opened.

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

Motion: 5 - 0

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

Noes: None

Rosanna Sfraga, Town Clerk, presented the Affidavits of Posting & Publication, which are labeled Exhibit 10-28-C and made a part of these minutes.

Summary of Public Comments: None

**RESOLUTION NO. 454  
CLOSE PUBLIC HEARING / ONE-YEAR CONTRACT / BLAUVELT FIRE PROTECTION  
DISTRICT / CALENDAR YEAR 2026**

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

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 455  
OPEN PUBLIC HEARING / ONE-YEAR CONTRACT / ORANGETOWN LIBRARY DISTRICT  
(BLAUVELT FREE LIBRARY, ORANGEBURG LIBRARY, PALISADES FREE LIBRARY,  
AND TAPPAN FREE LIBRARY) / CALENDAR YEAR 2026**

**RESOLVED**, that the public hearing on the proposed 2026 Contracts between the Town of Orangetown and the Orangetown Library District is hereby opened.

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

Motion: 5 - 0

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

Noes: None

Rosanna Sfraga, Town Clerk, presented the Affidavits of Posting & Publication, which are labeled Exhibit 10-28-D and made a part of these minutes.

Summary of Public Comments: None

**RESOLUTION NO. 456  
CLOSE PUBLIC HEARING / ONE-YEAR CONTRACT / ORANGETOWN LIBRARY DISTRICT  
(BLAUVELT FREE LIBRARY, ORANGEBURG LIBRARY, PALISADES FREE LIBRARY,  
AND TAPPAN FREE LIBRARY) / CALENDAR YEAR 2026**

**RESOLVED**, that the public hearing of this hearing is hereby closed.

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 457  
OPEN PUBLIC HEARING / 2026 PRELIMINARY BUDGET**

**RESOLVED**, that the public hearing regarding the 2026 Preliminary Budget is hereby opened.

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

Motion: 5 - 0

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

Noes: None

Rosanna Sfraga, Town Clerk, presented the Affidavits of Posting & Publication, which are labeled Exhibit 10-28-E and made a part of these minutes.

Summary of Public Comments: None

**RESOLUTION NO. 458  
CONTINUE PUBLIC HEARING / 2026 PRELIMINARY BUDGET**

**RESOLVED**, that the public hearing regarding the 2026 Preliminary Budget is hereby continued to November 18, 2025 at 7:10 pm.

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 459  
SET PUBLIC HEARING / DECEMBER 16, 2025 AT 7:05 PM / PROPOSED ADDITION TO  
TOWN CODE, CHAPTER 16 TO BE ENTITLED "FOOD TRUCKS"**

**RESOLVED** that the Town Board will hold a public hearing on December 16, 2025, at 7:05 p.m., on a proposed Local Law, to add Chapter 16 entitled "Food Trucks" to the Town Code, which provides for the regulation of food trucks in the Town of Orangetown.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 460  
DECLARATION OF INTENTION OF TOWN BOARD TO SERVE AS LEAD AGENCY  
PURSUANT TO SEQRA / FOOD TRUCKS**

**WHEREAS**, issues related to the operation and proper regulation and licensing of food trucks have been raised by both residents and operators of food trucks, and

**WHEREAS**, the Town Board finds that it would be appropriate to provide for the regulation licensing of food trucks throughout the Town and

**WHEREAS**, upon review of the proposed Local Law, Short Environmental Assessment Form, 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 is a Type II action pursuant to 6 NYCRR 617.5(c)(21) and (30); and
3. The following are involved or interested or involved agencies in the review process:  
Orangetown Planning Board;

**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 the Orangetown Planning Board.

Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 461  
APPROVE GRANT & FUND OVERAGE / STATE AND MUNICIPAL (SAM) GRANT  
TRAFFIC SIGNAL / INTERSECTION OF ORANGEBURG RD, HUNT RD, OLD  
ORANGEBURG RD IN ORANGEBURG**

**WHEREAS**, the Town of Orangetown has been approved by the State of New York to receive a State and Municipal Facilities Program (SAM) grant to be administered by the Dormitory Authority of the State of New York (DASNY) for the installation of a traffic signal (devices) at the intersection of Orangeburg Road and Hunt Road/Old Orangeburg Road in Orangeburg in the amount of \$100,000, subject to review and approval of DASNY and the submission of further documentation by the Town to DASNY; and,

**WHEREAS**, the Town Board hereby finds the installation of a traffic signal and acceptance of the grant a Type II action under SEQRA which requires no further review with respect to SEQRA; and,

**NOW THEREFORE, BE IT RESOLVED**, that the Town Board agrees to accept the SAM grant from the State of New York, which is to be administered by DASNY, in the amount of \$100,000 towards the installation of a traffic signal at the intersection of Orangeburg Road and Hunt Road/Old Orangeburg Road in Orangeburg; and,

**BE IT FURTHER RESOLVED**, the Town Board agrees to fund the remainder of the cost and any overages, from fund balance, for the traffic signal, not to exceed \$200,000; and,

**BE IT FURTHER RESOLVED**, that the Supervisor or her designee is authorized to execute any and all documents necessary to accept and administer the grant for the installation of a traffic signal in accordance with DASNY requirements, subject to review and approval of the Town Attorney's Office.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 462**

**APPROVE THE MEMORANDUM OF AGREEMENT BETWEEN THE TOWN OF ORANGETOWN AND THE CIVIL SERVICE EMPLOYEES ASSOCIATION, INC. AFSCME, AFL-CIO FOR THE TOWN OF ORANGETOWN CSEA UNIT 8353, DATED JULY 31, 2025**

**WHEREAS**, the Collective Bargaining Agreement by and between the Town of Orangetown ("Town") and the Civil Service Employees Association, Inc. ("CSEA Unit 8353") was in effect from January 1, 2021 through and including December 31, 2024;

**WHEREAS**, the Town and CSEA Unit 8353 Negotiating Committees entered into negotiations concerning a new four (4) year agreement for the period beginning January 1, 2025 through and including December 31, 2028;

**WHEREAS**, the respective Town and CSEA Unit 8353 Negotiating Committees entered into a Memorandum of Agreement, dated July 31, 2025, for the purpose of recommending terms to the Town Board and CSEA constituencies for approval and ratification;

**WHEREAS**, the CSEA Unit 8353 ratified the July 31, 2025 Memorandum of Agreement on August 26, 2025, and

**NOW THEREFORE BE IT RESOLVED**, that the Town shall approve of the Memorandum of Agreement, dated July 31, 2025, and

**BE IT FURTHER RESOLVED**, that the Supervisor or her designee is authorized to execute any and all legal documents in order to effectuate the enforcement of this resolution.

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

Motion: 3 - 2

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

**RESOLUTION NO. 463**

**APPROVE RETAINER AGREEMENT WITH WILSON ELSER / CHRISTENSEN v. ORANGETOWN**

**RESOLVED**, on the recommendation of the Town Attorney, approve the retainer of Wilson Elser to represent the Town in connection with the matter of Christensen and Mason v. Orangetown, Rockland Index No. 031674/2025, on the terms and conditions set forth in a proposed Engagement Letter, incorporated by reference herein, and authorize the Supervisor, or her designated representative, to execute a copy thereof.

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny  
Noes: None

**RESOLUTION NO. 464**

**RECOGNIZE APPOINTMENT/ DAVID GOYETTE / MOTOR EQUIPMENT OPERATOR III/ PROBATIONARY/ GRADE 14 STEP 14/18 / EFFECTIVE OCTOBER 20, 2025**

**RESOLVED**, that the Town Board hereby recognizes the appointment of David Goyette by the Superintendent of Highways, to the position of Motor Equipment Operator III, Grade 14, Step 14/18 at a salary of \$104,346 effective October 20, 2025.

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

Motion: 5 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny  
Noes: None

**RESOLUTION NO. 465  
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 to read:

In Loving Memory of Matt Piccione  
"Your Love and Laughter is Always With Us"

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 466  
APPOINT / STEPHEN MORONEY/ POLICE OFFICER / RESIDENT TOWN OF ORANGETOWN**

**RESOLVED**, upon the recommendation of the Chief of Police, Stephen Moroney is hereby appointed to the position of Police Officer/Permanent, from the Rockland County Department of Personnel Civil Service List # 67-540 / 21033 (OC), effective October 24, 2025, at a salary that is consistent with the terms of the labor agreement between the Town of Orangetown and Orangetown PBA.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 467  
AUTHORIZE INTERMUNICIPAL AGREEMENT WITH ROCKLAND COUNTY FOR REIMBURSEMENT OF THE COSTS OF LAW ENFORCEMENT OVERTIME FOR COUNTERTERRORISM TRAINING**

**WHEREAS**, Rockland County, in an effort to provide financial assistance to local law enforcement and make a disbursement of grant funds from the New York State Law Enforcement Terrorism Prevention Program (LETP) and State Homeland Security Program (SHSP) grants to the Town for law enforcement purposes only has proposed an intermunicipal agreement (IMA) between the County and the Town, and

**WHEREAS**, the County of Rockland has agreed to reimburse the Town of Orangetown for the cost of law enforcement overtime for counterterrorism training, and

**WHEREAS**, the County of Rockland, pursuant to its Resolutions No. 409 of 2025 provided funds for such reimbursement pursuant to the IMA and to reimburse the Town of Orangetown in the amount of \$25,000.00 for the above referenced overtime related to counterterrorism training for the period covering September 1, 2022 through August 31, 2023, and

**WHEREAS**, Article 5-G of the General Municipal Law authorizes municipal governments to perform together that which each government is authorized to perform individually and requires that any intermunicipal agreement be approved by each participating municipal corporation by a majority vote of its governing body, and

**WHEREAS**, the Town Board finds and determines that such agreement and reimbursement for training is in the best interests of the good and welfare of the Town in the operations of its governmental functions,

**NOW THEREFORE, BE IT RESOLVED**, that the Town Board hereby approves entering into the Intermunicipal Agreement between the Town of Orangetown and County of Rockland as set forth in the County's Resolution No 409 of 2025 with respect to the reimbursement of the

**RESOLUTION NO. 467 - Continued**

sum of \$25,000.00 for overtime costs incurred for counterterrorism training, and authorizes the Supervisor to execute the aforesaid Intermunicipal Agreement and any and all documents necessary to effectuate same.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 468  
AUTHORIZE/ORANGETOWN POLICE DEPARTMENT/GOVERNOR'S TRAFFIC SAFETY COMMITTEE GRANT**

**RESOLVED**, that the Town Board hereby approves the Orangetown Police Department to participate in and accept the Governor's Traffic Safety Committee (GTSC) grant in the 2025-2026 grant cycle up to \$16,068 to participate in the statewide Police Traffic Services Program and authorizes the Supervisor or her designee to execute any documents necessary to effectuate the purposes of this resolution.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 469  
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: September 3rd Special Town Board Meeting; September 9th Police Commission; and September 9th and September 30, 2025 Regular Town Board Meeting.
2. Agreements:
  - Pearl River School District – First Amendment SRO Agreement
  - Living Christ Church of the Christian & Missionary Alliance - Recorded Deed
  - Pearl River Chamber of Commerce – 2025 Alcoholic Beverage Permit Agreement
  - Christmas Lighting Company – 2025 Pearl River Christmas Décor.
  - Granicus, Inc. – Smartgov Program / Software for the Building Dept.

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 470  
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 (Exhibit 10-28-F) for a total of \$517,421.73.

**RESOLUTION NO. 470 - Continued**

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 471  
ADJOURNED / MEMORY**

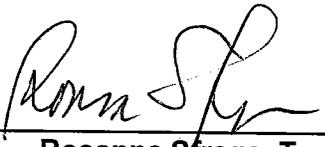
**RESOLVED**, at 7:22 pm, the Town Board adjourned in memory of: **Donna Breen Clarke**, *Resident of Orangeburg*; **James Coen**, *Resident of Pearl River*; **Margaret Mary Coen**, *Resident of Pearl River*; **Terry Martin Hekker**, *Former Mayor of Nyack*; **John "Jack" Killian**, *Resident of Blauvelt*; **Pat Nolan**, *member of the Knights of Columbus and the Ancient Order of Hibernians* and **Kelly Draper**, *resident of Pearl River*.

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

Motion: 5 - 0

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

Noes: None

  
\_\_\_\_\_  
**Rosanna Sfraga, Town Clerk**

EXHIBIT

10/28/A

Town Council,

Originally, I was unable to locate the MFDC-LI proposal, which I had discovered is a developer's petition. It is not attached or located alongside the online public hearing notice. Through viewing the public hearing notice, it appeared that this zoning was a concept being developed by our elected town leadership team to provide for the creation of a non-age-restricted residential zone that would mimic our successful floating PAC senior housing zone. Some of my initial comments were crafted without being able to fully review the actual MFDC-LI concept, and were based on the interpretation that the concept came from town leadership not an external development team.

There are a multitude of issues with the proposed MFDC-LI floating zone, which include a density 2.5x greater than what we have established through our floating PAC zone. In reviewing the preliminary proposal for MFDC-LI it does not appear this zone as proposed, is an appropriate tool for our community, or the specific site that has been selected to implement this developer concept. However, this presented concept allows town leadership an opportunity to consider their own version of a floating zone outside of this developer proposal; if it is desired to be utilized as a tool to foster appropriate redevelopment of vacant, unleaseable or deteriorating LI sites.

As a potential alternative to the MFDC-LI proposal, there could be the creation of a PRC - Planned Residential Community Floating Zone that could be utilized in LI districts, by approval of the town council. This concept could have the exact same density, lot and bulk controls as PAC floating zone minus the age restriction requirement. At a potential of 5 market rate units per acre plus 1 affordable unit per acre as specified through PAC, this would seek to replicate the success we have seen in development and redevelopment efforts utilizing PAC zoning. This potential PRC concept would represent a 250% density reduction, from the developer's petition. The sample PRC - Planned Residential Community concept, could also give the town council a potential redevelopment tool, outside of a complete property rezoning within LI districts.

It appears that the density being proposed through the developer's proposal, is even higher than our existing MFR zone within Orangetown. As it relates to the more rural road and area where the developer seeks to locate such a dense development, there will potentially be numerous issues with the ability of the existing narrow road to support the concept plan, as well as impact on the abutting and surrounding uses. This includes potential issues with traffic light and safety at the intersection of Route 303 and S.Greenbush Rd., as well as inability of the existing narrow and curving S.Greenbush Rd to handle the proposed concept. Although this floating zone petition, will have much further reaching implications than this site alone.

If town leadership desires, the existing petition opens the future potential for the town to develop their own version of a floating zone, outside of what is being proposed by a developer's petition. This would show that the town recognizes the potential for a

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CLERK'S OFFICE  
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floating zone, but that it must be developed to Orangetown zoning standards as established through other successful floating zones such as PAC.

MFR which this proposal seems to be modeled after, is already an existing zone within Orangetown; Why would we as a town need to additionally make LI in certain circumstances an MFR zone? In the creation of PAC, that zoning and the associated specifications were not already an established and available as a zone within Orangetown. The creation of the PAC floating zone was necessary, as the parameters and abilities did not exist elsewhere within established zones. The same would be true if the board decided to pursue PRC- Planned Residential Community floating zone; which has not existed as an established zone elsewhere within our existing code.

I do not remember a period of time in recent memory that a development team in Orangetown has petitioned to create their own overlay/ floating zone to their specifications, and additionally asked that it apply to similar properties meeting such criteria within that zoning district throughout the entire town. This petitioned item is unprecedented because an applicant is not seeking simply to request consideration of zoning on their particular property, but of all properties that meet stated proposed minimum lot requirements within the Orangetown LI zone.

I was personally wondering why the applicant would not simply seek a zone change focused on their particular property and zoning concept. If housing was desired, there are several options within our existing zoning code, including potential abutting residential uses, that I believe are zoned R-15. Additional options could include consideration of that property to the potential to rezone under OP-PAC, which would represent a 2.5x less dense project, and preserve more of the existing site.

Although I am unsure of additional LI land that this development team owns within Orangetown or plans to potentially acquire if the MFDC-LI zone is approved, it has already been previously reported that the development team proposing MFDC-LI owns 24.5 acres zoned LI, directly abutting the property in question that is seeking to utilize MFDC-LI. That acreage would additionally fit the criteria of the floating zone if enacted, and as per the pending proposal, and could have a potential of 367 units, in addition to the potentially proposed 140 of the initial proposal. This would equate to 507 units, on 36.5 acres. An unprecedented density within the Town of Orangetown. This is much larger than a concept project being visually appealing, it is about density and true widespread utilization of such concept floating zone going forward. The true impact is not being discussed, or being broken down in the terms noted above.

I had wanted to point out that there are also inaccuracies with the various data points being presented in petitioning for this zone. The developer notes within their proposal that only 86 acres of LI zoned property currently meet the criteria of the floating zone, but it does appear that much more acreage is eligible than that. Even if only half of the noted 86 acres is developed under the proposed MFDC-LI zoning concept town-wide, that equates to 645 units of housing under the floating zone concept. If certain lot requirements are reduced by a future town council or amendments to floating zone

parameters, to a 5 acre minimum in size for example, many LI zoned properties in Orangetown would fit the criteria to petition for consideration of the conceptual proposed floating zone.

Additionally, the math on eligible properties seems incorrect in the developer's plan. The Hudson Valley iCampus/Pfizer is nearly 207 acres, with most of it being zoned LI, a small portion LIO. As I am reading the developer's criteria over 100 acres of this campus alone would be eligible for the proposed MFDC-LI zone. If as an example you have 150 LI zoned acres at that site eligible for MFDC-LI, you would be looking at 2,250 units there on that site alone.

In terms of some of these larger sites such as the former Pfizer site, the potential of a Master Plan Overlay/ Floating Zone, that the town board may use on properties over 25 acres in size to encourage well thought out and complete redevelopment and investment plans would be helpful. With the right safeguards, this could be a tool for the town council to solidify developmental futures on some of our larger properties, including the potential of those in LI zone. As I have said previously we have never publicly seen a cohesive vision or master plan for the Pfizer site; and that property should be top of mind.

The MFDC-LI as currently constituted is problematic both for density purposes, and the door in which it opens for continuous developer petitions for changes to our town zoning code or for additional floating zone requests in different established zoning districts going forward. Future external development teams should not be writing or amending the Orangetown zoning code or mandating density, lot and bulk regulations for conceptual floating zones. As it relates to land use and zoning, these concepts should be developed by our elected representation and planning department, with resident input. To say that turning LI districts over ten acres in size into potential MFR zones within Orangetown is in keeping with our Town Comprehensive Plan, would be a major misclassification and dangerous inaccuracy of this concept.

#### **Reasons for denial of MFDC-LI Petition:**

Publicized impact statistics utilized by the developer to make the case for the need of this floating zoning are inaccurate, as well as the actual amount of LI acreage eligible for this zoning going forward. The town planning department and town legal team must verify data and statistics utilized in this presented petition.

The town has not had the ability to conduct its own impact analysis based on what is being presented, in detail of this floating zone, or to verify the statistics and figures utilized by the developer in petitioning such zone to be factually accurate.

The MFDC-LI as-presented floating zone concept has far-reaching implications town-wide, and is not simply a development team seeking a project approval on one owned site within town. This is changing the potential utilization and interpretation of LI districts within Orangetown over 10 acres in size.

The board does not have to agree to the density as proposed, or agree to the specifications set by the developer's petition. While I do not believe in special permit utilization as noted in previous assessment of zoning and planning, this does not mean we have to accept the MFDC-LI floating zone.

#### Potential Alternates to MFDC-LI

Consideration of site plan and zone change for S.Greenbush Rd. only, with potential consideration of a less developmentally intense residential zone. Suggestions included R-15, or OP-PAC.

Consider the development of the sample PRC floating zone, modeled after the exact specifications of PAC minus the age requirement for LI zones.

Outside of the multiple noted issues with MFDC-LI, the sample alternative PRC concept noted above, seeks to address the potential problem of redevelopment within LI districts in a lower-density and less developmentally intense way than the proposed MFDC-LI developer proposal. I wanted to give the board a different way of viewing floating zones, as well as what could be proposed as a council-developed alternative to what is being requested through MFDC-LI.

While I know the board is obligated to review the potential petition and potentially have a public hearing on the proposal, the petition as constituted would be disastrous. Additionally, as I stated previously, I do not believe many residents are aware of the Greenbush Road proposal or have seen the associated project information or density of this project. I noted previously that I was unable to initially find the data posted on the town website in reference to the proposed MFDC-LI zone, and also unable to initially find the detailed proposal and schematics. I eventually located and thoroughly analyzed the proposal, but I do not believe it has been publicized or shown thoroughly to residents.

This petition is much more than a property owner of one site seeking a zone change or concept approval, and I wanted to provide this analysis to the council, so that we may assess present and future implications of such floating zone as presently constituted going forward. Please consider the deep and lasting implications of the MFDC-LI floating zone as presented, as well as the fact that there are better alternatives and tools for the council going forward to support appropriate development & redevelopment.

NOTICE OF POSTING: NOTICE OF PUBLIC HEARING – AMENDING CHAPTER 41A & OTHER SECTIONS OF THE TOWN CODE REGARDING PENALTIES

EXHIBIT  
10/28/B

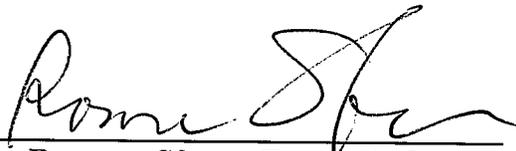
STATE OF NEW YORK }  
COUNTY OF ROCKLAND } SS.  
TOWN OF ORANGETOWN }

Rosanna Sfraga being duly sworn upon her oath deposes and says;

That, she is, at all times, hereinafter mentioned was, duly elected, Qualified and acting Town Clerk of the **TOWN Of ORANGETOWN**, in the County of Rockland, State of New York.

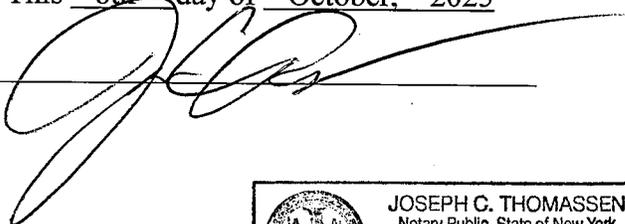
That, on the 8th day, of October, 2025 she caused to be conspicuously posted and fastened up a notice, a true copy of which is annexed hereto and made a part of hereof, in the following places, at least one of which is a public place within the **TOWN Of ORANGETOWN**, New York.

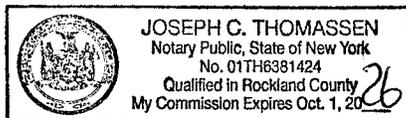
1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.
- 5.

  
\_\_\_\_\_  
Rosanna Sfraga, Town Clerk

Subscribed and sworn to before me

This 8th day of October, 2025





**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on October 14, 2025, a public hearing will be held by the Town Board on October 28, 2025 at 7:05 pm, to consider amending Chapter 41A & Other Sections of the Town Code regarding Penalties.

At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: October 14, 2025

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

# AFFIDAVIT OF PUBLICATION

State of Wisconsin  
County of Brown

Linda Tuttle being duly sworn, deposes and says she is the Principal Clerk of The Journal News, Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

10/13/2025

Linda Tuttle

Subscribed and sworn to before me this 13 day of October, 2025

Denise Roberts  
EXP. 4-6-27

Notary Public  
State of Wisconsin, County of Brown

DENISE ROBERTS  
Notary Public  
State of Wisconsin

**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

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By order of the Town Board of the Town of Orangetown.

Dated: October 14, 2025

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney  
October 13 2025  
LNYS0386268

NOTICE OF POSTING: NOTICE OF PUBLIC HEARING – 2026 CONTRACT WITH THE BLAUVELT FIRE PROTECTION DISTRICT

EXHIBIT  
10/28/C

STATE OF NEW YORK }  
COUNTY OF ROCKLAND } SS.  
TOWN OF ORANGETOWN }

Rosanna Sfraga being duly sworn upon her oath deposes and says;

That, she is, at all times, hereinafter mentioned was, duly elected, Qualified and acting Town Clerk of the **TOWN Of ORANGETOWN**, in the County of Rockland, State of New York.

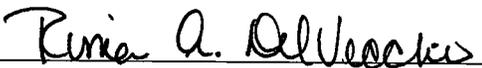
That, on the 8th day, of October, 2025 she caused to be conspicuously posted and fastened up a notice, a true copy of which is annexed hereto and made a part of hereof, in the following places, at least one of which is a public place within the **TOWN Of ORANGETOWN**, New York.

- 1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.
- 5.

  
\_\_\_\_\_  
Rosanna Sfraga, Town Clerk

Subscribed and sworn to before me

This 8th day of October, 2025

  
\_\_\_\_\_

RIMA A. DELVECCHIO  
Notary Public, State of New York  
No. 01DE622835  
Qualified in Rockland County  
My Commission Expires June 1, 2026

**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on October 14, 2025, a public hearing will be held by the Town Board on October 28, 2025 at 7:10 pm, to consider 2026 contract with the Blauvelt Fire Protection District.

At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: October 14, 2025

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

### AFFIDAVIT OF PUBLICATION

State of Wisconsin  
County of Brown

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10/13/2025

Linda Fitt

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Denise Roberts  
EXP. 4-6-27

Notary Public  
State of Wisconsin, County of Brown

DENISE ROBERTS  
Notary Public  
State of Wisconsin

**TOWN OF ORANGETOWN  
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At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: October 14, 2025

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

October 13 2025  
LNYS0385977



**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on October 14, 2025, a public hearing will be held by the Town Board on October 28, 2025 at 7:05 pm, to consider a One-Year Contract (2026) with the Orangetown Library District (Blauvelt, Orangeburg, Tappan & Palisades)

At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: October 14, 2025

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

# AFFIDAVIT OF PUBLICATION

State of Wisconsin  
County of Brown

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10/13/2025

Linda Tuttle

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Denise Roberts  
EXP. 4-6-27

Notary Public  
State of Wisconsin, County of Brown

DENISE ROBERTS  
Notary Public  
State of Wisconsin

**TOWN OF ORANGETOWN  
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At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: October 14, 2025

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney  
October 13 2025  
LNYS0385955



**NOTICE OF HEARING  
PRELIMINARY BUDGET  
TOWN OF ORANGETOWN  
FOR YEAR 2026**

**NOTICE IS HEREBY GIVEN** that the Supervisor's Tentative Budget of the Town of Orangetown, Rockland County, New York for the fiscal year beginning January 1, 2026, has been completed and filed in the Office of the Town Clerk of said Town at 26 W Orangeburg Road, New York, 10962, where it is available for inspection by any interested person at all reasonable hours and is also available on the Town's website, [www.orangetown.com](http://www.orangetown.com).

**FURTHER NOTICE IS HEREBY GIVEN** that the Town Board of the Town of Orangetown will meet and review said tentative budget and hold a public hearing thereon at the Orangetown Town Hall at 7:15 PM on the 28<sup>th</sup> day of October, 2025, and that at such hearing any person may be heard in favor of or against the tentative budget as compiled for or against any item or items therein contained.

**AND FURTHER NOTICE IS GIVEN**, pursuant to Section 108 of the Town Law, that the following are proposed yearly salaries of Town Officers of this Town, to wit:

Supervisor	\$171,916.00
Councilperson	\$ 35,535.00
Town Clerk	\$125,094.00
Judge	\$ 80,331.00
Judge	\$ 80,331.00
Superintendent of Highways	\$148,423.00

By order of the Town Board of the Town of Orangetown.

Dated: October 14, 2023  
Orangeburg, New York

**ROBERT V. MAGRINO**  
Town Attorney

**ROSANNA SFRAGA**  
TownClerk

# AFFIDAVIT OF PUBLICATION

State of Wisconsin  
County of Brown

Linda Tutts being duly sworn, deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

10/13/2025

Linda Tutts

Subscribed and sworn to before me this 13 day of October, 2025

Denise Roberts  
Exp. 4-6-27

Notary Public  
State of Wisconsin, County of Brown

DENISE ROBERTS  
Notary Public  
State of Wisconsin

TOWN OF ORANGETOWN  
NOTICE OF HEARING  
PRELIMINARY BUDGET  
FOR YEAR 2026

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Judge	\$ 80,331.00
Superintendent of Highways	\$148,423.00

By order of the Town Board of the Town of Orangetown.

Dated: October 14, 2025  
Orangeburg, New York

ROBERT V. MAGRINO  
Town Attorney

ROSANNA SFRAGA  
TownClerk  
October 13 2025  
LNYS0386059

Town of Orangetown

DATE: October 28, 2025

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	100825	\$ 169,149.88 Utilities
	101525	\$ 54,242.00 Utilities & Employee Benefits
	102825	\$ 294,029.85 Expenses
		\$ 517,421.73

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  
10/28/F

---

**TOWN OF ORANGETOWN  
FINANCE OFFICE MEMORANDUM**

---

**TO:** THE TOWN BOARD  
**FROM:** JEFF BENCIK, *DIRECTOR OF FINANCE*  
**SUBJECT:** AUDIT MEMO  
**DATE:** 10/23/25  
**CC:** DEPARTMENT HEADS



---

The audit for the Town Board Meeting of 10/28/2025 consists of 3 warrants for a total of \$517,421.73.

The first warrant had 8 vouchers for \$169,149 and was for utilities.

The second warrant had 15 vouchers for \$54,242 and was for utilities and the Chair of the Worker's Comp Board.

The third warrant had 122 vouchers for \$294,029 and had the following items of interest.

1. Cotter, Michael - \$7,975 for title searches.
2. CSEA Employee Benefit Fund - \$35,404 for dental benefits.
3. D & E Uniforms - \$7,434 for Police uniforms.
4. Employee Services - \$7,681 for EAP services.
5. Fisher & Son - \$5,103 for Parks landscaping supplies.
6. Gentile, Steven - \$10,836 for 207c payments.
7. Global Montello - \$33,666 for fuel.
8. Goosetown Enterprises - \$18,136 for Police equipment leases.
9. Guardian - \$13,472 for Police dental benefits.
10. Kuehne Chemical Co. - \$8,05 for sewer chemicals.
11. Longo Electrical Mechanical - \$5,955 for sewer inspections.
12. Sport-Tech Construction - \$17,860 for retainage payable.
13. Tilcon NY - \$8,424 for Highway materials.

14. Verde Electric - \$5,600 for traffic signal maintenance contract.

15. WW Grainger - \$5,438 for parts various departments.

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

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