



**TOWN OF ORANGETOWN  
TOWN BOARD MEETING MINUTES  
November 18, 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 Jerry Bottari  
Councilperson Brian Donohue  
Councilperson Dan Sullivan  
Supervisor Teresa M. Kenny

**Absent:**

Councilperson Paul Valentine

**Also Present:**

Denis Troy, Deputy Supervisor  
Allison Kardon, Supervisor's Confidential Assistant  
Carmel Reilly, Director of Economic Development & Tourism  
Rosanna Sfraga, Town 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.  
Matthew Lenihan, Computer Network Specialist  
Brendon Carton, IT Department

**Pledge of Allegiance to the Flag**

**ANNOUNCEMENTS:**

- a. **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.**
- b. **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.**
- c. **34th Annual Santa Claus 5K Run on Sunday, December 7, 2025. Please visit [orangetown.com](http://orangetown.com) to sign up.**

**PRESENTATIONS:**

**2025 HIGHWAY AWARDS Presented by James J. Dean (Exhibit 11-18-A)**

**DISCUSSION:**

Workshop of Agenda Items

**RESOLUTION NO. 474**

**OPEN PUBLIC COMMENT PORTION**

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

**RESOLUTION NO. 474 - Continued**

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

Summary of Public Comments:

Stacey Maher & Patty Pogewit, Pearl River, and their neighbors are experiencing very aggressive, relentless, highly targeted, pressure campaigning urging them to sell their homes. They requested the Town to take further action to put a stop to this issue.

Alex DiMenna, Blauvelt, spoke about creating a Multifamily Dwelling Community (Exhibit 11-18-B).

**RESOLUTION NO. 475  
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: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 476  
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.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

Rosanna Sfraga, Town Clerk, presented the Affidavits of Posting & Publication, which are labeled Exhibit 11-18-C and made a part of these minutes.

**RESOLUTION NO. 477  
RESUME PUBLIC HEARING OF OCTOBER 28, 2025 / 2026 PRELIMINARY BUDGET**

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

Councilperson Dan Sullivan offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

Summary of Public Comments: None

**RESOLUTION NO. 478  
CLOSE PUBLIC HEARING / 2026 PRELIMINARY BUDGET**

**RESOLVED**, that the Public Hearing regarding the 2026 Preliminary Budget is hereby closed.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 479  
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	\$70,000	\$80,000	\$10,000	
	Seasonal & Part-time				
D.5110.011.04	Highway Repair & Improv Permanent Staff.Part Town	\$2,726,905	\$2,839,435	\$112,530	Add back 2 laborers
	<b>Total Expense Increase</b>			<b>\$122,530</b>	
	<u>Revenues</u>	<u>2026 Supervisor</u>	<u>2026 Adopted</u>	<u>Nominal Change</u>	
D.3501.000.04	Consolidated Highway Aid.Part Town	\$573,336	\$685,866	\$112,530	
	<b>Total Revenue Increase</b>			<b>\$112,530</b>	
	<b>Net Change</b>			<b>(\$10,000)</b>	

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 480  
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.

Councilperson Dan Sullivan offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 481  
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."

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 482  
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.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 483  
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.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 484****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.

Councilperson Dan Sullivan offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 485****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

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 486****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

**RESOLUTION NO. 486 - Continued**

**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.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 487****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**

Councilperson Dan Sullivan offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 488****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.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 489  
RECLASSIFY / SECRETARIAL ASSISTANT II / APPOINT / ELIZABETH DECORT /  
ADMINISTRATIVE SECRETARY / EFFECTIVE NOVEMBER 19, 2025**

**RESOLVED**, upon the approval of a PO 27 Rockland County Personnel Department and the recommendation of the acting Director of OBZPAE, reclassify the position of Secretarial Assistant II to Administrative Secretary, and appoint Elizabeth Decort to the position, Grade 12 Step 8/13, at a salary of \$92,411 effective November 19, 2025.

Councilperson Dan Sullivan offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0  
Ayes: Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny  
Noes: None  
Absent: Councilperson Paul Valentine

**RESOLUTION NO. 490  
ACCEPT / RECEIVE / FILE DOCUMENTS/TOWN CLERK'S OFFICE**

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

Town Board Meeting minutes: October 14, 2025 Police Commission and October 14<sup>th</sup> and 28<sup>th</sup> Regular Town Board Meeting.

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

Motion: 4 - 0  
Ayes: Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny  
Noes: None  
Absent: Councilperson Paul Valentine

**RESOLUTION NO. 491  
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 11-18-D) for a total of \$2,373,299.60

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

Motion: 4 - 0  
Ayes: Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny  
Noes: None  
Absent: Councilperson Paul Valentine

**RESOLUTION NO. 492  
ENTER EXECUTIVE SESSION**

In attendance, at this Executive Session, were Supervisor Kenny, Deputy Supervisor Troy, Councilpersons Donohue, Sullivan and Bottari, Robert Magrino, and Jeff Bencik.

**RESOLVED**, at 7:52 pm, the Town Board entered Executive Session to discuss legal matters and matters relating to personnel.

Councilperson Dan Sullivan offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0  
Ayes: Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny  
Noes: None  
Absent: Councilperson Paul Valentine

**RESOLUTION NO. 493  
RE-ENTER RTBM / ADJOURNED / MEMORY**

**RESOLVED**, at 8:45 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*; and **Agnes Sullivan**, *Resident of Pearl River and Mother of Deputy Town Attorney Denise Sullivan*.

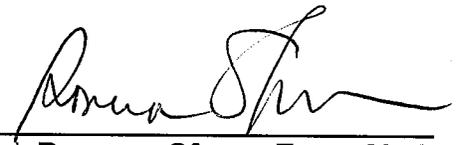
Councilperson Dan Sullivan offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

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

Noes: None

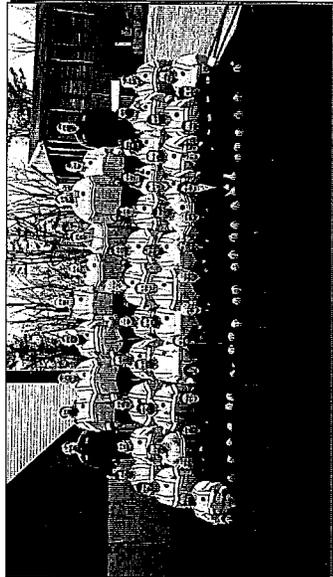
Absent: Councilperson Paul Valentine



---

**Rosanna Sfraga, Town Clerk**

**2025 Highway Awards Presentation**



**Our Mission...**

*The Orangetown Highway Department Is Dedicated To Providing Safe, Courteous, Dependable And Economical Service, Wherever And Whenever Possible For All Our Residents.*

**Our Motto...**

*We Go Into Our Community Each Day With A Purpose To Complete Our Mission. We Return With Pride In A Job Well Done.*

**Purpose & Pride**

**Town of Orangetown**  
*A Keep Rockland Beautiful Community*



**Help Keep our Community Clean and Green!**  
**Join our Green Team!**

**For More Information call (845) 359-6500**  
**Adopt-A-Road / Adopt-A-Spot / Volunteer Clean-Up**

**The Town of Orangetown**  
**Highway Department**  
**2025**  
**Highway Awards Presentation**  
**November 18, 2025**



**PROGRAM**

**Presentations: 7:00 pm**

**Presentations by:**

**James J. Dean, Superintendent of Highways**  
**Stephen F. Munno, Sr. Administrative Assistant**

**Refreshments Provided By: Munno's Deli**

**Town of Orangetown**  
**Town Hall**  
**26 Orangeburg Road**  
**Orangeburg, N.Y. 10962**



**EXHIBIT**  
**11-18-A**

## 2025 Highway Awards Presentation

*Orangetown Highway Department  
Anniversary Milestones*

2024

### 20 Years of Service

James Delo  
Alphonse Somma

### 30 Years of Service

John Fawcett

### Highway Helper Award

Glenn Sungela

Helping to Preserve Orangetown's

History through Restoration of Historical Signs

### Special Highway Beautification Award

"REMEMBRANCE ROADS"

Eagle Scout Project  
Christian Sealander

### Fred Hahn Highway Hero Award

Ryan Bosco  
Brian DeBonis



## Keep Rockland Beautiful Community Clean-Up Coordination

2025

### Clean-Up Coordinator: Marisa Marrone

Sparkill Community Clean-Up  
Sparkill Creek Watershed Alliance

Carol Knudson

### Tappan/Orangetown Community Clean-Up Sponsored by the Tappan Fire Department

George Garrecht V - Teresa Kenny - Allison Kardon

### Highway Beautification Awards

#### RESIDENTIAL

- Domenic Iodice - 260 Convent Road, Blauvelt
- Anthony & Valerie Medina - 11 Bridge Road, Nanuet
- Michael Coleman & Erin Loughran - 138 E. Washington Ave, Pearl River
- The McMahon Family - 2 Sickletown Road, Pearl River
- Joseph Napoli & Michael Fiorentino - 179 Kings Highway, Tappan

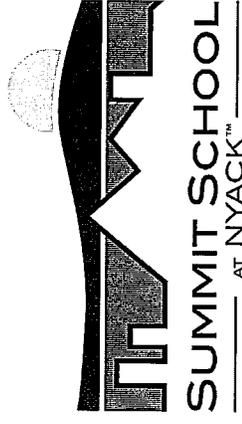
#### COMMERCIAL

Pearl River Farmers Market - 77 N. Middletown Road, Pearl River  
Kyu Woo

Rockland Cemetery - 201 Kings Highway, Sparkill  
Chris Jones

Valentine Electric - 374 Greenbush Road, Blauvelt  
Nancy Valentine

The DeWint House - 20 Livingston Street, Tappan  
Harold Johnson



## *Summit School*

*Summer Youth Employment  
Work Program  
2025*

*Principal: Deborah Dolan*

*Program Administrator: Brooke Savastano*

*Student Supervisor: Justin Ruiz*

#### *Students:*

Wyatt Aripotch	Daquan Campbell	Alex Goodman	Tim Hickey
Cassi Markowitz	Gabe Rainstein	Ryan Urban	Philip Velez



## AMENDING CHAPTER 43, MULTIFAMILY DWELLING COMMUNITY FLOATING ZONE – LI

I wanted to note several issues in reference to the MFDC-LI/ LI-R floating zone, because I feel it is important to separate the proposed project at S.Greenbush road from the actual floating zone concept. These two circumstances are different, and should be looked at separately.

In the aspect of the MFDC-LI/LI-R zoning concept, this is a floating amendment that changes the potential utilization of all LI zoned properties within the town having over 10 acres in size. Essentially creating the ability for an industrial use zone, to be a high-density housing zone. This is different from the consideration of one property owner seeking support of a single development concept at S.Greenbush Rd. I felt it was important to make the clear distinction.

I believe there alternatives to the floating zone as presented which include a simple zone change for a singular property in question. If the council and community believe that a floating zone is needed within the LI district, I would encourage the board develop their version of an alternative floating concept at a much lower density; that would mimic the density, lot and bulk guidelines of our Planned Adult Community (PAC) floating zone, minus the age restriction requirement.

This provides for a tool that the council can utilize outside a complete rezoning of a property, and would assist in the development and potential redevelopment of deteriorating LI zones within the town. There is an issue here of density, as well as the fact that MFR as a district already exists within our zoning code. So this potential remedy or MFDC-LI/LI-R petition is essentially chasing an issue that does not necessarily need to be solved.

In the creation of our PAC zone which has been successfully implemented, the zone itself and such requirements did not already exist within our town code. This fact, pointed to the need for its creation. In reference to MFDC-LI/LI-R, there is no true need for creation since this zone is essentially expanding our existing established MFR – Multi Family Residential zone to encompass LI properties over ten acres in size, at the discretion of the board. Essentially just allowing MFR as a zone in more existing non- housing zones, than allowed by our current code. If the utilization of MFR as a zone was a desired outcome, a simple rezoning of a singular property to MFR can occur; you would not need this overlay as presented. This petition or proposed floating zone is not creating opportunity that does not already exist within our current zoning code. As such, I am requesting the board please consider the devastating and hopefully unintended implications of this floating zone as currently constituted; as well as the fact that many alternatives exist outside of this MFDC-LI/LI-R Floating zone as presented.

In separating the proposed development at 155 S.Greenbush Road from the MFDC-LI/LI-R floating concept, if the community at large and town council support the concept plan and proposal there, the council can simply zone that 11 acre site as MFR to provide singular concept and zoning approval for that one site only, not approval of a floating zone that will materially affect density and developmental integrity of Orangetown town-wide. The supporting statistics associated with this floating zone, as well as the actual parcels in which are eligible is materially flawed and actually inaccurate. The data posted on the town website shows a very small stretch of Blauvelt to Tappan, and completely negates any mention of LI zoned properties in Pearl River, which includes the massive 207 acre former Pfizer site that is zoned as LI, with small portions as LO. Approval and implementation of this land use concept as constituted spells disaster for the zoning and developmental integrity of Orangetown going forward,

# AMENDING CHAPTER 43, MULTIFAMILY DWELLING COMMUNITY FLOATING ZONE – LI

The town website was recently updated to provide for deeper background of MFDC-LI along with a mock up of LI-R town sponsored legislation for the amendment of LI zoning in Orangetown.

I cannot stress the gravity of what this legislative amendment represents to Orangetown, or the unintended consequences of enacting this legislation which will undoubtedly open the town to future issues and lawsuits.

The town has posted an assessment which I believe was paid for by the developer-proposer of MFDC-LI/LI-R. A company named Kimley-Horn did an assessment of LI districts that would be eligible for this zoning. This document only shows Blauvelt-Orangeburg-Tappan, and denotes no other section of the town where LI zoning is present. As per the most recently available zoning map of 2023, the former Pfizer/Lederle Campus owned by IRG is mostly zoned as LI, and fits the requirements of the proposed floating zone modification. It is unclear if the land use consultant was only focusing on property within the South Orangetown Central School District, but their assessed areas in which this zoning would apply is not accurate.

When a developer purchases a piece of property that is knowingly zoned as LI, the town council is not obligated to rezone this property. They are further not obligated to create a floating zone to change the use or intent of such zoning, town-wide.

The document provided by Kimley-Horn accurately notes parcels A&B which are abutting properties owned by the development company proposing MFDC-LI in Orangetown. It is interesting that Parcel E is noted by this development consultant, as it is mostly a setback industrial junkyard abutting the Homes for Heroes project in Tappan.

Site “E” on the Kimley-Horn map, ironically is the same exact acreage as Site “A” – 155 S. Greenbush Road. For arguments sake under this conceptual floating zone, if a non-profit provider of services sought to purchase Site “E” and wanted the same exact considerations that were provided to 155 S. Greenbush Road under an accepted and implemented LI-R/MFDC-LI zone, there would be little valid reason to deny such subdivision request. Both properties are bound similarly by residential uses and have a similar double yellow lined access road, and are essentially the exact same unencumbered acreage.

How could the town possibly deny such application that mirrors the exact specifics and parameters of 155 S. Greenbush Road? If the town did deny such a proposal under the approved floating zone, it is believed that it will open to town up to multiple different instances of land use litigation.

The concept at 155 S. Greenbush Rd. must be separated from the floating zone amendment, as these are two completely different items being debated. One is the development of one singular site within the town, while the other changes land use and intent of LI zoning throughout the entire town indefinitely.

I additionally wanted to speak of density for a moment. The way in which residential projects are designed is important. Our MFR zone, which could be utilized as a zone change for 155 S. Greenbush Rd. (instead of approving MFDC-LI/LI-R), does not have to be designed as a 4 – story apartment

through conceptual documentation of 155 S. Greenbush Road proposal. The attached aerial view shows how Contempra fits with the exact surrounding uses.

**Figure 1:1 – Contempra at Tappan**

Although Contempra at Tappan was designed under MFR, it did not seek 4-6 story apartment towers or 3 story townhomes, this community is designed as semi-attached 2 story townhouses with slab on grade foundation, and private driveway and garage. This community was designed in a way that focused upon preservation of community landscaping and greenspace while providing a different type of housing style than was available at the time. Since its development, Contempra has been very desirable, with units rarely coming up for sale. Speaking volumes of its forward-thinking concept design and desirability.



Although developers will often state that it is not feasible to create a community such as that for rentals, it has been done by many different development teams. As an example for 155 S. Greenbush Rd. the town could support a potential zone change for that property with MFR, under the guise that a conceptual project is designed/ re-designed to the same principles as the Contempra at Tappan project. This actually minimizes future litigation because instead of the floating zone concept, zone changes can be looked at on a case by case basis (as are done now.)

As a sample, why not have a community concept similar to Contempra that could have 1bed/1.5 Bath and 2bed/2.5 Bath rental townhomes with their own private driveway and garage, slab on grade construction? You are potentially solving a rental problem in a way that respects building height within the area, surrounding uses, and sets the tone for designing future similar projects with respect to the existing surrounding land uses and height requirements going forward.

The MFDC-LI/LI-R floating zone will create many unintended issues and consequences for the town, and creates more problems and future issues than it seeks to solve. As presented in multiple different ways, there are a variety of ways forward outside of this floating zone that support the developmental integrity of Orangetown.

TOWN CLERK'S OFFICE  
2025 NOV 10 P 4: 28  
TOWN OF ORANGETOWN

NOTICE OF POSTING: NOTICE OF PUBLIC HEARING – Amending Chapter 43 “Zoning” Article IV  
“Additional Use Regulations” to establish a new  
§4.7 entitled “Multifamily Dwelling Community –  
LI Floating Zone”.

**EXHIBIT**  
11-18-C

**STATE OF NEW YORK** }  
**COUNTY OF ROCKLAND** }  
**TOWN OF ORANGETOWN** }

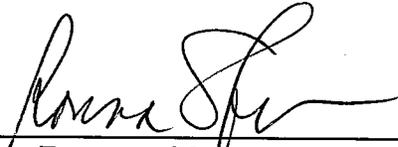
SS.

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 9th 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 9th day of October, 2025

  
\_\_\_\_\_  
Rima A. DelVecchio

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 September 30, 2025, a public hearing will be held by the Town Board on November 18, 2025 at 7:05 pm, on a proposed Local Law, amending Chapter 43 “Zoning” Article IV “Additional Use Regulations” to establish a new §4.7 entitled “Multifamily Dwelling Community – LI Floating Zone”.

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: September 30, 2025

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

### AFFIDAVIT OF PUBLICATION

State of Wisconsin  
County of Brown

maria verhagen 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:

11/03/2025

*[Handwritten Signature]*

Subscribed and sworn to before me this 03 day of November, 2025

*[Handwritten Signature]*

exp: 3.7.27

Notary Public  
State of Wisconsin, County of Brown

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**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 September 30, 2025, a public hearing will be held by the Town Board on November 18, 2025 at 7:05 pm, on a proposed Local Law, amending Chapter 43 “Zoning” Article IV “Additional Use Regulations” to establish a new §4.7 entitled “Multifamily Dwelling Community – LI Floating Zone”.

**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: September 30, 2025**

**Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney  
November 3 2025  
LNYS0387002**

Town of Orangetown

DATE: November 18, 2025

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
102925 Utilities & Rockland Paramedics	102925	\$ 205,872.34
110525 Utilities & Golf Mgmt Fees	110525	\$ 264,331.77
111825 Expenses	111825	\$ 1,903,095.49
		\$ 2,373,299.60

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  
11-18-D

---

**TOWN OF ORANGETOWN  
FINANCE OFFICE MEMORANDUM**

---

**TO:** THE TOWN BOARD  
**FROM:** JEFF BENCIK, *DIRECTOR OF FINANCE*  
**SUBJECT:** AUDIT MEMO  
**DATE:** 11/13/25  
**CC:** DEPARTMENT HEADS



---

The audit for the Town Board Meeting of 11/18/2025 consists of 3 warrants for a total of \$2,373,299.60.

The first warrant had 16 vouchers for \$205,872 and was for utilities and Rockland Paramedics.

The second warrant had 12 vouchers for \$264,331 and was for utilities and the golf course maintenance contracts.

The third warrant had 239 vouchers for \$1,903,095 and had the following items of interest.

1. Capasso & Sons - \$11,197 for recycling.
2. Corsi Tire - \$5,624 for Highway tires.
3. Cotter, Michael - \$9,350 for title searches.
4. Eagle Point Gun - \$29,244 for Police ammunition.
5. Edmunds - \$8,265 for software services.
6. Fat & Sassy Goats - \$17,250 for irrigation drainage maintenance.
7. Federal Eastern International - \$5,973 for Police lights.
8. FleetPride - \$6,731 for Highway equipment.
9. Goosetown Enterprises - \$14,681 for Police equipment leases.
10. NYPA - \$21,237 for streetlights.
11. NYS Employees Health Insurance - \$1,067,086 for healthcare benefits.
12. Pat Corsetti, Inc. - \$34,725 for Franklin Park upgrades (bonded).
13. PCB Piezotronics - \$10,845 for Police equipment.

14. Sentry Equipment Corp. - \$32,574 for rebuilding sewer clarifier.
15. Slack Chemical Co. - \$15,788 for sewer chemicals.
16. Sport-Tech Construction - \$57,000 for retainage payable.
17. Springbrook Holding Co. - \$21,451 for Finance software.
18. State Comptroller - \$57,998 for Justice fines.
19. Verde Electric - \$8,650 for traffic loops installation.
20. Weston & Sampson PE - \$5,613 for drainage review escrows.

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

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