



TOWN OF ORANGETOWN TOWN BOARD MEETING

Tuesday December 16, 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

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 PUBLIC HEARING / RTBM DECEMBER 16, 2025 AT 7:05 PM / PROPOSED ADDITION TO TOWN CODE / ADD CHAPTER 16, FOOD TRUCKS**

RESOLVED, that the public hearing on the proposed Local Law to add Chapter 16 entitled "Food Trucks" to the Town Code, which provides for the regulation of food trucks is hereby opened.

PRESENTATION of Affidavit of Public Hearing posting and publication.

SUMMARY OF COMMENTS:

4. **CLOSE/CONTINUE PUBLIC HEARING / PROPOSED ADDITION TO TOWN CODE / ADD CHAPTER 16, FOOD TRUCKS**

RESOLVED, that the public hearing on the proposed Local Law to add Chapter 16 entitled "Food Trucks" to the Town Code, which provides for the regulation of food trucks is hereby closed or continued to _____.

5. **DESIGNATION OF LEAD AGENCY WITH RESPECT TO PROPOSED LOCAL LAW NO. ___ OF 2025, ADDING CHAPTER 16 TO THE TOWN CODE TO BE ENTITLED "FOOD TRUCKS" 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 No. ___ of 2025, adopting and adding a new chapter to the Town Code, identified as Chapter 16 entitled "Food Trucks", and further determines that such action is a Type II action pursuant to SEQRA (6 NYCRR 617.5(c)(18)(21)(25)(32)(33), 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.

6. **ADOPTION OF LOCAL LAW NO. ___ OF 2025 ADDING CHAPTER 16 TO THE TOWN CODE ENTITLED "FOOD TRUCKS"**

RESOLVED, that the Town Board hereby adopts proposed Local Law No. ___ of 2025, by adding a new chapter to the Town Code, identified as Chapter 16 entitled "Food Trucks" establishing rules, regulations, and permitting of food trucks within the Town of Orangetown.

7. **SET FOOD TRUCK PERMIT FEES / TOWN CODE CHAPTER 16**

WHEREAS, the recently enacted Chapter 16 of the Town Code provides for the regulation of Food Trucks in the Town of Orangetown and establishes a system for the issuance of permits by the Town Clerk's Office; and,

NOW THEREFORE BE IT RESOLVED, that the permit fees for Food Truck Permits are hereby established as follows:

- Annual Floating Permit: \$100
- Annual Location Permit: \$150
- Private Event Permit: \$25
- Special Event: \$100 for up to 5 food trucks that don't have Annual Floating; \$150 for 6 or more.

Said fees may be adjusted by further Town Board resolution.

8. **CANCELLED TO BE RESCHEDULED / PUBLIC HEARING / 7:10 PM / PROPOSED ZONE TEXT AMENDMENT FOR LI DISTRICT / MULTIFAMILY DWELLING COMMUNITY FLOATING ZONE-LI / 155 S. GREENBUSH ROAD, ORANGEBURG**

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" (155 S. Greenbush Road) is hereby cancelled, to be rescheduled at a later date.

9. **APPROVE / PLANNING SERVICES PROPOSAL / GREENPLAN INC. / ORANGETOWN COMMUNITY PRESERVATION PLAN**

WHEREAS, the Town Board is desirous to establish a Community Preservation Fund, that can be used to acquire property for open space, recreation or historic preservation to maintain Orangetown's community and neighborhood character; and

WHEREAS, the State of New York enacted Section 64-l of the Town Law of the State of New York on November 21, 2025 which established the basis for the Town of Orangetown to consider offering its landowners an opportunity to participate in the voluntary Community Preservation Plan/Community Preservation Fund program; and

WHEREAS, the Town has received a proposal dated December 10, 2025 from Greenplan, Inc., a professional planning services firm that has provided such unique services to other municipalities in the State of New York, to provide the services necessary for the Town to do an analysis to prepare and adopt a Community Preservation Plan, at a total estimated cost of \$25,000.00,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby approves entering into an agreement with Greenplan Inc. to assist the Town in preparing and designing a Community Preservation Plan in accordance with their proposal; and

BE IT FURTHER RESOLVED, that the Town Supervisor or her designee are authorized to execute all documents that may be necessary to effectuate this resolution, subject to review and approval of the Town Attorney's Office.

10. AUTHORIZE PARKMOBILE SERVICE AGREEMENT/ PARKING METER SERVICES

WHEREAS, pursuant to Town Board Resolution No. 2018-625, the Town Board authorized the Town to enter into a contract with ParkMobile for parking meter services at no cost to the Town pursuant to the authority to Town Code §1A-13 by way of “piggyback” onto an existing municipal contract and

WHEREAS, the original agreement with ParkMobile has since expired and the Town and ParkMobile wish to renew the agreement by way of a new Service Agreement, for a period of three years, with automatic one year renewals, unless either party advises of non-renewal prior to any such renewal term,

NOW THEREFORE BE IT RESOLVED that the Town Board hereby authorizes an agreement with ParkMobile for parking meter services at no cost to the Town for a period of three years and subject to yearly automatic renewal, and authorizes the Supervisor to execute the ParkMobile Service Agreement upon review and approval of the Town Attorney’s Office.

TOWN ATTORNEY

11. AUTHORIZE SETTLEMENT / MIELE v. TOWN / ROCKLAND / INDEX NO. 031572/2023

RESOLVED, that upon the recommendation of Hodges Walsh and Burke, litigation counsel, the Town Board hereby approves a final settlement in the amount of ninety thousand dollars (\$ 90,000.00) representing the Town’s proportionate share of settlement, and to fully resolve the action filed against the Town on April 12, 2023, by Filomena Miele in NYS Supreme Court, Rockland County (Index #031572/2023), arising out of an incident that occurred on September 14, 2022; and the Town Board authorizes the attorneys and/or Supervisor or her designee to execute any and all documents necessary to effectuate the settlement.

HIGHWAY

12. AWARD CONTRACT/ SIDEWALK SAWCUTTING / PRECISION SAFE SIDEWALKS

RESOLVED, that upon the recommendation of the Superintendent of Highways, to approve the proposal for Sidewalk Sawcutting from Precision Safe Sidewalks, LLC of Annapolis, Maryland, the only qualified bidder to meet Town Specifications, at a cost of \$71.74 per inch/foot, not to exceed \$32,000. Work completed under this contract will be charged to Account #A.5410.457 and paid for out of the 2025 operating budget.

13. APPROVE / AGREEMENT / HVEA / PRELIMINARY AND DETAILED DESIGN SERVICES / PIN 8763.16 MARGARET KEAHON DRIVE OVER THE MUDDY BROOK CULVERT REPLACEMENT PROJECT

WHEREAS, Via Town Board Resolution #448 the Orangetown Town Board approved the Margaret Keahon Drive Over the Muddy Brook Culvert Replacement Project; and,

WHEREAS, the sum of \$369,529.00 has been appropriated from H.5111.200.24 and made available to cover the cost of participation in the Preliminary and Detailed Design Services

/ PIN 8763.16 Margaret Keahon Drive Over the Muddy Brook Culvert Replacement Project; and further,

WHEREAS, the Town of Orangetown Solicited for the Preliminary and Detailed Design Services for the Project, and further

WHEREAS, the Town of Orangetown reviewed and rated the four respondent Consulting firms and interviewed two Consulting firm finalists.

NOW THEREFORE, the Orangetown Town Board hereby

RESOLVED, the Town Board hereby approves and authorizes execution of the agreement with Hudson Valley Engineering Associates (HVEA) for the Preliminary and Detailed Design Services for the Mountainview Avenue Over the Muddy Brook Culvert Replacement Project (8763.16), at a cost of \$356,394.00, pursuant to a written proposal, dated July, 2025, incorporated herein by reference and to be filed in the Town Clerk's Office, charged to Account # H.5111.200.24.

BE IT FURTHER RESOLVED, that in addition to the Supervisor, the following municipal titles: Highway Superintendent, Commissioner of DEME, and the Director of Finance, are also hereby authorized to execute any necessary Agreements, certifications or reimbursement requests for Federal Aid on behalf of the Town of Orangetown/Sponsor, with NYSDOT in connection with the advancement or approval of the Project

TRAFFIC ADVISORY BOARD

14. **APPROVE EXTENSION / 12-MONTH POLICE REGULATION / STOP SIGN AT INTERSECTION OF SOUTH BROADWAY AND ELIZABETH PLACE IN SOUTH NYACK**

WHEREAS, pursuant to Resolutions No. 2024-266 and No. 2024-574, a stop sign was installed on South Broadway, heading south, at the intersection of South Broadway and Elizabeth Place in South Nyack due to the limited sight distance caused by the temporary repair of the South Broadway bridge over the New York State Thruway; and,

WHEREAS, the New York State Thruway has not commenced permanent repairs to the bridge; and,

NOW, THEREFORE, BE IT RESOLVED that, upon the recommendation of the Orangetown Traffic Advisory Board, the Town Board approves to extend the police regulation of the stop sign on South Broadway, heading south, at the intersection of South Broadway and Elizabeth Place, in South Nyack to be reviewed after 12 months.

DEME

15. **RECOGNIZE APPOINTMENT / ATAKAN UNYURUTEN/ ASSISTANT PLANT OPERATOR I / PROBATIONARY / GRADE 11, STEP 1 / EFFECTIVE DECEMBER 17, 2025**

RESOLVED, that the Town Board hereby recognizes the appointment of Atakan Unyuruten by the Commissioner of DEME, to the position of Assistant Plant Operator I, Probationary, Grade 11, Step 1 at a salary of \$62,658, effective December 17, 2025.

PERSONNEL

16. **APPOINT ANIA TORIGIAN / EMPLOYEE BENEFITS CLERK / PROBATIONARY / GRADE 6, STEP 1 / EFFECTIVE DECEMBER 22, 2025**

RESOLVED, that upon the recommendation of the Personnel Administrator, appoint Ania Torigian to the position of Employee Benefits Clerk from Eligible List #60017380, Probationary, Grade 6, Step 1 at a salary of \$48,637 effective December 22, 2025.

FINANCE

17. **APPROVE / ENGAGEMENT LETTER / PKF O'CONNOR DAVIES / AUDITING SERVICES / 2 YEAR TERM**

RESOLVED, based on the recommendation of the Director of Finance, the Town accepts the proposal from PKF O'Connor Davies to perform a complete audit of the Town's financial reporting for Calendar year's 2025 and 2026 at a cost of \$110,000 and \$113,000, respectively. This represents a 2.8% increase over the expiring agreement.

LEND ASSISTANCE

18. **APPROVE/ LEND ASSISTANCE / VOLUNTEER FIRE ASSOCIATION OF TAPPAN / HOLIDAY DRIVE- THRU EVENT / DECEMBER 20, 2025**

RESOLVED, upon completion of all necessary paperwork and the recommendation of the Superintendent of Highways, the Town Board hereby approves the request for assistance from the Volunteer Fire Association of Tappan, which includes the use of **barricades, cones, and two message boards** from the Highway Department for their Holiday Drive Thru Event to be held on Saturday, December 20, 2025 from 4:30pm-7:30pm.

AUDIT

19. **PAY VOUCHERS**

RESOLVED, upon the recommendation of the Director of Finance, Jeffrey Bencik, the Finance Office is hereby authorized to pay vouchers for a total amount of two (2) warrants (attached) for a total of \$1,202,929.06

EXECUTIVE SESSION

20. ENTER EXECUTIVE SESSION

RESOLVED, at _____ pm, the Town Board entered Executive Session to discuss_____.

ADJOURNMENTS

21. RE-ENTER RTBM / ADJOURNED / MEMORY

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

- ❖ **Pieter Grosbeck**, *Resident of Orangeburg, Ex-Chief and Lifetime Member of the Blauvelt Volunteer Fire Company, and Ranger at Blue Hill Golf Course*