



**TOWN OF ORANGETOWN  
REGULAR TOWN BOARD MEETING MINUTES  
December 02, 2025**

This meeting was opened at 7:03 PM. Supervisor Teresa M. Kenny presided and Rosanna Sfraga, Town Clerk, called the roll.

**Present were:**

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

**Absent:**

Councilperson Jerry Bottari

**Also Present:**

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

**Pledge of Allegiance to the Flag**

**ANNOUNCEMENTS:**

State Legislation for Orangetown's Community Preservation Fund was approved.

The Public Hearing on the Petition to Amend Chapter 43 of the Town Code to establish a Residential Floating Zone in the LI District that is scheduled for December 16, 2025 will again be postponed, at the applicant's request, to the January 20, 2026 meeting.

**DISCUSSIONS:**

Apprenticeship Training Program Policy for Construction Contracts  
Workshop of Agenda Items

**RESOLUTION NO. 495**

**OPEN PUBLIC COMMENT PORTION**

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

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**Summary of Public Comments:**

Milbry Polk & Cellen Wolk, Palisades, want the HNA property site plans made public and are against 342 units.

Alex DiMenna, Blauvelt, spoke about the development of the HNA property (Exhibit 12-2-B1).

**RESOLUTION NO. 496  
CLOSE PUBLIC COMMENT PORTION**

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

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 497  
OPEN PUBLIC HEARING / CHANGE THE ZONING DISTRICT OF PARCELS 77 EAST  
CENTRAL AVE AND 80-84 E. WASHINGTON AVE IN PEARL RIVER FROM RG AND CS TO  
PAC**

**RESOLVED**, that the public hearing on the proposed local law amending Chapter 43, §2.2, establishing the Town Zoning Map, to change the zoning district of the parcels known as 77 East Central Avenue and 80 -84 East Washington Avenue in the hamlet of Pearl River, Tax Lots 68.16-6-13.1, 13.2 and 13.3 from "RG and "CS" to "PAC" is hereby opened.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

Rosanna Sfraga, Town Clerk, presented the Affidavits of Posting & Publication, and the comments from Rockland County Department of Planning, which are labeled Exhibit 12-2-B and made a part of these minutes.

Donald Brenner, attorney for petitioner, presented the Affidavits of Posting and Mailing, which have been given to the Town Clerk.

Summary of Public Comments:

Patty Pogeweit, Pearl River, asked: does this have to be a PAC zone. What will the rent be? She likes it but why a PAC zone?

Alex DiMenna, Blauvelt, spoke about a historical Dutch colonial architecture design for this project and urged the Board to make sure the PAC zone laws are followed (Exhibit 12-2-C).

Carolyn Kaverich, Pearl River, asked how far is the set back from E. Washington Ave.

**RESOLUTION NO. 498  
CLOSE PUBLIC HEARING / CHANGE THE ZONING DISTRICT OF PARCELS 77 EAST  
CENTRAL AVE & 80-84 E. WASHINGTON AVE IN PEARL RIVER FROM RG & CS TO PAC**

**RESOLVED**, that the public hearing on the proposed local law amending Chapter 43, §2.2, establishing the Town Zoning Map, to change the zoning district of the parcels known as 77 East Central Avenue and 80 -84 East Washington Avenue in the hamlet of Pearl River, Tax Lots 68.16-6-13.1, 13.2 and 13.3 from "RG and "CS" to "PAC" is hereby closed.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 499****NEGATIVE DECLARATION / ZONING TEXT AMENDMENT, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR PROPERTY LOCATED AT 77 E. CENTRAL AVENUE AND 80-84 WASHINGTON AVENUE, PEARL RIVER, NY (SBL 68.16- 6-13.1, 13.2 and 13.3 FROM CS AND RG TO PAC UNDER NEWLY ADOPTED PAC REGULATIONS.**

**WHEREAS**, the Town Board of the Town of Orangetown (the "Town Board") is the duly elected legislative body of the Town, authorized to adopt zoning text amendments to the Town's Zoning Law, and an "involved agency" under the State Environmental Quality Review Act ("SEQR") with respect to the adoption of zoning text amendments applicable to property located within the Town of Orangetown; and

**WHEREAS**, by Petition dated as of September 4, 2025, and accompanying application, Tri Bee 2 Ltd., as owner of property located in the Hamlet of Pearl River, located at 77 East Central Avenue (SBL 68.16- 6-13.3) and 80-84 Washington Avenue (SBL 68.16 -6 - 13.1 and 13.2, formally petitioned the Town Board to revise the zoning classification of the said property from "Community Shopping" (CS) (77 E. Central Avenue) and "Residence General" (RG) (80-8 Washington Avenue) to "Planned Adult Community" (PAC), formerly, Community Shopping ("CS") to Planned Adult Community ("PAC") in accordance with the provisions of Chapter 43, Article IV, Section 4.6 of the Town Code of the Town of Orangetown, authorizing the establishment of a PAC zoning district as a "floating" district; and

**WHEREAS**, following its filing with, and receipt by, the Town, the Town Board caused to be circulated the said Petition and supporting documents amongst all other involved and/or interested agencies notice of its intention to assume Lead Agency status for the purpose of environmental review of the above referenced action; and

**WHEREAS**, more than thirty (30) calendar days have passed since the Town declared its intent to be Lead Agency for environmental review, and no other involved agency has expressed a desire or intent to act as Lead Agency, or otherwise has sought to contest the Town Board's authority to act in that capacity with respect to the referenced action, the Town Board has assumed the role of Lead Agency for environmental review; and

**WHEREAS**, the Town Board, acting in its capacity as Lead Agency for environmental review, having carefully considered all of the potential environmental impacts that might result from the proposed action, has concluded that there will be no significant environmental impacts or effects caused or occasioned by the change in the zoning classification of the subject parcel and its eventual improvement with a combination of retail/community shopping uses and active adult or senior residential housing,

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board adopts the findings and conclusions relating to probable environmental impacts contained in the Short Form and Long Form Environmental Assessment Forms, and in the Negative Declaration annexed hereto, and authorizes the Town Supervisor, or her designated agent, to execute the Environmental Assessment Form and to file the Negative Declaration in accordance with the applicable provisions of law; and

**BE IT FURTHER RESOLVED**, that the Town Board authorizes the Town Supervisor, or her designated agent, to take such further steps as may be necessary to discharge the Town Board's responsibilities as Lead Agency.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 500****ADOPT LOCAL LAW NO. 13 OF 2025, AMENDING CHAPTER 43, § 2.2, OF THE ZONING LAW OF THE TOWN OF ORANGETOWN TO CHANGE THE ZONING DISTRICT OF 77 E. CENTRAL AVENUE AND 80-84 E. WASHINGTON AVENUE, PEARL RIVER, TAX LOTS 68.16-6-13.1, 13.2 and 13.3 FROM THE EXISTING RG AND CS TO PLANNED ADULT COMMUNITY (PAC) PURSUANT TO CHAPTER 43, §4.6 OF THE TOWN CODE**

**WHEREAS**, the Town Board of the Town of Orangetown (the "Town Board") is the duly elected legislative body of the Town, authorized to adopt zoning text amendments to the Town's Zoning Law; and

**RESOLUTION NO. 500 - Continued**

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

**WHEREAS**, after notice duly given, and no other involved agency having expressed a desire or intention to act as Lead Agency, or otherwise having contested the Town Board's authority to act in that capacity with respect to the referenced action, the Town Board assumed the role of Lead Agency for environmental review in connection with the action; and

**WHEREAS**, by resolution duly adopted of even date herewith, but prior to the adoption of this resolution, the Town Board, acting in its capacity as Lead Agency for environmental review, concluded that there will be no significant environmental impacts or effects caused or occasioned by the change in the zoning classification of the subject parcel and its eventual improvement with a combination of office/retail uses and active adult or senior residential housing; and

**WHEREAS**, in addition to the Petition, the Town Board also has considered, among other things, the following documents and/or comments in furtherance of its obligation to evaluate whether the proposed site is both eligible and appropriate for PAC zone designation:

- 1) A project description, Proposed Site Plan (with proposed bulk and lot controls);
- 2) A traffic impact report from Harry Baker & Associates, dated March 12, 2025;
- 3) A vicinity map;
- 4) An area analysis provided by Joseph Sclafani, Joyce Realty
- 5) Full Environmental Assessment Form
- 6) The comments of the Rockland County Planning Department pursuant to GML §239 I & m, dated November 25, 2025;
- 7) The comments of the Town of Orangetown Planning Board, dated November 12, 2025;

and,

**WHEREAS**, the members of the Town Board, in general terms, are also each personally familiar with the location of the proposed development, including its proximity to the nearby roadways, parking and other development in the area; and

**WHEREAS**, following notice duly and properly given, a public hearing was conducted on the Petition, at which the Petitioner provided testimony and other evidence regarding various aspects of the mixed use proposed for the site under consideration, including consultants on design, market absorption, taxes and other such matters; and

**WHEREAS**, on the public hearing, members of the public were afforded the opportunity to speak concerning the proposed zone change and contemplated development, and

**WHEREAS** the Town Board has considered both the need for active adult housing within the Town as contemplated by the adoption of the PAC zoning classification, and the likely impact of such a development on the downtown Pearl River area;

**NOW, BASED ON ALL OF THE INFORMATION BEFORE THE BOARD, AND THE FINDINGS HEREINAFTER MADE, BE IT RESOLVED**, that the Town Board hereby adopts Local Law No. 13 of 2025, amending the Town's zoning map and zoning law to change the zoning classification from CS (Community Shopping) to PAC (Planned Adult Community) that certain property located in the Hamlet of Pearl River, identified as 77 East Central Avenue and shown on the tax map of the Town of Orangetown as Tax Lot 68.16-6-13.3; and to change the zoning classification from RG (Residence General) to PAC (Planned Adult Community) that certain property located in the Hamlet of Pearl River identified as 80-84 Washington Avenue and shown on the tax map of the Town of Orangetown as Tax Lot 68.6-6-13.1 and 68.6-6-13.2, subject to the findings and conditions set forth below.

#### **Specific Findings Relating to the Instant Petition**

Pursuant to Chapter 43, Subsection 4.6.12, the Town Board makes the following specific Findings of Fact, pertaining to the instant Petition:

#### **Marketability of the Proposed Units**

Based on the market information provided by the Petitioner, it appears that there presently is a need for rental housing in the downtown Pearl River area, meeting the specific needs and concerns

**RESOLUTION NO. 500 - Continued**

of those in the 55 and older active adult age group. As of the date of this resolution, in the Town of Orangetown, there have been other sites that have been re-zoned for a Planned Adult Community use worthy of note for consideration here, in particular a site known as "Skyline Plaza" located essentially next on Central Avenue not far from the subject site at a former movie theater with approximately 14 rental units. In addition, a site located on and between Main and William Streets in downtown Pearl River known as "Dionne's Way" provides for 16 rental units. Both of these sites are in downtown Pearl River and are believed to be fully occupied. Those sites, as well as the subject site, which provide walking access to restaurants, shopping, and both rail and bus transportation.

**Potential Saturation Within and About the Geographic Area of the Proposed Zoning Amendment.**

Based on the findings set forth above, and other analyses relating to the number of eligible prospective occupants for the 20 units from within and without the Town, and the need for active adult rental housing in the relevant market area, the Town Board concludes that the approval of the instant zoning amendment, permitting the construction of up to 20 active adult housing units, will not saturate the neighborhood in which the site is located.

**Suitability of the Site for Senior Housing; Vehicular Access, Transportation, Walking and Traffic Concerns in General.**

The proposed residential component of the development will be age restricted and consist of 20 rental apartments above one or more ground floor community shopping / retail units.

The site is located in downtown Pearl River, convenient to mass transportation, downtown shopping and dining and other activities.

The apartments are moderately sized 16 one-bedroom and four two-bedroom units, in the 750 to 1000 sq. ft. range -- and, thus, are not likely to attract more than 2 to 3 occupants each. They will be serviced by an elevator, and, as such, particularly suited to the active adult population.

Based on the letter report of Harry Baker & Associates, the proposed mixed use will generate 13 vehicle trips during the AM peak hour and 14 vehicle trips during the PM peak hour. There will be minimal impact on surrounding intersections based upon the analysis.

**Parking**

The project provides for 53 parking spaces on site. For the residential aspect of the project, 30 spaces are required by statute. However, 25 additional spaces are required for parking for the commercial occupants on the first floor, for a total of 55. The proposed on-site parking is 2 less spots less than what is required, although 34 of the spaces are "stacked" parking. Chapter 43, §4.69(B)(1) of the Town Code related to PAC zoning provides that the Town Board may modify the lot and bulk controls, which includes parking. §4.63 (C) specifically permits mixed use buildings including ground floor uses such as retail stores, personal service establishments, offices and restaurants, however, the parking requirements for same are not specified, although under the previous zoning, the commercial aspect would require 1 space per 200 sf of commercial space. The PAC only indicates 1.5 spaces for dwelling unit. **As part of this approval and the authority to modify lot and bulk controls in PAC Zones, including mixed use projects, the Board hereby adopts the minimum off-street parking requirements for this project to be 1.50 parking spaces per dwelling unit, making the requirement of parking for the residential aspect of the project 30 spaces. The current plans indicate that 10 spaces will be dedicated for the commercial/retail uses on the first floor, which the Town Board considers satisfactory. The nearby on street parking on Central Avenue is adequate to address the parking needs for the commercial units below, as well as available overnight permits for nearby overnight municipal parking areas to address any additional parking needs for the residential use.**

**Compatibility of a Planned Adult Community Project With the Surrounding Environment.**

The proposed senior housing component of the project is compatible with the surrounding uses which include a mix of commercial, retail, dining and residential uses.

The Petitioner has presented to the Town Board a proposed site development plan prepared by Jay A. Greenwell, PLS, building and parking, with the existing, and proposed lot and bulk controls.

**Maximum Unit Count**

By reason of the proposed site development plan, the Town Board further establishes 20 units as the maximum number of residential units permitted on the site.

**RESOLUTION NO. 500 - Continued**

**Other Findings and Conditions**

**Site Development Plan and Other Required Municipal Approvals**

The adoption of this resolution granting the requested zoning amendment from CS to PAC based upon the site development plan dated 11/01/2024 and last revised 08/07/25 by Jay Greenwall, PLS and related materials is not intended, nor shall it be interpreted, to circumvent or usurp the authority of the Planning Board or of any other land use board having authority over site specific details. The petitioner must apply for and receive all appropriate site development plan approvals and abide by any and all conditions thereof, including but not limited to land reserved for recreation or money in lieu thereof pursuant to Chapter 21A-9.1(E) of the Town Code.

**Age Limitations-Under the PAC Designation**

As required by Chapter 43, Article IV, § 4.6.5 of the Town Code, occupancy of the units to be developed on the site as a result of this zoning amendment shall be restricted to persons 55 years of age or older, or couples, one of whom is 55 years of age or older. Persons less than 21 years of age shall not be permanent residents under any circumstances. Households containing one or more adult handicapped persons (over the age of 21) shall also be eligible.

The Petitioner, prior to the conveyance of the first unit, shall file with the Rockland County Clerk, in a form both recordable and acceptable to the Town Attorney, a covenant, which shall run with land and bind all Petitioners and subsequent Petitioners, restricting the occupancy of the units within the PAC development as set forth in this resolution.

**Parking**

As addressed *infra*, in connection with the Board’s review of the County Planning Department’s comments, the housing units, and the occupant’s thereof, are subject to whatever parking regulations shall apply, now or in the future, within the downtown area for on street parking, including those that limit overnight parking. Nothing in this Local Law is intended to, nor shall it, absolve any person of the obligation to comply with such regulations. The Board finds that Chapter 24 of the Town Code provides for 24/7 parking permits which may alleviate parking issues for residents of the proposed project.

**Contribution Toward Parking Improvements**

In recognition of the immediate impact upon municipal parking imposed by the proposed zone change and development, this zone change is expressly conditioned on payment by the Petitioner for the benefit of the Pearl River Parking District the sum of \$5,000.00, the full sum to be paid prior to the signing of an approved Site Plan as approved by the Planning Board.

**Maximum number of bedrooms per unit**

The building shall consist of one and two bedroom units only, no three or more bedroom units are permitted. The building shall have no more than 16 two-bedroom units. The Planning Board shall determine the location, size and distribution of the units as part of its site plan review, with these conditions applicable.

**Lot and Bulk Controls**

Pursuant to Town Zoning Law § 4.69(B), the Town Board hereby modifies the lot and bulk controls for this site, which is a “redevelopment site within a CS District”, and establishes as the applicable lot and bulk controls those that appear on the site development plan submitted by the Petitioner.

The Lot and Bulk controls for this zone change are therefore as set forth below. Items marked with an ^ will require a variance from the lot and bulk requirements established. Items marked with a \* are hereby modified in accordance with §4.69(B)(1). All others are as determined pursuant to this Local Law:

	REQUIRED Per §4.69(A)	PROVIDED AND ESTABLISHED PURSUANT TO THIS LOCAL LAW Per §4.69(B)
Minimum Lot Area	1 Arce	<u>.7392 acre</u>

Base Density	6 Dwelling Units Per Acre	<b><u>20 units (27.1 dwelling units per acre)</u></b>
Potential Bonus Density*	1 dwelling unit per acre	<b><u>N/A</u></b>
Maximum Floor Area Ratio	.40	<b><u>.9095</u></b>
Maximum Building Coverage	TBD	<b><u>33%</u></b>
Minimum Open Space	TBD	<b><u>0%</u></b>
Maximum Building Height	is 2 stories or 35 feet, unless otherwise specified by Town Board as part of PAC approval, in which 3 stories may be allowed	<b><u>3 stories</u></b>
Minimum Perimeter Buffer	TBD	<b><u>5ft</u></b>
Minimum Yards	Unless otherwise specified by the Town Board as part of PAC approval, the following yards shall be provided;	
Minimum Front Yard	TBD	<b><u>0 feet</u></b>
Minimum Side Yard	TBD	<b><u>5 feet</u></b>
Minimum Rear Yard	TBD	<b><u>0 feet</u></b>
Minimum Street Frontage	100 feet	<b><u>100 feet and 61 feet</u></b>
Minimum Off-Street Parking	1.5 spaces per dwelling unit	<b><u>1.5 spaces per dwelling unit</u></b>
Minimum Indoor/Outdoor Recreation	TBD	<b><u>NONE</u></b>
Minimum Distance	TBD	<b><u>N/A</u></b>

A motion was made to modify the Minimum Lot Area, Base Density, Maximum Floor Area ratio and other bulk requirements as provided above pursuant to §4.69(B)(1). The motion was made by Councilman Dan Sullivan, which was Seconded by Councilman Brian Donohue. On a roll call vote, the votes were as follows:

Councilman Bottari - Absent  
Councilman Donohue - Aye  
Councilman Sullivan - Aye  
Councilman Valentine - Aye  
Supervisor Kenny - Aye

The motion passed by a supermajority vote of **four (4)**.

#### Rockland County Planning Department Conditions

The Town Board has received, and has considered, the General Municipal Law § 239 l & m review letter, dated November 25, 2025 submitted by the Rockland County Department of Planning, and responds to its comments and conditions as follows:

**County Comment 6** indicates that some items required pursuant to Section 4.612(A) were not provided such as delineation of various residential areas, such as a schematic of the water, sanitary sewer and stormwater management systems, market analysis, and peak-hour traffic generation.

**RESOLUTION NO. 500 - Continued**

**Response:** The Town Board hereby votes to override County Planning Comment No. 6. The basis for this override is that some of the items mentioned are not applicable or necessary for evaluation of this particular zone change application. Several items referenced by the County are applicable to new construction projects. This petition relates to a property that is already developed with water and sewer service, any issues related thereto can be addressed as part of site plan review. In addition, items such as peak-hour traffic generation, analysis of market demand, and stormwater management system as well as others have been provided by the applicant as part of the supplemental materials submitted with the petition. Any other items referenced may be addressed as part of the site plan review.

**A motion was made to OVERRIDE County Planning Comment Number 6 for the reasons set forth above. The motion was made by Councilman Brian Donohue, which was Seconded by Councilman Dan Sullivan. On a roll call vote, the votes were as follows:**

**Councilman Bottari - Absent  
Councilman Donohue - Aye  
Councilman Sullivan - Aye  
Councilman Valentine - Aye  
Supervisor Kenny Aye**

**The motion passed by a supermajority vote of four (4).**

**County Comment 8.** To the extent not already addressed, with Town Board hereby determines that 10 parking spaces dedicated to on-site retail are sufficient for the proposed project.

The applicant must adhere to and address any other conditions as set forth in the County Planning letter as part of the site plan approval process.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 501****APPROVE / 2026 TOWN BOARD MEETING CALENDAR**

**RESOLVED**, that the following 2026 Town Board Meeting Calendar is hereby approved:

01/06/26 Re-Organizational Meeting  
01/20/26 Police Commission / Regular Town Board Meeting  
02/10/26 Police Commission / Regular Town Board Meeting  
02/24/26 Regular Town Board Meeting  
03/10/26 Police Commission / Regular Town Board Meeting  
03/24/26 Regular Town Board Meeting  
04/07/26 Police Commission / Regular Town Board Meeting  
04/21/26 Regular Town Board Meeting  
05/05/26 Police Commission / Regular Town Board Meeting  
05/19/26 Regular Town Board Meeting  
06/09/26 Police Commission / Regular Town Board Meeting  
06/23/26 Regular Town Board Meeting  
07/14/26 Police Commission / Regular Town Board Meeting  
07/28/26 Regular Town Board Meeting  
08/11/26 Police Commission / Regular Town Board Meeting  
08/25/26 Regular Town Board Meeting  
09/08/26 Police Commission / Regular Town Board Meeting  
09/22/26 Regular Town Board Meeting  
10/06/26 Police Commission / Regular Town Board Meeting  
10/20/26 Regular Town Board Meeting  
11/10/26 Police Commission / Regular Town Board Meeting  
12/01/26 Police Commission / Regular Town Board Meeting  
12/15/26 Regular Town Board Meeting

Police Commission Meetings start at 6:30 pm; Town Board Meetings begin at 7:00 pm.

**RESOLUTION NO. 501 - Continued**

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 502**

**APPROVE / ONE YEAR CONTRACT FOR LIBRARY SERVICES 2026/ ORANGETOWN LIBRARY DISTRICT / CONTRACTS WITH THE BLAUVELT FREE LIBRARY, THE ORANGEBURG LIBRARY, THE PALISADES FREE LIBRARY, AND THE TAPPAN FREE LIBRARY**

**RESOLVED**, that the Town Board hereby approves a ONE (1) Year Contract with the Blauvelt Free Library, the Orangeburg Library, the Palisades Free Library and the Tappan Free Library, for library services in and throughout the boundaries of their district as set forth within the Orangetown Library District (and including the residents of Sparkill as delineated in subdivision (e) of Section 1 of Chapter 494 of the Laws of 2012) in the Town for calendar year 2026, as follows:

**BLAUVELT: RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute a ONE (1) year contract, on behalf of the Town, as proposed and written, for SIX HUNDRED NINETY TWO THOUSAND NINE HUNDRED SIXTY EIGHT AND 00/100 (**\$692,968.00**) DOLLARS, with the Blauvelt Free Library to provide library services to residents of Blauvelt, as well as to the residents of the Sparkill area delineated in subdivision (e) of Section 1 of Chapter 494 of the Laws of 2012, within the Town, and otherwise in accordance with the terms of a contract incorporated herein by reference.

**ORANGEBURG: RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute a ONE (1) year contract, on behalf of the Town, as proposed and written, for

FIVE HUNDRED SEVENTY THOUSAND NINE HUNDRED SEVENTY-TWO AND 00/100 (**\$570,972.00**) DOLLARS, with the Orangeburg Library to provide library services to residents of Orangeburg, as well as to the residents of the Sparkill area delineated in subdivision (e) of Section 1 of Chapter 494 of the Laws of 2012, within the Town, and otherwise in accordance with the terms of a contract incorporated herein by reference

**PALISADES: RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute a ONE (1) year contract, on behalf of the Town, as proposed and written, for FOUR HUNDRED EIGHT THOUSAND AND 00/100 (**\$408,000.00**) DOLLARS, with the Palisades Free Library to provide library services to residents of Palisades, as well as to the residents of the Sparkill area delineated in subdivision (e) of Section 1 of Chapter 494 of the Laws of 2012, within the Town, and otherwise in accordance with the terms of a contract incorporated herein by reference.

**TAPPAN: RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute a ONE (1) year contract, on behalf of the Town, as proposed and written, for SEVEN HUNDRED THIRTY EIGHT THOUSAND TWENTY TWO AND 00/100 (**\$738,022.00**) DOLLARS, with the Tappan Free Library to provide library services to residents of Tappan, as well as to the residents of the Sparkill area delineated in subdivision (e) of Section 1 of Chapter 494 of the Laws of 2012, within the Town, and otherwise in accordance with the terms of a contract incorporated herein by reference.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 503**

**APPROVE 2026 AGREEMENT WITH HUDSON VALLEY HUMANE SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS FOR SHELTER/POUND SERVICES**

**RESOLVED**, that the Town Board authorizes and approves an Agreement with Hudson Valley Humane Society for the Prevention of Cruelty to Animals by quarterly payments for fiscal

**RESOLUTION NO. 503 - Continued**

year 2026 for the statutory shelter/pound services required to be provided by the Town, in accordance with the terms of the Agreement, a copy of which is expressly incorporated herein by reference, and the Supervisor is hereby authorized to sign same.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 504****APPROVE ONE YEAR CONTRACT 2026/ FIRE PROTECTION SERVICES/ BLAUVELT FIRE PROTECTION DISTRICT/ BLAUVELT VOLUNTEER FIRE COMPANY INC.**

**RESOLVED**, that the Town Board hereby approves a ONE (1) YEAR contract with the Blauvelt Volunteer Fire Company, Inc., for Fire Protection Services in and throughout the Blauvelt Fire Protection District, within the Town, for year 2026, in the sum of SEVEN HUNDRED FOUR THOUSAND AND 00/100 (\$704,000.00) DOLLARS, (which sum includes Workers Compensation Insurance), and as otherwise in accordance with the terms of the Contract incorporated herein by reference.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 505****APPROVE / AUTHORIZE TOWN ATTORNEY TO SIGN SETTLEMENT DOCUMENTS / TAX CERTIORARI PROCEEDING RE. VERIZON NEW YORK INC. V. TOWN OF ORANGETOWN (TAX LOT #74.11-2-3)**

**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 *Verizon New York Inc. v. Town of Orangetown* (NYS Supreme Court, Rockland County, Index Numbers 032797/2022, 033112/2023, 033870/2024 & 034628/2025), for property commonly known as 23 Kings Highway, Orangeburg (Tax Map Designation: 74.11-2-3), for the tax certiorari filing years of 2022 through 2025, for a total refund by the Town of \$9,565.00, a total refund by the School District of \$34,771.00, and a total refund by the County of \$2,216.00. The South Orangetown Central School District has approved of this settlement. Interest 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 Dan Sullivan and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 506****APPROVE CARETAKER AGREEMENT 2026 / HENRY V. BORST PARK / INCREASE / BRIAN EDWARDS**

**RESOLVED**, that the caretaker agreement for the property located at 212 North Main Street, Pearl River, New York (Henry V. Borst Park), with an increase, for a fee of ONE THOUSAND FOUR HUNDRED THIRTY AND 00/100 (\$1,430.00) DOLLARS per month, for a term from January 1, 2026 through December 31, 2026, between the Town and BRIAN EDWARDS is hereby approved and the Supervisor is hereby authorized to sign same.

**RESOLUTION NO. 506 - Continued**

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 507****APPROVE CARETAKER AGREEMENT 2026/ NIKE PARK / INCREASE / LOUIS CAPUTO**

**RESOLVED**, that the caretaker agreement for the property located at 1 Nike Lane, Orangeburg, New York (Nike Park), with an increase, for a fee of ONE THOUSAND THREE HUNDRED NINETY AND 00/100 (\$1,390.00) per month for a term from January 1, 2026 through December 31, 2026, between the Town and LOUIS CAPUTO is hereby approved and the Supervisor is hereby authorized to sign same.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 508****APPROVE / LEND ASSISTANCE / 2025 STAC WINTER WONDERLAND / SATURDAY, DECEMBER 6, 2025**

**RESOLVED**, that upon the completion of the necessary paperwork the Superintendent of Parks, Recreation and Building Maintenance has submitted to the Town Board for approval the use of the Town Showmobile for use at the St. Thomas Aquinas Winter Wonderland Event to be held on December 6, 2025. St. Thomas Aquinas College has submitted a certificate of insurance naming the Town of Orangetown as being additionally insured.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 509****APPROVE / LEND ASSISTANCE / 2025 SHARE CHRISTMAS AND THE HOLIDAYS / FRIDAY, DECEMBER 12, 2025**

**RESOLVED**, upon completion of all necessary paperwork and the recommendation of the Superintendent of Highways and Chief of Police the Town Board hereby approves the Pearl River Rotary Club's request for assistance, which includes police detail from the Police Department and an enhanced security perimeter, barricades, trash barrels, and a message board from the Highway Department for their Share Christmas and the Holidays Event to be held on Friday, Dec. 12, 2025 from 6pm-10pm with a rain date of December 20, 2024.

**RESOLVED**, that upon the completion of the necessary paperwork the Superintendent of Parks, Recreation and Building Maintenance has submitted to the Town Board for approval the use of the Town Showmobile and two porto-jons (1 regular, 1 handicapped) for use at the Pearl River Rotary Club Share Christmas and the Holidays event to be held on December 12, 2025. The Pearl River Rotary Club has submitted a certificate of insurance naming the Town of Orangetown as being additionally insured.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 510  
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 12-2-C) for a total of \$902,261.48.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 511  
ENTER EXECUTIVE SESSION**

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

**RESOLVED**, at 8:10 pm, the Town Board entered Executive Session to discuss matters relating to personnel.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 512  
RE-ENTER RTBM / ADJOURNED / MEMORY**

**RESOLVED**, at 8:32 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Juan Carlos Fernandez**, *Resident of Pearl River, Marine Veteran and Retired NYPD Detective* and **Marie Iorio**, *Resident of Orangeburg and Mother of Lisa Porco from the Police Records Department*

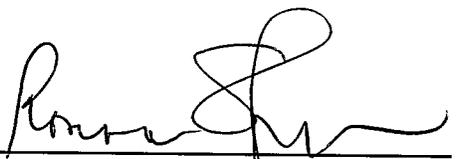
Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

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

**RE: HNA Palisades Community Education & Important Issues**

EXHIBIT

12-2-B1

Town Leadership,

I think it is important that town leadership do a better job at discussing density and project parameters as it relates to HNA Palisades, but other pending projects as well. Even though we do not have formal conceptual site plan for HNA Palisades, it is important to dispel notions that are inaccurate in reference to its current zoning, or what the Memorandum of Understanding actually means.

As it is currently presented 342 units spread over 105 acres represents a density of approximately 3.25 units per acre, which is in keeping with most of how Orangetown has been historically zoned and developed. This would equate a potential project there with the same confines as R-15 zoning within Orangetown which is predominant in most areas of our community. This would indicate one home per approximately .30 of acreage.

This would include Palisades, where many areas within the Tappan-Palisades Border including Horne Tooke Rd. and the associated side streets are zoned in accordance with R-15, or one home per approximately .30 - .39 of an acre.

In addition to this, at a clustered density of 3 units per acre, more than 65% of the existing site should be able to be preserved through proactive and creative planning and the low density model as prescribed under the Memorandum of Understanding. These are all things town leadership should be discussing publicly in reference to accurate information being discussed surrounding the project.

Through previous planning it was recommended that all homes on the site be executive style townhomes, designed much in the way of the recently approved Gatto Lane Project in Pearl River, NY. These townhomes feature their own driveways and garage, and appear more single family in nature. Additionally, it was discussed that these homes in negotiations with the development team, be for sale versus rental. While the exterior may slightly differ, the concept of executive clustered town homes should remain. It was also discussed to work with the developer on historic Dutch Colonial architecture as a nod to Sneedens Landing and Palisades area in general. Working to create a project that appears has always been within the area and a focus on connecting to the heavy historical past of the immediate area.

The tax benefits would be immense for the town in a for-sale town-home scenario versus for rent. On an average taxable amount of \$15,000 per home, the project would seek to provide \$5,130,000 in total net property tax benefit at full build out of for sale units. I am utilizing conservative numbers in my estimation of total tax per unit. The town would stand to benefit approximately \$1.7 million annually utilizing those numbers.

Again none of the breakdown noted above has even been discussed conceptually or presented to residents as a potential. Since the Memorandum of Understanding is non-binding at its current state, the town can push to enact all of those items mentioned above as standards of project and plan approval. This in reference to the design and approved site plan, and the contingent approvals based on these being for-sale town homes.

As a side note, the town might seek to amend current R-15 zoning to allow for projects that conform to 3.33 unit per acre standard, but are not designed as a traditional .30 lot subdivision. By amending this zoning to allow for clustered town homes, you eliminate the need for creating new floating zones, or zone text amendments, or any other creative zoning tool. You can simply state for any R-15 developable sites over 5 acres in size, R-15 going forward is 3.33 units per acre, and can be designed in a range of ways that maximize preservation of existing land with samples, which can include clustered town homes that conform to 3.33 units per acre overall. If this reasonable amendment to R-15 was accomplished, this project would fit within the exact parameters of an amended R-15 zone. This would help additional projects within the town in the future as well, by providing options stylistically to how R-15 projects may be designed and implemented.

NOTICE OF POSTING: NOTICE OF PUBLIC HEARING – ZONE CHANGE REQUEST / TRI BEE 2 INC  
77 E CENTRAL AVE AND 80-84 E  
WASHINGTON AVE, PEARL RIVER

**EXHIBIT**

12-2-B

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

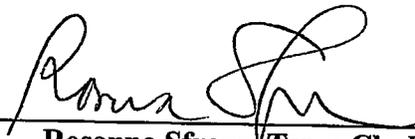
SS.

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.

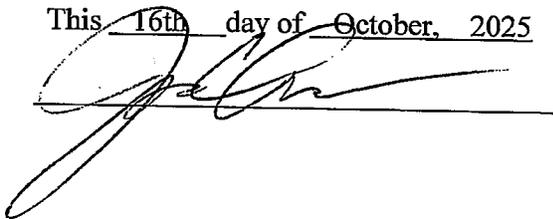
That, on the 16th day, of October, 2025 she caused to be conspicuously  
posted and fastened up a notice, a true copy of which is annexed hereto and made a part  
of hereof, in the following places, at least one of which is a public place within the  
**TOWN OF ORANGETOWN**, New York.

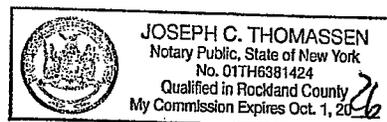
1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.
- 5.

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

Subscribed and sworn to before me

This 16th 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 December 2, 2025 at 7:05 pm, on a proposed Local Law, amending Chapter 43, § 2.2, establishing the Town Zoning Map, to change the zoning district of the parcels known as 77 E. Central Ave and 80-84 E. Washington Ave in the hamlet of Pearl River (68.16-6-13.1, 13.2 & 13.3) from "RG" and "CS" to "PAC"..

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:

11/21/2025

Linda Tuttle

Subscribed and sworn to before me this 21 day of November, 2025

Kaitlyn Felty  
exp 3.7.27

Notary Public  
State of Wisconsin, County of Brown

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**NOTICE TO BIDDERS**

**NOTICE IS HEREBY GIVEN** that sealed proposals will be received by the Town of Orangetown, at the office of the Town Clerk, Town Hall, 26 Orangeburg Road, Orangeburg, New York 10962, until 10:30AM on Monday, December 15, 2025, and then be publicly opened and read aloud at 11:00AM.

Copies of the Specifications, Bid Blanks and all necessary information may be obtained at the Office of the Town Clerk, between the hours of 9:00AM and 5:00PM, Monday through Friday. Bids must be submitted on official forms and in sealed envelopes at the above address and shall bear on the face thereof the name and address of the bidder, and the words "2026 Bid for Blue Hill and Broadacres Golf Course Tree Removal".

All proposals must be accompanied by a Statement of Non-Collusion in conformity with the requirements of Section 103-d of the General Municipal Law, as amended, and security in a sum equal to the five percent (5%) of the amount proposed.

Simultaneously with its delivery of the executed Agreement, the Contractor shall furnish to the Owner two (2) executed bonds in an amount at least equal to one hundred percent (100%) of the Contract Price, as security for faithful performance (Performance Bond) of this Contract and the for payment of all persons performing labor on the project under this Contract and for the payment of all persons performing labor and furnishing materials (Payment Bond) in connection with this Contract, in such form as acceptable to the Town Attorney and by a surety company authorized to transact business in the State of New York.

The Contractor shall furnish to the Owner a Maintenance Bond in the amount of one percent (1%) of the amount of the Contract, prior to final payment and executed by the Contractor as principle and having surety thereon a surety company acceptable to the Owner guaranteeing that the Contractor will either repair any work found to be defective or if it has been rejected by the Owner, remove it from the site and replace it at no additional cost to the Owner. The bond shall remain in effect for a period of one (1) year from the date of substantial completion.

The wages and supplements to be paid to laborer, workman or mechanic performing work under this Contract shall be not less than the prevailing rate of wages and supplements as defined and determined by the New York State Labor Law or the Davis-Bacon Act (40 USC276a to a-7) as supplemented by Department of Labor regulations (29 CFR Part 5), as applicable, a copy of which, as applicable, is attached hereto or to the associated Documents.

Proposals are requested from any and all parties including but not limited to minority businesses and enterprises operated and conducted by women.

The Town reserves the right to reject any and/or all proposals.

Dated: November 21, 2025

**ARIC T. GORTON**  
Director  
Office of Parks and Recreation  
81 Hunt Rd.  
Orangeburg, NY 10962  
(845) 359-6503  
agorton@orangetown.com

**ROSANNA SFRAGA**  
Town Clerk

11850463

**TOWN OF ORANGETOWN  
AFFIDAVIT OF POSTING AND MAILING NOTICES  
FOR SPECIAL PERMIT / ZONE CHANGE**

Project Name: 77 E CENTRAL AVENUE

Address: 77 E CENTRAL Ave + 80-84 E Washington Ave, Pearl River

Donald Orfini being duly sworn, deposed that he/she is the applicant  
(Name)

herein, or is representing the applicant herein:

That he/she resides at 4 Retz Rd, Pearl River, N.Y. 10965

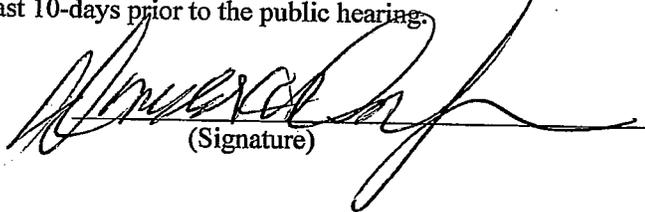
That heretofore and the 21<sup>st</sup> day of Nov., 2025

**Postings**

He/She posted the required Notice of Public Hearing sign as required pursuant to the Orangetown Code, Chapter 43, Article 10.44 by posting the attached Notice on every lot corner and at least once every One Hundred (100) feet thereafter, facing each public street on which the property abuts. Such sign has been displayed for a period of not less than 5-days immediately preceding the hearing date. The sign was not set back more than 10 feet from any property or street line, was not less than two feet or more than six feet above grade at the property line and was clearly visible from the property line.

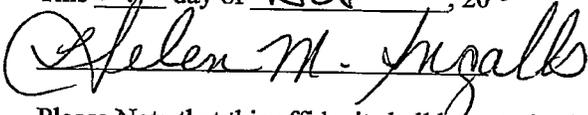
**Notices**

He/She mailed the required Notice of Public Hearing as required pursuant to Orangetown Code, Chapter 43, Article 10.44, by mailing the Notice to property owners within at least 500 feet of the subject property as measured from the front, side and rear lot lines of the subject parcel (excluding public roadways, rights of way, and property owned by any public utility or public entity in measuring the 500 feet) as well as all properties within 500 feet of the subject parcel along both sides of parcel, along both sides of any street or roadway on which the subject parcel abuts, at least 10-days prior to the public hearing.

  
(Signature)

Subscribed and sworn to before me

This 21<sup>st</sup> day of Nov, 2025



HELEN M. INGALLS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01IN6129380  
Qualified in Rockland County  
Commission Expires June 20, 2029

Please Note that this affidavit shall be notarized with the "Notice" & list of abutting property owners to whom the notices were sent and shall be submitted to the Town Clerk before or at the commencement of the Public Hearing.

**TOWN OF ORANGETOWN  
AFFIDAVIT OF POSTING AND MAILING NOTICES  
FOR SPECIAL PERMIT / ZONE CHANGE**

Project Name: 77 E. CENTRAL AVE

Address: 77 E. Central Ave, Pearl River, N.Y. 10965

Helen Ingalls being duly sworn, deposed that he/she is the applicant  
(Name)

herein, or is representing the applicant herein:

That he/she resides at 91 Riverside Terr, Blauvelt, NY 10913

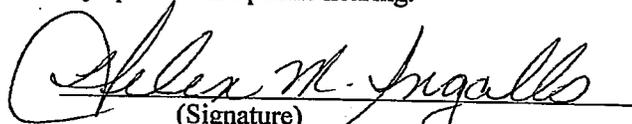
That heretofore and the 13<sup>th</sup> day of Nov., 2025

**Postings**

He/She posted the required Notice of Public Hearing sign as required pursuant to the ~~Orangetown Code~~, Chapter 43, Article 10.44 by posting the attached Notice on every lot corner ~~and at least once every One Hundred (100) feet thereafter, facing each public street on which the property abuts.~~ Such sign has been displayed for a period of not less than ~~5-days~~ immediately preceding the hearing date. The sign was not set back more than 10 feet ~~from any property or street line,~~ was not less than two feet or more than six feet ~~above-grade~~ at the property line and was clearly visible from the property line.

**Notices**

He/She mailed the required Notice of Public Hearing as required pursuant to Orangetown Code, Chapter 43, Article 10.44, by mailing the Notice to property owners within at least 500 feet of the subject property as measured from the front, side and rear lot lines of the subject parcel (excluding public roadways, rights of way, and property owned by any public utility or public entity in measuring the 500 feet) as well as all properties within 500 feet of the subject parcel along both sides of parcel, along both sides of any street or roadway on which the subject parcel abuts, at least 10-days prior to the public hearing.

  
(Signature)

Subscribed and sworn to before me

This 13<sup>th</sup> day of Nov., 20 25

Donald Brenner

DONALD BRENNER  
NOTARY PUBLIC, State of N.Y.  
No. 02BR4510200  
Qualified in Rockland County  
Commission Expires May 31, 20 27

Please Note that this affidavit shall be notarized with the "Notice" & list of abutting property owners to whom the notices were sent and shall be submitted to the Town Clerk before or at the commencement of the Public Hearing.

**DEPARTMENT OF PLANNING**  
Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
*Acting Commissioner*

**Richard M. Schiafo**  
*Deputy Commissioner*

November 25, 2025

Orangetown Town Board  
20 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 68.16-6-13.3, 68.16-6-13.1, 68.16-6-13.2

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M  
**Map Date:** 08/07/2025

**Date Review Received:** 10/16/2025

**Item:** *Tri Bee 2 Inc - 80 East Washington Avenue (GML-25-0529)*

Map amendment application to rezone three parcels, totaling 0.74 acres, from the CS and RG zoning districts to the Planned Adult Community (PAC) floating zoning district. The rezoning will permit the construction of a three-story mixed-use building for senior citizen housing with commercial space at street level. The existing buildings on the site will be demolished. The site plan includes 5,000 square feet of commercial space, 20 residential units, and 53 parking spaces.

South side of East Washington Avenue, North side of East Central Avenue, approximately 285 feet west of North John Street

**Reason for Referral:**

E Central Av (County Route 30)

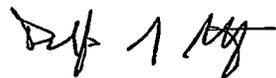
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***Recommend the Following Modifications***

- 1 A review must be done by the Rockland County Department of Health and any comments or concerns addressed.
- 2 A review must be completed by the Rockland County Sewer District No. 1, any comments or concerns addressed, and any required permits obtained.
- 3 A review must be completed by the Rockland County Highway Department, any comments or concerns addressed, and any required permits obtained.
- 4 A review must be completed by the County of Rockland Office of Fire and Emergency Services, Town of Orangetown fire inspector, or the Pearl River Fire District to ensure that the site is designed in a safe

**Tri Bee 2 Inc - 80 East Washington Avenue (GML-25-0529)**

- manner with easy access to the structure, and sufficient maneuverability on the site for emergency vehicles.
- 5 The Town Board shall be satisfied that the proposal meets the requirements for the PAC floating zone outlined in Section 4.6 of the Town of Orangetown Zoning Code.
  - 6 Additionally, approval of a PAC requires a conceptual site plan that includes all items listed under Section 4.612A(2). The Town Board must evaluate and confirm that each item under this section is satisfied before a PAC can be approved. Some of these items were not provided with this application, including, but not limited to a delineation of the various residential areas, a schematic of the water, sanitary sewer, and stormwater management systems, a map with the physical characteristics of the site, estimate of peak-hour traffic generation, an analysis of market demand, and a comparison of the proposed development versus the likely development yield under existing zoning. Additional requirements listed under Section 4.610, such as lighting of walkways, parking requirements, and landscaped areas and buffers cannot be evaluated without the respective lighting and landscape plans. The application shall not be approved until these missing components are provided and evaluated.
  - 7 As required by New York State General Municipal Law, Section 239-m please refer any site plan applications to this Department for review for the proposed Planned Adult Community that may result from the proposed zone change.
  - 8 There are no parking requirements established for retail uses under the PAC floating zone. The Town shall consider if the 10 proposed spaces dedicated to the on-site retail are sufficient for the proposed use.
  - 9 Water is a scarce resource in Rockland County; thus, proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed and approved by the Rockland County Department of Health prior to construction in order to ensure compliance with Article II (Drinking Water Supplies) of the Rockland County Sanitary Code and Part 5 of the New York State Sanitary Code.
  - 10 For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health prior to construction.
  - 11 Pursuant to New York State General Municipal Law (GML) Sections 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County's Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
  - 12 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County agencies are prohibited from issuing a county permit, license, or approval until the report is filed with the County's Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner's report approving the proposed action or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



---

Douglas J. Schuetz  
Acting Commissioner of Planning

**Tri Bee 2 Inc - 80 East Washington Avenue (GML-25-0529)**

cc: Supervisor Teresa Kenny, Orangetown  
Rockland County Department of Health  
Rockland County Highway Department  
Rockland County Planning Board  
Rockland County Sewer District No. 1  
Jay A. Greenwell, PLS, LLC  
Donald Brenner, P.E., L.L.B.

\*New York State General Municipal Law § 239(5) requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions nor determines whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

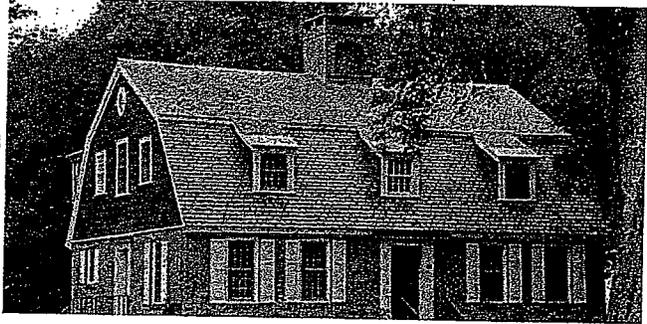
Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of its final action with the County of Rockland Department of Planning within thirty (30) days after the final action. A referring body that acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

**RE: Planned Adult Community (PAC) Zone Designation on 77 E. Central Avenue and 80-84 E. Washington Avenue, Pearl River**

**EXHIBIT**  
12-2-C

I have continuously attempted to appeal to town leadership in reference to architecture and design of projects coming into the town, while not specifically only for this pending project, it has been advocated to work with development teams proposing projects in Orangetown, to take a look into historical dutch colonial architecture, as we are a town that is rich in this architectural history, but also that has also been our town slogan forever.

While this has significant benefits including a nod to our historical past, it allows projects that are proposed to fit the existing architecture and feel as though they were always part of our community.



In reference to this particular project, I have included a rendering of a historic dutch colonial home with a barn-style mansard roof. My purpose for this, is that for any conceptual residential plan that is submitted to the towns attention, a design in historical dutch colonial architecture such as this included rendering helps to lower sight lines and visual height line appearances. This technique helps to make a 3 -story residential design look like a two story design. It also gives the buildings a less commercial look, and more residential design.

If you look at the attached photo, a complete second floor is encased within that particular single family residential building, but with the dutch colonial barn-mansard roof, the height and sight line is visually brought downward to give a much less imposing stature, essentially one story residential with a roof-line attic space. In reference to the Pearl River PAC project, this is especially helpful, as a design implementing such principles would bring the visual sight line and imposition of the structure downward as to not appear as three stories in stature, and also more residential in look.

The town could ask for certain considerations of this style of architecture before proposed projects are even designed and submitted. These building materials and concepts costs the same, but we have gotten into the habit of letting development teams and their engineers simply propose what they would like, instead of town leadership giving visual recommendations or guidelines as to what the town board and planning boards would look favorably upon as far as design. This is especially important in situations of zone changes, special permit, or other items which require expressly authorized town board approval before proceeding forward to our land use boards.

Making concepts better at the onset, assists our land use boards as well as potentially educating both ACABOR and the Planning Board to these concepts, and what the council supports from architecture and design going forward. We have not done enough to connect to our architectural past as a community, and some of these concepts actually assist in creating better projects, such as the dutch colonial barn-mansard roof. In years' prior I attempted to work with a different council to codify some of these options and allow for more of a town aesthetic sample for projects, which was not fully implemented.

This particular zone change would benefit from being designed in such a way that could test some of the architectural principles noted above, and potentially utilizing the dutch colonial barn-mansard style roof to camouflage the 3<sup>rd</sup> floor of the community, and attempt to visually make the building appear as a 2 story building with historical residential look, as evidenced through in the included rendering.

Town of Orangetown

DATE: December, 2, 2025

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	111225	\$ 187,148.16
	111925	\$ 61,352.36
	120225	\$ 653,760.96
		\$ 902,261.48

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

12-2-D

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**TOWN OF ORANGETOWN  
FINANCE OFFICE MEMORANDUM**

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



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The audit for the Town Board Meeting of 12/2/2025 consists of 3 warrants for a total of \$902,261.48.

The first warrant had 8 vouchers for \$187,148 and was for utilities and the water hydrants.

The second warrant had 9 vouchers for \$61,352 and was for utilities and Police dental insurance.

The third warrant had 121 vouchers for \$653,760 and had the following items of interest.

1. 29 Corporate Drive, LLC - \$100,000 for escrow return.
2. CSEA Employee Benefit Fund - \$35,404 for dental benefits.
3. Environmental Construction - \$28,853 for sewer line repairs.
4. Global Montello - \$21,119 for fuel.
5. Granicus - \$26,059 for Building software.
6. Lite Concepts Ltd. - \$6,736 for street light repairs.
7. Long Electrical – Mechanical - \$8,750 for Sewage plant repairs.
8. Otis Elevator Co. - \$102,616 for elevator modernization (Police Side – bonded).
9. Precision Concrete Solutions - \$11,100 for repair of sewer doors.
10. Slack Chemical Co. - \$13,182 for sewer chemicals.

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

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

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