



**TOWN OF ORANGETOWN
REGULAR TOWN BOARD MEETING MINUTES
December 16, 2025**

This meeting was opened at 7:00 PM. Supervisor Teresa M. Kenny presided and Rosanna Sfraga, Town Clerk, called the roll.

Present were:
Councilperson Paul Valentine
Councilperson Jerry Bottari
Councilperson Brian Donohue
Councilperson Dan Sullivan
Supervisor Teresa M. Kenny

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

Pledge of Allegiance to the Flag

PRESENTATION:

American Legion Ladies Auxiliary Unit #329 Pearl River, NY Check Presentation

DISCUSSION:

Workshop of Agenda Items

RESOLUTION NO. 513

OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby opened.

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

Motion: 5 - 0

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

Noes: None

Summary of Public Comments:

Alex DiMenna, Blauvelt, submitted comments regarding the Contract with GreenPlan Inc., the Audit and PAC zoning issues (Exhibit 12-16-A).

RESOLUTION NO. 514

CLOSE PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby closed.

RESOLUTION NO. 514 - Continued

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 515

OPEN PUBLIC HEARING / ADDITION TO TOWN CODE / 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.

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

Motion: 5 - 0

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

Noes: None

Rosanna Sfraga, Town Clerk, presented the Affidavits of Posting & Publication, which are labeled Exhibit 12-16-B and made a part of these minutes.

Summary of Public Comments:

Alex DiMenna, Blauvelt, congratulated the Town Board for a nice job on this legislation.

RESOLUTION NO. 516

CLOSE / PUBLIC HEARING / ADDITION TO TOWN CODE / 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.

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 517

DESIGNATION OF LEAD AGENCY / 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 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.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 518
ADOPTION OF LOCAL LAW NO. 14 OF 2025 ADDING CHAPTER 16 TO THE TOWN
CODE ENTITLED "FOOD TRUCKS"**

RESOLVED, that the Town Board hereby adopts Local Law No. 14 of 2025 (Exhibit 12-16-C), 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.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 519
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,

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.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 520
RESUME AND CLOSE / PUBLIC HEARING OF NOVEMBER 18, 2025 / 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 resumed and closed with no action taken by the Town Board on the current proposal.

The applicant will be submitting a new petition at a later date.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO.521
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

RESOLUTION NO.521 - Continued

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; and

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.

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 522**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.

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 523**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.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 524
APPROVE AMENDMENT / MEMORANDUM OF UNDERSTANDING / ROCKLAND COUNTY
INTELLIGENCE CENTER AND REGIONAL INVESTIGATIVE RESOURCE CENTER**

WHEREAS, pursuant to Town Board Resolution 2025-348 the Town Board approved an intermunicipal agreement (IMA) with the County of Rockland the County of Rockland and other local police departments to arrange for reimbursement and payment to each local police department for assigning officers to the Rockland County Intelligence Center (RCIC) and the Rockland County Regional Investigative Center (RCIC), which are County agencies that provide coordinated law enforcement resources and intelligence to the County and local municipal police departments; and

WHEREAS, the IMA expires as of December 31, 2025 and the County has proposed that all parties execute an amendment extending the previously approved IMA through December 31, 2026, which amendment has been reviewed and approved by the Chief of Police,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby approves a certain amendment to the Intermunicipal Agreement ("IMA") dated July 24, 2025 and previously approved by the Town Board pursuant to Town Board resolution 2025-348, by and between the County of Rockland and the Town of Orangetown and other local municipal police departments as set forth therein, in accordance with the terms of the said IMA from the time of the Town's execution of the amendment through December 31, 2026; and

IT IS FURTHER RESOLVED, that the Supervisor is hereby authorized to sign such IMA and to take further steps as may be necessary to effectuate its terms.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 525
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.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 526
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

RESOLUTION NO. 526 - Continued

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

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 527

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.

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 528

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.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 529
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.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 530
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.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 531
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.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 532
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 (Exhibit 12-16-D) for a total of \$1,202,929.06.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 533
ENTER EXECUTIVE SESSION**

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

RESOLUTION NO. 533 - Continued

RESOLVED, at 7:21 pm, the Town Board entered Executive Session to discuss litigation.

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 534

RE-ENTER RTBM / ADJOURNED / MEMORY

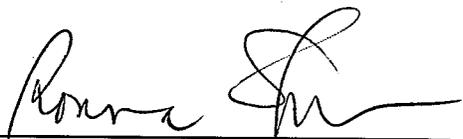
RESOLVED, at 7:57 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Pieter Grosbeck**, *Resident of Orangeburg, Ex-Chief and Lifetime Member of the Blauvelt Volunteer Fire Company, and Ranger at Blue Hill Golf Course* and **Yvonne Schweizer**, *Former Resident of Pearl River*.

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

Motion: 5 - 0

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

Noes: None



Rosanna Sfraga, Town Clerk

December 16th, 2025 RTBM - Public Comment

EXHIBIT

12-16-A

TOWN OF ORANGETOWN
2025 DEC 17 9:59
TOWN CLERK'S OFFICE

Town Leaders,

I wanted to briefly discuss two agenda items for tonight's regular town board meeting below.

Agenda Item # 9 - Contract with GreenPlan Inc.

The sample contract with GreenPlan Inc. was not provided with tonight's printed back up materials to review or included with the provided printed agenda. But the draft back up posted online through the town website does have the sample contract and what is included with GreenPlan. I had wanted to ask that any time we have a potential contract or purchase, that the specifications are provided in the supporting backup documentation for the meeting. While I did originally think we could have attempted to handle the planning for the Community Preservation Fund in-house, this contract presents us a unique opportunity to fix several potential zoning issues I have recently noted in prior communications.

If we utilize this contract to address issues previously submitted in writing regarding PAC zoning Density in Downtown districts as well as cluster zoning in R-15 for preservation of more natural land area, the contract itself could prove beneficial in a multitude of ways that connect directly to zoning integrity and preservation of land going forward. I believe we should utilize this contract to fix known zoning issues, while also providing better clarity in terms of zone utilization and associated specifications. The copy of the contract that I was able to review listed the potential for up to 8 community meetings, but it might be more beneficial to have a dedicated Community Preservation Fund Planning Committee interact with GreenPlan. I wanted to share thoughts prior to the execution of the contract, on what this could look like for the benefit of the town.

A potential idea would be to have a 9 Member Community Preservation Fund Planning Committee with ZBA Chairperson, Planning Board Chairperson, and ACABOR Chairperson, with 6 additional interested community members that have a background and desire in land use planning and preservation efforts. This encourages the meetings to be focused upon planning ideas and our Comprehensive Plan, versus having generalized meetings with the potential of low attendance, or not having the desired background in land use and preservation represented. Other interested members of the community will be able to share thoughts and concerns to this committee. Additionally, you can also have a town council liaison to this committee as well. Community Preservation and proactive planning does not mean the town must buy any piece of land that becomes available, but rather seeks to creatively plan public-private partnerships to encourage responsible development and redevelopment of certain lands, cluster zoning concepts that can provide up to 75% more open protected space, and a focus on our existing zoning while cataloguing abandoned or deteriorating parcels. These are all items that can be successfully accomplished through this contract, but also having the right committee in place with knowledge and foresight to assist the planning process, will ensure this contract provide the most value to the town.

Agenda Item # 20: Pay Vouchers

The copy of tonight's meeting agenda backup did not include the detailed breakdown of \$1,202,929.06 of pay voucher requests, although the online version of the draft backup materials did. I would ask anytime we are paying out vouchers such as this, that the detailed breakdown that makes up the \$1.3-million-dollar figure is included and provided for reference on the agenda under the pay vouchers section, even though the Director of Finance did verbally discuss the line items.

RE: PAC Zoning Potential Issues & Necessary Fixes

Town Leadership,

I have previously spoken in reference to our Planned Adult Community (PAC) zone, and the need to have real standards regarding the utilization of this zone, it was specifically discussed around downtown hamlet center areas of Orangetown.

By not delineating a different set of codified zoning requirements in downtown areas versus the rest of Orangetown, we are opening the town to immense issues. As noted by the recent PAC presentation, many approved PAC projects within our downtown area hover around 30 units per acre but our PAC zoning standard is 6 units per acre. There is immense difference between projects designed within our downtown hamlet areas such as Pearl River, versus the rest of Orangetown.

Without designating a specific set of standards for our hamlet areas, we are essentially creating conflicting land use law around constantly changing standards and also not having real standards to stand by. This makes it very difficult to implement and opens the town to potential issues and land use lawsuit challenges for projects that are seeking the same considerations a hamlet-area project has received, for an area located outside of that downtown district.

For example, under current ambiguous law and previous project approvals, why wouldn't a developer seek a project in accordance with the 30 units per acre that has been accepted within our downtown hamlet areas? I would point to the fact that there is no separation of the zoning between hamlet area versus everywhere else within town, and that the town has already approved multiple 27-29 unit per acre PAC developments that do not meet conformance to actual PAC standards. Even though some standards were amended, projects were approved prior to this amendment and this does not cover the non-confirming density situation. We open ourselves up to the issue of not uniformly enforcing standards without an amendment that clearly sets parameters for designated downtown hamlet centers versus the rest of Orangetown.

I am proposing a two column breakdown and revision of PAC floating zone for Hamlet Downtown areas as identified by the town council, and then our traditional PAC standards for all other areas within town. This with denotations that the density and design parameters of PAC within Downtown Hamlet areas, is not able to be utilized in regions outside of downtown areas.

For example, the town can simply state that PAC-H (PAC Hamlet-Center) only applies to projects within the downtown Pearl River Downtown Developmental District as prescribed by the board, and is to be in keeping with the generally accepted density of the Pearl River Downtown area. Everywhere else in Orangetown is considered are regular standard PAC guidelines. The two columns would show the break down for each set of standards. This will also explicitly set the parameters that what is allowed per PAC in downtown hamlet areas, is not applicable elsewhere within Orangetown, outside of such downtown hamlet centers.

Additionally, I mentioned the fact that the floating zone is now being utilized over more zones such as RG/CS, that previously we have not authorized. Initially I believe, it was only allowed in OP zones as an overlay (which might have changed.) We open ourselves to issues by not delineating acceptable existing zones for consideration of this floating zone, as well as if the zones under consideration are different within Downtown Hamlet Centers, versus the rest of Orangetown. This is something that must be addressed sooner, rather than later. Is the town stating that this particular floating zone can be utilized over any existing non-housing zone at the discretion of town council? If the town is not specific as to process or what constitutes an acceptable request for PAC zoning, the community is opened to further issues. We need to work to restore standards and balance to this zone, and parameters that support the action that the council has taken with respect to downtown area utilization, versus utilization of PAC outside of those areas.

TOWN ENGINEER'S OFFICE
2023 JUN 11 11:00
TOWN OF ORANGETOWN

**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 28, 2025, a public hearing will be held by the Town Board on December 16, 2025 at 7:05 pm, on a proposed Local Law, to add Chapter 16 entitled "Food Trucks" to the Town Code, which provides for the regulation of food trucks in the Town of Orangetown.

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: November 4, 2025

Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney

AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown

Linda Tutz 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:

12/01/2025

Subscribed and sworn to before me this 01 day of December, 2025

Notary Public
State of Wisconsin, County of Brown

Linda Tutz

Amy Kokott

AMY KOKOTT
Notary Public
State of Wisconsin

Exp 6/30/2029

**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 28, 2025, a public hearing will be held by the Town Board on December 16, 2025 at 7:05 pm, on a proposed Local Law, to add Chapter 16 entitled "Food Trucks" to the Town Code, which provides for the regulation of food trucks in the Town of Orangetown.

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: November 4, 2025

**Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney
December 1 2025
LNYS0402171**

**LOCAL LAW NO. 14 OF 2024,
TO ESTABLISH A NEW CHAPTER 16
OF THE CODE OF THE TOWN OF ORANGETOWN
TO BE ENTITLED "FOOD TRUCKS."**

Be it enacted by the Town Board of the Town of Orangetown, as follows:

Section 1. Recitals and Legislative Intent

It is hereby found and determined that a mechanism providing for permits for mobile food vendors, i.e., "food trucks," should be allowed to provide the residents and visitors to Orangetown additional options for dining and the purchase of edible commodities, as a supplement to the regulations of the Town Code, Chapter 18, entitled Hawking and Peddling. It is further found and determined that, in an effort to protect the health, safety and welfare of the residents and the consuming public, the operation of food trucks should be limited to a relatively small number, with the food truck permits being granted on a periodic basis, the operation of which should be further regulated to ensure adequate location, accommodation and safe operation.

Section 2. Adoption of new Chapter 16 entitled "Food Trucks"

A new Chapter 16 is hereby inserted into the Code of the Town of Orangetown ("Orangetown Code") to read as follows:

Chapter 16. Food Trucks.

§16-1. Purpose.

The purpose of this Chapter is to regulate food trucks within the unincorporated Town of Orangetown ("Town" or "Orangetown") in a manner that protects the public health, safety and welfare, and this Chapter describes the permitting procedures for food trucks, and is intended to operate in conjunction with the regulations of Chapter 43, entitled "Zoning," of the Code of the Town of Orangetown ("Orangetown Code"); however, if there should be a conflict or inconsistency between the provisions of this Chapter 16 and said Chapter 43, the provisions of this Chapter 16 shall control and govern.

§16-2. Definitions and Meanings.

The following terms or phrases, for the purposes of this Chapter, shall have the meanings described in this Section:

ANNUAL FLOATING FOOD TRUCK PERMIT

A permit to operate a Food Truck anywhere in the Town, for a one-year period, from January 1st through December 31st, subject to the regulations of this Chapter.

ANNUAL LOCATION FOOD TRUCK PERMIT

A permit to operate a Food Truck, in the same sole location, for a one-year period from January 1st through December 31st; subject to the regulations of this Chapter.

COUNTY PERMIT

A permit or license issued by the County of Rockland ("County") Health Department for operation of a mobile food service establishment and/or a food cart.

FOOD TRUCK

A self-contained mobile food and/or beverage service operation located in an easily movable motor vehicle, cart, stand or trailer (“vehicle”), within, and from which, ready-to-eat food and/or beverages for human consumption are prepared, cooked, wrapped, packaged, processed or portioned, and sold, purveyed, dispensed or distributed, in individual portions to the general public, for consumption on or off of the premises at which the vehicle is located, which vehicle may be self-propelled, or towed or pushed by another vehicle or person.

FOOD TRUCK OPERATOR

Any one of the following is a Food Truck Operator, which may be a natural person, a business entity, a company, an association and/or an organization (“person or entity”): (i) the owner(s) of the Food Truck; (ii) the owner(s) of the business, or food/beverage service establishment, operating out of the Food Truck; and/or (iii) any person or entity exercising dominion and control over the Food Truck. A Food Truck Operator may also be referred to in this Chapter as, and includes, a person or entity that operates a Food Truck.

ICE CREAM TRUCK

A type of motor vehicle from which only ice cream, popsicles, water ice, sherbet, gelato, or a frozen dessert of any kind, is sold or distributed, and which may operate on public grounds and from the public right-of-way so long as the Ice Cream Truck remains stationary for no more than 30 consecutive minutes. Operation of an Ice Cream Truck is subject to the requirements and regulations of Chapter 18, Hawking and Peddling.

PRIVATE EVENT PERMIT

A Private Event Permit shall only be issued with the consent of an Orangetown resident or property owner for the sole purpose of a Food Truck catering a special event on the consenting resident’s property at their place of residence or business, which may be within any Zoning District.

SPECIAL EVENT PERMIT

A permit that may be issued by the Town Board, by Resolution and in its legislative discretion, which shall authorize, empower and allow the Town Clerk to issue a Permit, for a maximum period of four consecutive days, to a not-for-profit entity, community based organization, a religious or educational institution, or a municipal or governmental entity (including a Library or Fire District), to be located in any Zoning District and on any site approved by the Town Board, for the purpose of events, fairs, festivals and/or parades that are open to the general public. The Special Event Permit shall not be subject to the regulations of this Chapter, except those requirements that the Town Board, in its said Resolution, may wish to impose as conditions of the Town Clerk’s issuance of the Special Event Permit. A Special Event Permit may be issued in conjunction with, or as part of, the following permits issued by the Town:

- (i) a Special Use Permit for Use of Town Property/Items,
- (ii) a permit for Block Party Use of Town Property,
- (iii) a Road Closing Permit, and/or
- (iv) a Road Use Permit.

§16-3. Permit required.

- A. It shall be unlawful for any person or entity to operate a Food Truck within the unincorporated Town of Orangetown without having obtained a Food Truck Permit for such purpose in accordance with the provisions of this Chapter. A Food Truck Permit may be a/an:
- (1) Annual Floating Permit;
 - (2) Annual Location Permit;
 - (3) Private Event Permit; or
 - (4) Special Event Permit.
- B. Any person or entity desiring to operate a Food Truck shall submit a written application for a Food Truck Permit to the Town Clerk; and shall include the information and documentation required by this Chapter, and any additional information or documentation that the Town Clerk may reasonably require in her/his discretion within the purpose, intent and spirit of this Chapter, in addition to the following items:
- (1) Name, phone number, email, home and business address, and photo identification of the Food Truck Operator(s).
 - (2) A description and photograph of the Food Truck, including, if the Food Truck is a motor vehicle, the license plate and registration number, and the year, make and model, of the motor vehicle, and its dimensions (length and width).
 - (3) A valid copy of the County Permit.
 - (4) Where applicable, the street address of the property at which the Food Truck will be located; and the private property owner's name, phone number, email and street address.
 - (5) Where applicable, a signed owner consent form, executed by the private property owner, authorizing, consenting and allowing the location of the Food Truck on the property.
 - (6) For an Annual Location Permit, a sketch site plan, which shall include details sufficient to demonstrate compliance with this Chapter.
 - (7) The permit fee.
 - (8) Proof of liability insurance in a minimum amount as established by Town Board resolution.
- C. A Food Truck Operator may apply for, and may be issued, more than one type of Food Truck Permit as set forth below:
- (i) A holder of an Annual Floating Permit may also operate at a private event, as authorized under a Private Event Permit, without the necessity to obtain a Private Event Permit, provided the operator provides information as required under items (5) and (6) above.
 - (ii) A holder of an Annual Floating Permit may also operate at a Special Event without the necessity to obtain a separate permit, provided the entity and/or organization running the Special Event specifically lists the Annual Floating Permit holder as a vendor, and the permit holder complies with the requirements of this chapter for operating at a Special Event.
- D.. The Town Clerk may confer with the Orangetown Office of Building, Zoning and Planning

Administration and Enforcement (“OBZPAE”) for guidance as to any provisions of this Chapter and the Zoning Code as they may relate to any particular application for a Food Truck Permit; and the Town Clerk shall approve and issue a Food Truck Permit if:

- (1) the applicant demonstrates compliance with the requirements of this Chapter;
- (2) the required Food Truck Permit fee has been paid;
- (3) for an Annual Location Permit, no municipal or governmental code violations, or notices of violation, are pending on the property at which the Food Truck will be located, as verified by OBZPAE;
- (4) the Food Truck is in full compliance with all applicable codes, rules and regulations of the Uniform Fire Prevention and Building Code of New York State, the New York Vehicle and Traffic Law, and the National Fire Protection Association (NFPA), and,
- (5) a valid County Permit is submitted at the time of the Food Truck Permit application, and which County Permit shall remain in effect (or as renewed) at all times, when operating under a Food Truck Permit issued in accordance with this Chapter, if same is required by the County.

E. Food Truck Permits shall only be issued for the following lengths of time of operation, provided that the holder shall simultaneously maintain a valid County Permit (if a permit is required by the County):

- (1) Annual Floating Permit: one calendar year, from January 1st through December 31st.
- (2) Annual Location Permit: one calendar year, from January 1st through December 31st.
- (3) Private Event Permit: 12 hours.
- (4) Special Event Permit: up to 4 consecutive days.

F. The permit fees shall be set by resolution of the Town Board.

§16-4. Siting and regulations.

When operating under an Annual Location Permit or an Annual Floating Permit, the following regulations apply:

- A. Food Trucks may only operate on private property that lies entirely outside of a Residential Zoning District, or is operating as a use permitted in a Residential District, except as otherwise provided herein. A permit holder shall obtain, and must provide proof of, permission to operate a Food Truck from the private property owner for any properties where the permit holder intends to operate its Food Truck.
- B. A Food Truck shall be located a minimum of:
 - (1) five feet away from the edge of any driveway or walkway (except when authorized to be located in a driveway on private property for a private event);
 - (2) five feet away from a utility box or appurtenances;
 - (3) fifteen feet away from an ADA handicap/wheelchair ramp;
 - (4) twenty-five feet away from a building entrance, exit or emergency access/exit;
 - (5) twenty-five feet away from the main entrance to any restaurant;
 - (6) fifteen feet away from any outdoor dining area associated with any restaurant; and
 - (7) five feet from another Food Truck on the same property.

- C. A Food Truck shall be sited in a location that does not:
 - (1) obstruct, hinder or interfere with the free flow of pedestrian, bicycle or motor vehicular traffic;
 - (2) restrict visibility at any driveway or intersection;
 - (3) unreasonably interfere with the activities of other businesses, or otherwise interfere with other lawful activities, or violate any statutes, ordinances, or other laws; and
 - (4) restrict fire apparatus access roads.
- D. No more than one Food Truck shall be permitted per single tax lot at any one time, unless otherwise authorized under a Special Event Permit.
- E. No more than one Annual Location Food Truck permit may be issued per single tax lot per Year, and only on a tax lot where there is no building.
- F. The maximum size of a Food Truck shall be 256 square feet, measured from the exterior faces of the Food Truck.
- G. A Food Truck operated under an Annual Floating Food Truck Permit may not operate:
 - 1) at the same property for a continuous period of time in excess of six hours, and
 - 2) at the same property in excess of once per month; however, this prohibition shall not be applicable to a Food Truck that is operating at a particular property for less than sixty continuous minutes to a maximum of two times in one day.
- H. The holder of an Annual Floating Food Truck Permit may also operate as a roving food truck, in accordance with the rules and regulations of Chapter 18, Hawking and Peddling, including but not limited to §18-10 (G), as same may be amended, without the necessity of obtaining a separate Hawking and Peddling license.
- I. The holder of an Annual Floating Permit may operate a Food Truck at Private Events, in accordance with the regulations of this Chapter, without the necessity of obtaining a separate permit. In such circumstance, the Food Truck operator shall have the owner of the property sign a consent form provided by the Town Clerk, which would authorize the Food Truck operator to provide services at the subject property in accordance with the rules of this chapter. Said form may be delivered to the Town Clerk up to 12 noon on the day prior to the event via email or personal delivery.
- J. Food Truck sales or dispensing as authorized for a Private Event shall be limited to a 12-hour time period, between the hours of 9:00 a.m. and 9:00 p.m. and shall serve private event attendees only (not the general public). No more than two Private Event Permits per calendar year shall be issued or authorize operation of a Food Truck at the same property. An application for the Private Event Permit may be submitted by the property owner or the Food Truck operator, with authorization from the property owner.

§16-5. Operations.

- A. Food truck operators shall operate the Food Truck in conformance with any and all applicable governmental health regulations, standards, laws and statutes and all applicable codes, rules and regulations of the Uniform Fire Prevention and Building Code of New York State.

- B. When operating on private property pursuant to a valid permit issued pursuant to this section, a Food Truck shall be allowed a single freestanding sign not greater than ten square feet in size as measured on one side of a two-sided sign or placard.
- C. The hours of operation of Food Trucks shall be as follows:
- Sunday through Thursday:
- i. between 6:00 a.m. and 9:00 p.m. in a non-residential zoning district;
 - ii. between 9:00 a.m. and 9:00 p.m. in a residential zoning district;
 - iii. between 9:00 a.m. and 9:00 p.m. when operating as authorized under Chapter 18.
- Friday and Saturday and the day before a Federal Holiday:
- i. between 6:00 a.m. and 11:00 p.m. in a non-residential zoning district;
 - ii. between 9:00 a.m. and 11:00 p.m. in a residential zoning district;
 - iii. between 9:00 a.m. and 10:00 p.m. when operating as authorized under Chapter 18.
- D. Food Truck Operators shall provide trash and recycling receptacles and are responsible for the proper and lawful disposal of waste and trash associated with the operation of the Food Truck.
- E. The Food Truck Operator may provide outdoor seating, when located on private property, so long as it is sited consistent with the provisions of §16-4 herein; and shall not exceed twelve total seats.
- F. With the exception of allowable outdoor seating areas and trash receptacles, all equipment required for the operation of a Food Truck shall be contained within, attached to, or located within five feet of the Food Truck.
- G. Lighting is prohibited, except for (i) signage affixed to the Food Truck, (ii) minimal safety lighting for pedestrians and motor vehicles of customers, and (iii) lighting that is used for ambient lighting and in truck service operations.
- H. Tents and canopies are prohibited. Awnings shall only be permitted if they are attached to the Food Truck; and umbrellas shall only be permitted if they are attached to a picnic table.
- I. Amplified sound of any kind, including but not limited to loudspeakers, public address (PA) systems, and the playing of music as part of Food Truck operations is prohibited.
- J. Power generators are prohibited during the operation of Food Trucks as authorized herein; unless the power generator meets all of the following criteria: (i) does not exceed 80 decibels as measured from the location of the generator, , and (ii) complies with all other applicable Orangetown Code provisions, including, but not necessarily limited to, Chapter 22 (Noise);.

§16-6. Suspension or revocation of a Food Truck Permit.

- A. The Town Clerk may issue a notice of intent to suspend or revoke a Food Truck Permit (“notice”) to a Food Truck Operator for operating a Food Truck in violation of the provisions of this Chapter, which notice shall describe the violation and require that the Food Truck Permit holder and any private property owner where permission has been granted, immediately cure the violation. Said notice shall be sent to the Food Truck Permit holder and/or private property owner (1) by

electronic mail (i.e., email) to the email address submitted with the Food Truck Permit application, or by (2) posting at the place of operation of the Food Truck and at the property location.

- B. If the holder of the Food Truck Permit fails to immediately cure the violation, then the Town Clerk may suspend or revoke the Food Truck Permit.
- C. A Food Truck Permit holder shall be entitled to request a hearing to appeal the Town Clerk's suspension or revocation of a Food Truck Permit, which hearing shall be held before the Town Board, upon application made by the Food Truck Permit holder to the Town Clerk demonstrating that the Food Truck Permit holder was not in violation of the Food Truck Permit. The Town Clerk's suspension or revocation of a Food Truck Permit shall remain enforceable and in effect, unless reversed or modified by the Town Board as a result of said hearing, which hearing shall be held within 45 days of said application by the Food Truck Permit holder, or as soon thereafter as the Town Board is able to schedule the hearing.

§16-7. Enforcement and administration.

- A. The provisions of this Chapter shall be administered by the Town Clerk; and shall be enforced by the Orangetown Police Department and/or any other Orangetown Department that has jurisdiction over any aspect of the Food Truck operation, including, but not necessarily limited to, the (1) Highway Department, (2) Department of Parks, Recreation and Buildings, (3) Department of Environmental Management and Engineering, (4) Bureau of Fire Prevention, and (5) OBZPAE; including, but not limited to, the authority to issue summonses and/or appearance tickets in the Orangetown Justice Court for any violations of this Chapter.

§16-8. Penalties for offenses.

Any person who shall operate a Food Truck as herein defined without a license or who shall violate any of the provisions of this chapter, or who shall continue to operate a Food Truck subsequent to the revocation of their license, shall be subject to a penalty as follows:

- A. A violation of this Chapter shall be deemed an offense, and not a crime. Any person or entity who shall violate any provision of this Chapter shall, upon conviction, be subject to the penalties set forth in Chapter 41A of the Orangetown Code.
- B. Conviction of a violation of this Chapter shall constitute, and effect, an immediate forfeiture of any Food Truck Permit issued to the person or entity so convicted.
- C. Without limiting any other remedy, the Town Board may also maintain a civil action or proceeding, in the name of the Town of Orangetown, in a court of competent jurisdiction, to compel compliance with, or to restrain by injunction the violation of, this Chapter.

Section 3. Authority

This proposed Local Law is enacted and adopted pursuant to NYS Municipal Home Rule Law §10, and in accordance with the procedures prescribed in NYS Municipal Home Rule §20.

Section 4. Severability

If any section, subdivision, paragraph, clause or phrase of this Local Law shall be adjudged invalid, or held to be unconstitutional, by any court of competent jurisdiction, any judgment or order made thereby shall not affect the validity of this Local Law as a whole, or any part thereof, other than the part or provision so adjudged to be invalid or unconstitutional.

Section 5. Effective Date

This Local Law shall be filed with the Secretary of State and shall take effect on January 1, 2026.

Town of Orangetown

DATE: December, 16, 2025

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	120325	\$ 297,771.72 Utilities
	121625	\$ 905,157.34 Expenses
		\$ 1,202,929.06

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

12-16-0

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 12/11/25
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 12/16/2025 consists of 2 warrants for a total of \$1,202,929.06.

The first warrant had 19 vouchers for \$297,771 and was for utilities and Rockland Paramedics.

The second warrant had 145 vouchers for \$905,157 and had the following items of interest.

1. Capasso & Sons - \$111,197 for recycling.
 2. Christmas Lighting Co. - \$7,822 for Pearl River Holiday decorations.
 3. Fanshawe Inc. - \$27,421 for new Town Hall electrical.
 4. Goosetown Enterprises - \$25,147 for Police vehicle outfitting and computer leasing.
 5. Joe Lombardo Plumbing & Heating - \$12,918 for New Town Hall Plumbing.
 6. Keane & Beane - \$26,760 for outside legal counsel.
 7. Lothrop Associates - \$39,500 for change order work for new Town Hall.
 8. NYPA - \$21,237 for streetlight project.
 9. PACE Analytical Service - \$7,049 for sewer testing.
 10. Reiner Pump Systems, Inc. - \$84,600 for replace recirculating pump in sewer.
 11. Shi International - \$12,427 for Firewall renewal.
 12. State Comptroller - \$39,073 for Justice fines.
 13. Trius Inc. - \$38,969 for Highway equipment (bonded).
 14. Troon Golf - \$205,573 for GC maintenance contracts.
 15. Verde Electric - \$5,600 for traffic signal maintenance contract.
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16. WW Grainger - \$5,363 for supplies, various departments.

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

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