



TOWN OF ORANGETOWN TOWN BOARD MEETING

Tuesday February 10, 2026

This Town Board Meeting was opened at 7:00 PM.

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

✪ **Pledge of Allegiance to the Flag**

✪ **Moment of Silence in Memory of Deputy Town Supervisor Denis Troy**

ANNOUNCEMENTS:

- ◆ **On Saturday, February 21, 2026 at 2 pm, the Town of Orangetown will designate a portion of South Broadway in South Nyack between Cornelison Avenue and Clinton Avenue in honor of South Nyack Police Officer Courtney F. Smith. The dedication ceremony will take place near the former South Nyack Village Hall at 282 South Broadway, South Nyack.**
- ◆ **Volunteer Fire Association of Tappan 9/11 Monument Fundraiser "Never Forget": A new monument to honor and recognize all who perished on that tragic day, as well as those who subsequently passed. For more information, visit GoFundMe.com and search for the 25th Anniversary of September 11-Monument Update fundraiser.**

PRESENTATIONS:

◆ **Black History Month 2026 Ceremony Honoring:**

- ★ **Officer Courtney F. Smith**

DISCUSSION:

◆ **WORKSHOP OF AGENDA ITEMS**

PUBLIC COMMENT:

1. **OPEN PUBLIC COMMENT PORTION**

RESOLVED, that the public portion is hereby opened.

SUMMARY OF PUBLIC COMMENTS:

2. CLOSE PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby closed.

AGENDA ITEMS:

TOWN BOARD

3. DESIGNATE / INSTALL MEMORIAL SIGN / SOUTH BROADWAY FROM CORNELISON AVENUE TO CLINTON AVENUE, SOUTH NYACK / "PO COURTNEY SMITH WAY"

WHEREAS, Officer Courtney F. Smith began his journey of public service as a mail carrier for the U.S. Post Office, followed by years of volunteer work with the Nyack Community Ambulance Corps; and,

WHEREAS, in 1966, Courtney's heart for helping others soon led him to law enforcement—where he made history as the first African American police officer in the South Nyack Police Department; he broke barriers with integrity and strength, proudly serving for 23 years, and became a cornerstone of the department and a respected member of the Rockland County Police Benevolent Association; and,

WHEREAS, he was also a past member of the Westchester/Rockland Guardians Association, a network of African American law enforcement professionals committed to excellence and equality; he was a man whose life embodied dedication, community and courage; and,

WHEREAS, beyond his badge, Courtney was known for his humility, compassion, and leadership; he spent over 20 years with American Cyanamid–Lederle Laboratories in Pearl River, balancing his professional achievements with unwavering devotion to his family and community; and,

WHEREAS, Officer Smith's impact extended far beyond his patrols—he inspired generations to pursue law enforcement and community service, paving the way for others to follow in his footsteps; he walked the streets of Nyack not just as an officer of the law, but as a guardian of his community and a symbol of progress for generations to come; and,

WHEREAS, Courtney's life was rooted in love and legacy; he shared his journey with his beloved wife, Mary Smith, and was a devoted father, grandfather, and great-grandfather—his kindness, discipline, and courage remain a guiding light for all who knew him; and,

WHEREAS, on the 10th of February, 2026, the Town Board designates a roadway in Officer Courtney Smith's name for a term of five years to honor the deceased with the intention of installing nearby memorial street signs to signify the dedication; and,

NOW THEREFORE BE IT RESOLVED, that in honor of the deceased, South Broadway, between Cornelison Avenue and Clinton Avenue, is designated as "PO Courtney Smith Way."

4. **GRANT PERMISSION/ 2026 TRAINING SCHOOL AND ANNUAL MEETING OF ASSOCIATION OF TOWNS/ FEBRUARY 14- 17, 2026**

RESOLVED, that permission is granted to Elected Officials, Appointeds and Department Heads or their representatives to attend the 2026 Training School and Annual Meeting of the Association of Towns in New York City, February 14-17, 2026 with the Town paying cost of courses and travel to be charged to appropriate departmental accounts.

5. **APPOINT 2026 DELEGATE / ASSOCIATION OF TOWNS**

RESOLVED, that the Town Board hereby designates Supervisor Teresa M. Kenny as the town delegate for the Association of Towns Meeting, February 14-17, 2026 to represent and vote on behalf of the Town of Orangetown.

6. **SET PUBLIC HEARING / RTBM MARCH 10, 2026 AT 7:05 PM / PROPOSED CHANGE TO TOWN CODE, AMENDING CHAPTER 14, ARTICLE V OF THE TOWN CODE REGARDING FEES FOR ELECTRONIC CONVERSION AND STORAGE OF RECORDS**

RESOLVED that the Town Board will hold a public hearing on March 10, 2026 at 7:05 p.m., on a proposed Local Law, to amend Town Code, Chapter 14 "Fees", Article V, entitled "Fees in Support of Geographic Information System (GIS) Displaying Certain Land Use and Other Municipal Information", to authorize use of fees for electronic conversion, storage, processing and maintenance of land use records.

7. **DECLARATION OF INTENTION OF TOWN BOARD TO SERVE AS LEAD AGENCY PURSUANT TO SEQRA**

WHEREAS, the Town Board seeks to amend the Town Code, Chapter 14, Article V to authorize use of fees for electronic conversion, storage, processing and maintenance of land use records, and

WHEREAS, upon review of the proposed Local Law, Short Environmental Assessment Form, and related documents and filings, the Board makes the following preliminary determinations:

1. The proposed action is not one that is subject to review under the State Environmental Quality Review Act ("SEQRA");
2. The proposed action as a "Type II" (NYCRR 617.5 (23), (25), and (26)) action;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby declares its intention to serve as Lead Agency for the purpose of environmental review under SEQRA and further determines that as the action is a Type II action under SEQRA, no further environmental review is required.

8. **WATERCOURSE DIVERSION – 622 ROUTE 303, BLAUVELT, NEW YORK – RECEIVE/REFER OUT**

RESOLVED, the Watercourse Diversion application from 622 Route 303, LLC, for property located at 622 Route 303, Blauvelt, New York, Section 65.14, Block 1, Lots 11.2 and 11.3, is hereby received and referred to the Orangetown Planning Board, Orangetown Highway Department, Orangetown Department of Building, Zoning, Planning Administration and Enforcement, Orangetown Department of Environmental Management and Engineering, Rockland County Planning Board, Rockland County Drainage Agency, Rockland County Highway Department, and the New York State Department of Conservation.

9. **SET PUBLIC HEARING / RTBM MARCH 24, 2026 AT 7:05 PM / WATERCOURSE DIVERSION – 622 ROUTE 303, BLAUVELT, NEW YORK**

RESOLVED, the date of March 24, 2026 at 7:05 p.m. is hereby set for a public hearing to consider a Watercourse Diversion for 622 Route 303, LLC, for property located at 622 Route 303, Blauvelt, New York, Section 65.14, Block 1, Lots 11.2 and 11.3.

10. **ESTABLISH THE ORANGETOWN COMMUNITY PRESERVATION PLAN COMMITTEE / APPOINTMENT OF CHAIRPERSON AND MEMBERS**

WHEREAS, New York Town Law 64-I authorizes the Town of Orangetown to establish a Community Preservation Fund (CPF) to create a local source of revenue for purposes of acquiring property for open space, recreation and historic preservation as more fully set forth in the law, and

WHEREAS, as a prerequisite to the adoption of a CPF, the Town must prepare a Community Preservation Plan (CPP) to establish a long-term open space preservation plan to guide in the implementation of the Town's open space fund as part of a CPF,

NOW THEREFORE BE IT RESOLVED, as first step towards its efforts to adopt a Community Preservation Fund (CPF) under New York Town Law 64-I, the Town Board hereby establishes the Town of Orangetown Community Preservation Plan Committee (CPPC), whose purpose is to oversee the process of preparing a Community Preservation Plan (CPP); and,

BE IT IS FURTHER RESOLVED that the Town Board hereby appoints Supervisor Teresa Kenny as the Chairperson of the Town of Orangetown CPP Committee, and the following Town of Orangetown employees and local volunteers are appointed as members of said committee:

- Katja Alberino-Rappaport
- Anne Byrne
- Matthew Miller
- James O'Sullivan, Active Farmer
- Mary Vail
- Aric Gorton, Superintendent of Parks and Recreation
- Audrey Lupachino, Planning Assistant
- Richard Pakola, Deputy Town Attorney, Legal Advisor
- Allison Kardon, Clerk

11. **COMBINE / APPROVE AGENDA ITEMS #12 TO 16**

RESOLVED, the Town Board hereby combines and approves agenda items #12 to 16.

12. **REAPPOINT / BLUE HILL GOLF COMMITTEE / 2026 / 1-YEAR TERM**

RESOLVED, that the following are hereby reappointed as MEMBERS of the Orangetown Blue Hill Golf Advisory Committee for a 1-year term, commencing on January 1, 2026 and expiring on December 31, 2026:

- Patrick J. Shields, Chairperson
- Sean Burke
- Joseph Green
- Michael Hussey
- Martin Fogarty
- Matt Willock
- Kevin Fagan
- Nick Gajovich
- Joseph O'Loughlin
- Barbara Sabatini
- Liaison: Councilperson Paul Valentine

13. **REAPPOINT ORANGETOWN PARK DEVELOPMENT ADVISORY COMMITTEE / 2026 / ONE-YEAR TERM**

RESOLVED, that the following are hereby reappointed as Members of the Orangetown Park Development Advisory Committee, for a 1-year term, commencing on January 1, 2026 and expiring on December 31, 2026:

- Orli Eshkar
- Andrew Goodwillie
- Michele Galle-Looram
- James K. Willcox
- Liaison: Councilperson Brian Donohue

14. **APPOINT/ REAPPOINT / ORANGETOWN SHADE TREE COMMISSION / 2026 / 1-YEAR TERM**

RESOLVED, that the following are hereby appointed / reappointed as Members of the Orangetown Shade Tree Commission, for a 1-year term, commencing on January 1, 2026 and expiring on December 31, 2026:

- Mary Vail, Chairperson
- Katrina Alberino-Rappaport
- Andrew Goodwillie
- Sheean Haley
- Mary Ellen LeWarn
- Joy Macy
- Liaison: Councilperson Gerald Bottari

15. **REAPPOINT / ORANGETOWN PROJECT REVIEW COMMITTEE / 2026 / 1-YEAR TERM**

RESOLVED, that the following are hereby reappointed as Members of the Orangetown Project Review Committee, for a 1-year term, commencing on January 1, 2026 and expiring on December 31, 2026:

- Rick Oliver, Acting Director of OBZPAE, Chairperson
- Bruce Peters, DEME
- David Majewski, Bureau of Fire Protection
- James J. Dean, Superintendent of Highways
- Aric Gorton, Superintendent of Parks, Recreation and Building Maintenance
- Rick Pakola, Deputy Town Attorney, Legal Advisor
- Liaison: Supervisor Teresa M. Kenny

16. **APPOINT / REAPPOINT SUBSTANCE ABUSE COMMITTEE / 2026 / 1-YEAR TERM**

RESOLVED, that the following are hereby appointed / reappointed as Members of the Substance Abuse Committee, for a 1-year term, commencing on January 1, 2026 and expiring on December 31, 2026:

- Lara Benz
- Norma Canals, Social Worker of PRHS
- Melissa Costa-Blaisdell
- Allison Haugh, Rockland County DEA
- Melissa Luciano, Principal of TZHS
- Edmund O'Dea
- Wayne Roimisher, Chief of SOAC
- Alicia Shannon
- Dr Robert Zegarelli, Principal of PRHS
- Jean Robert Zephir
- Chief Donald Butterworth, OPD
- Captain Michael Shannon, OPD
- Detective Patrick Casey, OPD
- Stephanie Finucane, Secretary
- Liaison: Supervisor Teresa M. Kenny

TOWN ATTORNEY

17. **APPROVE / AUTHORIZE TOWN ATTORNEY TO SIGN SETTLEMENT DOCUMENTS / TAX CERTIORARI PROCEEDING RE. BK 203 LLC V. TOWN OF ORANGETOWN (TAX LOT #74.15-1-7)**

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 *BK 203 LLC v. Town of Orangetown* (NYS Supreme Court, Rockland County, Index Numbers 034131/2024 & 034854/2025), for property commonly known as 203 Route 303, Orangeburg (Tax

Map Designation: 74.15-1-7), for the tax certiorari filing years of 2021 through 2025, for a total refund by the Town of \$2,733.00, a total refund by the School District of \$7,051.00, and a total refund by the County of \$591.00. 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.

18. **APPROVE / AUTHORIZE TOWN ATTORNEY TO SIGN SETTLEMENT DOCUMENTS / TAX CERTIORARI PROCEEDING RE. JUNIPER TIME OWNER LLC V. TOWN OF ORANGETOWN (TAX LOTS 65.28-1-2 & 65.28-1-3)**

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 *Juniper Time Owner LLC v. Town of Orangetown* (NYS Supreme Court, Rockland County, Index Numbers 33320/2023, 34579/2024 & 35244/2025), for property commonly known as 400 High Avenue, Nyack (Tax Map Designations: 65.28-1-2 & 65.28-1-3), for the tax certiorari filing years 2023 through 2025, for a total refund by the Town of \$49,635.00, a total refund by the School District of \$278,136.00, and a total refund by the County of \$15,752.00. The Nyack Union Free 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.

HIGHWAY

19. **APPROVE SUPPLEMENT AGREEMENT / 2024-2029 MUNICIPAL SNOW & ICE AGREEMENT CONTRACT # D014891**

WHEREAS, pursuant to Section 12 of the New York State Highway Law, the maintenance of State Highways includes the control of snow and ice thereon, and the work of such control of snow and ice may be performed by any municipality, which includes towns, pursuant to an agreement between the governing board of a town and the State Commissioner of Transportation; and,

WHEREAS, pursuant to Resolution #2025 -259, the Town extended an agreement with the NYSDOT for the Town of Orangetown to provide Snow and Ice Control on State highways located within the Town from 2024 to 2029, Contract # D014891; and,

WHEREAS, the agreement allows labor costs to be adjusted based on the agreement between the Town and CSEA for the 2025/2026 season; and,

NOW THEREFORE BE IT RESOLVED, that upon the recommendation of the Superintendent of Highways, the Supervisor is hereby authorized to sign a Supplement Agreement to adjust the estimated expenditures for the 2025-2026 Municipal Snow & Ice Agreement, between the Town of Orangetown and the New York State Department of Transportation.

PARKS AND RECREATION

20. **APPROVE FIRST AMENDMENT TO 01/01/2021 LICENSE AGREEMENT WITH TROON GOLF LLC FOR MANAGEMENT, MAINTENANCE AND OPERATION OF BLUE HILL (INCLUDING THE MANSION/CASTLE RESTAURANT) AND BROADACRES GOLF COURSES**

WHEREAS, Troon Golf LLC (“Troon”) and the Town of Orangetown (“Town”) have agreed to certain amendments to be made to the existing License Agreement, dated 01/01/2021, between the Town and Troon (the latter as the assignee of Applied Golf–Blue Hill LLC and Applied Golf–Broadacres LLC), relating to the management, maintenance and operation of the Blue Hill Golf Course (including the mansion/castle restaurant) and the Broadacres Golf Course (“01/01/2021 License Agreement”); and,

WHEREAS, the Town and Troon are desirous of amending the 01/01/2021 License Agreement, by way of the execution of a First Amendment to License Agreement (“First Amendment”), so as to allow Troon to continue providing its services under the 01/01/2021 License Agreement for an additional five-year renewal period to commence on 01/01/2026 and end on 12/31/2030, and upon modified financial terms, and other modified provisions, which are set forth in the First Amendment (see below); and the Town Board finds that entering into the First Amendment would be in the best interests of the Town; and,

NOW, THEREFORE, BE IT RESOLVED that the Town Board hereby agrees and consents to, and accepts, the First Amendment in substance and form as set forth below; and,

BE IT FURTHER RESOLVED that the Town Board hereby authorizes the Supervisor (or her designee) to execute the assignment, on behalf of the Town, under the terms and conditions as set forth therein.

21. **ACCEPT DONATION / MEMORIAL BENCHES / CASEY/SHANLEY / RAIL TRAIL**

RESOLVED, upon the recommendation of the Superintendent of Parks, Recreation & Building Maintenance, the Town Board hereby accepts with gratitude the donation of two memorial benches to be placed along the rail trail, engravings to read:

Together Forever
Jim and Eleanor Casey

In Loving memory of Jane and Edmund Shanley
Faith * Family * Community

POLICE

22. **APPROVE LICENSE AGREEMENT WITH TOWN OF RAMAPO RELATING TO USE OF FIRING RANGE**

RESOLVED, upon the recommendation of the Town Attorney’s Office, authorize the Supervisor to sign a License Agreement for the use of the Town of Ramapo Police

Firing Range for calendar year 2026, at “NO COST” to the Town of Orangetown, subject to provisions of insurance and indemnification as in past years.

DEME

23. APPROVE OUT OF DISTRICT SEWER HOOK UP – DONNELLY SUBDIVISION, 276 SICKLETOWN ROAD, ORANGEBURG, NEW YORK

WHEREAS, the attorney for the owner of 276 Sickletown Road, Orangeburg, New York (Section 64.20 Block 1, Lot 9) has requested sewer services from Rockland County Sewer District No. 1; and

WHEREAS, the owner has received final subdivision approval from the Orangetown Planning Board for the project known as the “Donnelly Subdivision” (Planning Board Decision No. 26-07), which subdivision includes the property at 276 Sickletown Road, Orangeburg, New York; and

WHEREAS, the Town of Orangetown sewer on Sickletown Road to which this project would connect is a tributary to the Rockland County Sewer District No. 1 sewer system and because of this, the Rockland County Sewer District No. 1 requires a resolution from the Town of Orangetown Town Board approving the hookup of the sewer to the Rockland County Sewer District No. 1 sewer system; and

WHEREAS, the owner has been informed and has agreed to the required fees, charges and covenants required of an Out-of-District user; and

WHEREAS, the Town of Orangetown Town Attorney’s Office and the Department of Environmental Management and Engineering have reviewed this application and recommend the passage of this resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Orangetown Town Board approves the hookup or connection of the sewer or sewers with regard to 276 Sickletown Road, Orangeburg, New York (Section 64.20 Block 1, Lot 9) to the Rockland County Sewer District No. 1’s sewer system, and the Commissioner of the Department of Environmental Management and Engineering is authorized and directed to execute any documents necessary to carry out the intent of this resolution.

24. RECOGNIZE APPOINTMENT / COLIN BURNS/ LABORER / PROBATIONARY / GRADE 9, STEP 1 / EFFECTIVE FEBRUARY 17, 2026

RESOLVED, that the Town Board hereby recognizes the appointment of Colin Burns by the Commissioner of DEME, to the position of Laborer, Probationary, Grade 9, Step 1, at a salary of \$59,113, effective February 17, 2026.

TRAFFIC ADVISORY BOARD

25. ADOPT AMENDED TOWN OF ORANGETOWN STREET LIGHT POLICY

WHEREAS, pursuant to Town Board Resolution 2017-54, the Town adopted a policy setting forth objective criteria to guide the Town with respect to the location of street

lights to be installed on public streets or in the public right of way, so as to ensure the safety of vehicular and pedestrian traffic, as well as the procedure to be followed in connection with requests therefor by public and private persons or entities; and

WHEREAS, the Traffic Advisory Board, Highway Department and Department of Environmental Management and Engineering (DEME) recently reviewed the current policy and made minor adjustments; and

NOW, THEREFORE, BE IT RESOLVED, upon recommendation of the Traffic Advisory Board, Commissioner of DEME and the Town Superintendent of Highways, that the Town Board hereby adopts the amended Town of Orangetown Street Light Policy.

LEND ASSISTANCE

26. APPROVE / LEND ASSISTANCE / 2026 FLYING DUTCHMEN 5K / SATURDAY, MARCH 21, 2026

RESOLVED, upon the recommendation from the Superintendent of Highways & Chief of Police, that the Town Board hereby authorizes these departments to lend assistance which includes the use of barricades from the Highway Department & (5) Auxiliary Police Officers from the Police Department, for the Annual Flying Dutchmen 5K to be held on Saturday, March 21, 2026, from 9am to 10:15am.

27. APPROVE / LEND ASSISTANCE / PEARL RIVER MEMORIAL DAY PARADE / MAY 25, 2026

RESOLVED, that upon the recommendation of the Superintendent of Highways and the Chief of Police, that the Town Board hereby authorizes the above departments to lend assistance which includes the use of barricades, from the Highway Department and bagging of the parking meters, and auxiliary police detail from the Police Department, for the Pearl River Memorial Day Parade to be held on Monday, May 25, 2026 from 9:45 am - 11:45 am.

TOWN CLERK

28. ACCEPT / RECEIVE / FILE DOCUMENTS/TOWN CLERK'S OFFICE

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

1. Town Board Meeting minutes: 1/6/2026 Re-Organizational Meeting; January 20, 2026 Police Commission and Regular Town Board Meeting.
2. Agreements:
 - 2026 Caretaker Agreement – Town & Caputo / Nike Park
 - 2025 Rockland County – Sparkill Commuter Lot (3 agreements)
 - 2026 Caretaker Agreement – Town & Brian Edwards / Henry V Borst Park

- 2026 Hudson Valley Humane Society / Dog Control Services
- 2026 Blauvelt Fire Volunteer Fire Dept / Blauvelt Fire Protection Service
- 2025 First Amendment to the RCIC & RIRC IMA - Fully Executed

AUDIT

29. 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 seven (7) warrants (attached) for a total of \$14,003,677.43.

EXECUTIVE SESSION

30. ENTER EXECUTIVE SESSION

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

ADJOURNMENTS

31. RE-ENTER RTBM / ADJOURNED / MEMORY

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

- ❖ **Paraic Charles**, *Resident of Blauvelt*
- ❖ **Denis Troy**, *Resident of Pearl River*

It's with a heavy heart that we share the passing of Deputy Town Supervisor, Denis Troy. Denis dedicated his life to public service —as a County Legislator, a 20-year member of the Town Board, and most recently as Deputy Town Supervisor. His impact reached far beyond Town Hall. He was active with many organizations, including Camp Venture, AOH Division 3, the Pearl River Little League, American Legion Post 329, Piermont PAL, and many others.

This past December, the Town Board gathered to dedicate and rename the recreational facility on Orangeburg Road as the “Denis Troy Athletic Complex,” a testament to his unwavering belief in the benefits of youth sports and creating spaces where children and families can come together.

Denis was a proud Bronx native who found his forever home in Orangetown. He adored his wife Bea and was so proud of his children and grandchildren. Our community lost a good man. He will be missed by so many.