



**TOWN OF ORANGETOWN
REGULAR TOWN BOARD MEETING MINUTES
February 10, 2026**

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 Brian Donohue
Councilperson Dan Sullivan
Supervisor Teresa M. Kenny

Absent:

Councilperson Jerry Bottari

Also Present:

Allison Kardon, Supervisor's Confidential Assistant
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
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.
Bob Urban, Human Resource Coordinator
Matthew Lenihan, Computer Network Specialist
Conor Treacy, IT Department
Donald Butterworth, Police Chief
James Acheson, Police Captain
Michael Shannon, Police Captain

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](https://www.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

The Town Board took a five (5) minute break.

DISCUSSION:

Workshop of Agenda Items

RESOLUTION NO. 80

OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby opened.

RESOLUTION NO. 80 - Continued

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

Summary of Public Comments:

Alex Di Menna, Blauvelt, submitted comments regarding the Planning Board & ACABOR and Blue Hill Building #2 Conversion Concept (Exhibit 02-10-A).

Stacey Maher, Pearl River, supports Supervisor Teresa M. Kenny.

Gina Ironside, Tappan, voiced her disappointment of Supervisor Kenny's comment at the Town Hall meeting.

Christie Thomas, Pearl River, said Supervisor Kenney's comment was racist, unacceptable, and abuse of power.

Patty Pogeweit, Pearl River, supports Supervisor Kenny and spoke about the Supervisor's years of excellent service.

Noreen Gernon, Pearl River, spoke about the amazing job that the Supervisor and Town Board is doing for the Town.

Carol Baxter & Rex Lalire, Palisades, spoke about the January 6th presentation of Esplanade expansion. They are against the proposed development and a zone change.

Rodney Picott, Sparkill, commented on his support for PO Courtney F. Smith, Supervisor Kenny, the Town Board and Councilman Denis Troy.

Nicole Hines, President of Nyack NAACP & Director of the Mid-Hudson Region, explained one statement doesn't define a person but people need to be held accountable and Supervisor Kenny did that.

RESOLUTION NO. 81

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. 82

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,

RESOLUTION NO. 82 - Continued

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.”

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. 83
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.

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. 84
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.

Councilperson Dan Sullivan 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. 85
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.

RESOLUTION NO. 85 - Continued

Councilperson Dan Sullivan 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. 86

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.

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. 87

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.

Councilperson Dan Sullivan 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. 88

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.

RESOLUTION NO. 88 - Continued

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. 89

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

Councilperson Dan Sullivan 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. 90

COMBINE / APPROVE AGENDA ITEMS #12 TO 16

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

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. 91
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 |

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. 92
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 |

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. 93
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 |

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. 94
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:

RESOLUTION NO. 94 - Continued

Chairman Rick Oliver, Acting Director of OBZPAE
 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

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. 95**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	Melissa Costa-Blaisdell
Edmund O'Dea	Alicia Shannon
Jean Robert Zephir	Norma Canals, Social Worker of PRHS
Allison Haugh, Rockland County DEA	Melissa Luciano, Principal of TZHS
Wayne Roimisher, Chief of SOAC	Dr Robert Zegarelli, Principal of PRHS
Chief Donald Butterworth	OPD Captain Michael Shannon
OPD Detective Patrick Casey, OPD	

Stephanie Finucane, Secretary

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. 96**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.

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. 97
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.

Councilperson Dan Sullivan 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. 98
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.

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. 99
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,

RESOLUTION NO. 99 - Continued

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.

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. 100

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

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. 101

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.

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. 102
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.

Councilperson Dan Sullivan 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. 103
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.

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. 104
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

RESOLUTION NO. 104 - Continued

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.

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. 105**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.

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. 106**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.

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. 107**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 Agreements: Town & Caputo / Nike Park and Town & Edwards / Henry Borst Park
 - 2025 Rockland County – Sparkill Commuter Lot (3 Agreements)

RESOLUTION NO. 107 - Continued

- 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

Councilperson Dan Sullivan 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. 108
AUDIT**

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 (Exhibit 02-10-B) for a total of \$14,003,677.43.

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. 109
RE-ENTER RTBM / ADJOURNED / MEMORY**

RESOLVED, at 8:01 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Paraic Charles**, *Resident of Blauvelt*; and **Denis Troy**, *Resident of Pearl River*.

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

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.



Rosanna Sfraga, Town Clerk

RE: Planning Board & ACABOR

EXHIBIT
02-10-A

Town Leaders,

I was recently thinking about our land use and planning process and how we could make it outcomes driven and more efficient. Often as it relates to our land use boards developers and proposers of projects develop their own design at their own cost and then present it to our boards. This process does not include ACABOR or The Planning Board members at the onset and actually hampers the approval process. You are designing and redesigning projects because you are not including the stakeholders at the initial process scoping. Although there is the Project Review Committee, this does not appear to be assisting the process of project design.

Could we consider changes for both the Planning Board and ACABOR that would have the initial meeting of the concept proposal as a Workshop Meeting, meaning the applicant does not pay to design anything architecturally at this point, but meets with either board necessary and the respective board attorney to discuss the preliminary scope of what their project is, and what they are seeking to accomplish. At this particular point depending upon the project, the boards can give informal feedback as to other successful similar projects, what typically the board would like to see from a landscaping perspective, or certain techniques for community character and design with potential samples before designs are commissioned by the project proposer.

This thoughtful process ensures that the applicant can attempt to get it mostly right at their initial presentation, with only minor revisions needed. This would further allow each board the opportunity to potentially focus on the insertion of concepts on historical Orangetown architecture, or samples that can connect new projects to the existing community.

I believe this change will allow for better overall projects, but also ease burdens on proposers of projects, and dramatically reduce timelines and revisions going forward. In addition to this, I do not believe either board is being given enough information on our existing laws and samples regarding architecture and signage, and not having additional reference points and samples of what represents uniquely Orangetown architecture and development is hurting each boards ability to have cohesive design aesthetics and finalized projects. The members of each board should have reference points on signage and other ordinances to assist in their decision making and conformance to any standards on the town books.

I have previously spoke about codifying sample architecture that can be a reference point of both ACABOR and The Planning Board to favorably look upon when considering projects. These focused on samples around historical Dutch Colonial architecture of which our community was built upon, and a connection to our "Rich in History" past as a community. Although these would not be required of projects, it provides a sample of what the boards would favorably look upon from an architectural rendering and development standpoint. This additionally helps proposers of projects design more architecturally pleasing projects at the onset as well, in addition to the workshop concept.

Heading into a new year, would be a great time to consider this change to enhance process flow and create better projects overall. These changes not only help to support effective decision making of our land use boards, but support an enhanced streamline approval process of quality projects. I would additionally like to request that each town board liaison please check in with their respective land use committee or have a "meet and greet" check in to ensure that each board feels like they are being given the appropriate tools and support to responsible land use decision making, and become aware of any issues or challenges each board may be experiencing.

Re: Blue Hill Building # 2 Conversion Concept

Town Leaders,

With the changing landscape of corporate office space needs going forward and the existing vacancy of the Blue Hill Building #2, a conversion project was recently presented to turn this building into lofts. This is a different project than some of the others the town may consider, because it is an adaptive re-use of an existing space, and is not new-build. I understand with the advent of AI, corporate downsizing and layoffs, hybrid remote work and the changing needs of corporate tenants, that the council will likely have to consider an adaptive re-use of Blue Hill Building #2. It is highly unlikely going forward that both buildings on site there, will be successfully leased or sustainable as office space.

If the town supports this project, I would strongly recommend that the project be condominiums that are for sale, versus a rental community. Significant investment into this building and structure will be required to retrofit for loft units, and the project would be better served by adopting a for-sale price structure as condominium units with a homeowner's association, versus rentals.

How This Helps:

- Creates higher property tax revenue without incentives or PILOT as typically requested by rental conversion projects.
- Creates opportunity for ownership and investment in Orangetown and allows the potential for downsizing into owned condominium units.
- Still provides for rentals as some of the owned units, will likely be rented by owners of the units.

Pursuit of rentals of this magnitude as a project, opens the town to an uncertain future where the rental community will likely be sold and re-sold multiple times. We have seen this in neighboring Clarkstown where the former Avalon Gardens community of Nanuet has been sold and re-named multiple times over the past seven years. This creates an uncertain future but also instability in ownership of potential rental-focused communities of a larger scale, such as this potential concept. Where possible, we should be looking as a town to create more of an ownership-focus, especially in larger projects presented such as this concept.

Instead of a conceptual special permit process or floating zone, this project could successfully be accomplished through a subdivision of the Blue Hill Building #2 building and associated parking, and a zone change to MFR for that particular subdivided section of Blue Hill Building #2 only. If this moves forward, the way in which this project is done from a zoning stand point and additionally as potentially for-sale condominium units, will be extremely important to Orangetown going forward.

In addition to the mix of these residential projects the town has under consideration, we should study language within the zoning or approvals process specifically as it relates to MFR and other similar zones, that prevents altering or the petition of altering previously approved subdivision plans or layout as authorized by the original planning process whether through Planning Board or Town Board approval. Preventing the combination of one or more units after initial construction and development of the property, into larger spaces or the potential conversion of a space that was originally intended as a two-bedroom unit, into a 4-bedroom living space. Almost like a deed-restriction, the approved unit layouts and concept plan of the project at time of development and construction, should lay with the land.

Town of Orangetown

DATE: February, 10, 2026

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	122425	\$ 63,757.74 2025 Utilities
	122725	\$ 253,551.60 2025 Expenses
	122825	\$ 34,541.94 2025 Utilities
	010726	\$ 8,216.96 2026 Utilities
	012126	\$ 55,496.81 2026 Utilities
	013026	\$ 13,090,380.16 2026 Special Districts
	021026	\$ 497,732.22 2026 Expenses
		\$ 14,003,677.43

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
02-10-B

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 2/5/26
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 2/10/2026 consists of 7 warrants for a total of \$14,003,677.43.

The first warrant had 12 vouchers for \$63,757 and was for utilities (2025 items).

The second warrant had 44 vouchers for \$253,551 and had the following items of interest (2025 items).

1. Collier's Engineering & Design - \$15,516 for Greenbush Rd. building assessment.
2. Commissioner of Finance - \$36,975 for Police training.
3. Geico - \$7,500 for property claim settlement.
4. Global Montello - \$50,678 for fuel.
5. Goosetown Enterprises - \$21,068 for Police equipment.
6. Helmke Industries - \$5,705 for snow removal at OHA.
7. Henry Pratt - \$8,797 for sewer equipment.
8. RCSWMA - \$6,814 for solid waste removal.
9. SOCSO - \$95,838 for pool rental.
10. State Comptroller - \$35,303 for Justice fines.

The third warrant had 3 vouchers for \$34,541 and was for utilities (2025 items).

The fourth warrant had 5 vouchers for \$8,216 and was for utilities (2026 items).

The fifth warrant had 11 vouchers for \$55,496 and was for utilities (2026 items).

The sixth warrant had 14 vouchers for \$13,090,380 and was for special district funding (2026 items).

The seventh warrant had 205 vouchers for \$497,732 and had the following items of interest (2026 items).

11. Atlantic Salt - \$135,896 for Highway salt purchases.
12. Beckmann Appraisals - \$15,000 for Assessor valuations.
13. Corsi Tire - \$8,775 for Highway tires.
14. Cotter, Michael - \$7,975 for title searches.
15. G&H Auto Group - \$40,607 for sewer vehicle.
16. Gentile, Steven - \$11,151 for 207c payments.
17. Global Montello - \$16,642 for fuel.
18. Goosetown Enterprises - \$19,405 for IT leases various departments.
19. Helmke Industries - \$62,960 for snow removal at OHA.
20. Northern Supply Inc. - \$32,739 for Highway equipment.
21. Reed Systems Ltd. - \$6,486 for Highway brine.
22. The Standard Life Insurance Co. - \$12,027 for Police life insurance.
23. Verde Electric - \$7,852 for traffic signal maintenance contract.

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

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