



**TOWN OF ORANGETOWN  
REGULAR TOWN BOARD MEETING MINUTES  
February 24, 2026**

This meeting was opened at 7:00 PM. Councilman Paul Valentine presided and Joseph Thomassen, Deputy Clerk, called the roll.

Present were:

Councilperson Paul Valentine  
Councilperson Jerry Bottari  
Councilperson Brian Donohue

Absent:

Supervisor Teresa M. Kenny  
Councilperson Dan Sullivan

Also Present:

Allison Kardon, Supervisor's Confidential Assistant  
Joseph Thomassen, Deputy Clerk  
Robert Magrino, Town Attorney  
Janice Ganley, Director of Financial Services  
James Dean, Superintendent of Highways  
Rick Oliver, Acting Director of OBZPAE  
Eamon Reilly, Commissioner of DEME  
Bob Urban, Human Resource Coordinator  
Matthew Lenihan, Computer Network Specialist  
Conor Treacy, IT Department  
Donald Butterworth, Police Chief

**Pledge of Allegiance to the Flag**

**ANNOUNCEMENTS:**

- Public Hearing on March 10, 2026 on a proposed amendment to Chapter 14, Article V of the Town Code to authorize use of fees for electronic conversion and storage of land use records.
- Public Hearing on March 24, 2026 to consider a Watercourse Diversion for 622 Route 303, Blauvelt.
- 2026 Summer Camp Counselor Job Applications are being accepted until Friday, March 13th. Visit [orangetown.gov](http://orangetown.gov) for more information.
- Town of Orangetown DRAFT Municipal Separate Storm Sewer System Report is available for review on the Town's website. The Town's Storm Water Management Plan is available at the Town's Department of Environmental Management office.

**DISCUSSION:**

**WORKSHOP OF AGENDA ITEMS**

**RESOLUTION NO. 110**

**OPEN PUBLIC COMMENT PORTION**

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

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**SUMMARY OF PUBLIC COMMENTS:**

Alex DiMenna, Blauvelt, submitted comments regarding Rockland Children's Psychiatric Center and Community Development Districts & Long-Term Planning (Exhibit 02-24-A). There were no other public comments.

**RESOLUTION NO. 111  
CLOSE PUBLIC COMMENT PORTION**

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

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 112  
AUTHORIZE DISCUSSION WITH NYS REGARDING PURCHASE OF OLD CHILDREN'S  
PSYCHIATRIC CENTER PARCEL FOR ORANGETOWN COMMUNITY CENTER / 599  
CONVENT RD, ORANGEBURG**

**WHEREAS**, on or about January 22, 2003 the Town of Orangetown duly authorized and purchased from the New York State Urban Development Corporation approximately 349 acres of land that was part of the NYS Rockland Psychiatric Center (RPC) in Orangeburg, New York, (see Instrument Number 2003-3521 in the Rockland County Clerk's Office) and

**WHEREAS**, on October 18, 2017, the Town of Orangetown duly authorized and sold approximately 61 acres of the former RPC property to JP Morgan Chase, which has since constructed a data center on the property, and

**WHEREAS**, on January 22, 2020 the Town of Orangetown officially designated 216 acres of the former RPC property for recreation and municipal purposes as required by the deed in 2003, as modified by an Agreement dated May 15, 2013; and

**WHEREAS**, the Town Board wishes to express an interest in purchasing additional property located at the former RPC site, specifically identified and commonly referred to as the "Children's Psychiatric Center" parcel located at 599 Convent Road, Orangeburg, (S/B/L 73.08-1-2) for the express purpose of building a Town owned and operated community and recreational center to address a need for, among others, a Town senior citizen center; and

**NOW THEREFORE BE IT RESOLVED** that the Town Board hereby authorizes the Town Supervisor and Town Attorney to undertake appropriate steps in due diligence towards efforts at purchasing said property for Town use as set forth above, including but not limited to engaging in discussions with appropriate authorities with the State of New York regarding interest in conveying the property to the Town, as well as authorizing the hiring of appropriate professionals for performing inspections and/or appraisals of said property at the appropriate time.

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 113  
APPOINT/REAPPOINT / ORANGETOWN ENVIRONMENTAL COMMITTEE / 2026 / 1-YR TERM**

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

Michael Andrea, Chairperson  
Andrew Goodwillie  
Heather Hurley  
Thomas O'Reilly  
Alexis Starke  
Don Steinmetz

Thomas Becker  
Sheean Haley  
Eve Millard  
Mary Rasenberger  
June Starke  
Lawrence Vail

Liz Dudley  
Maurice Harary  
Fran Oldenburger  
Yvonne Rode  
Karen Steinmetz  
Stephen Walsh

Liaison: Supervisor Teresa M. Kenny

**RESOLUTION NO. 113**

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 114**

**RECOGNIZE / SUSAN DUNLEAVY / CHAIRPERSON / ORANGETOWN SENIOR CITIZEN ADVISORY COMMITTEE / 2026 / 1-YEAR TERM**

**RESOLVED**, that Susan Dunleavy is hereby recognized as CHAIRPERSON to the Orangetown Senior Citizen Advisory Committee for a period of 1 year, commencing on January 1, 2026 and expiring December 31, 2026.

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 115**

**RECOGNIZE / ANDREW GOODWILLIE / CHAIRPERSON / ORANGETOWN PARK DEVELOPMENT ADVISORY COMMITTEE / 2026 / 1-YEAR TERM**

**RESOLVED**, that Andrew Goodwillie is hereby recognized as CHAIRPERSON to the Orangetown Park Development Advisory Committee for a period of 1 year, commencing on January 1, 2026 and expiring December 31, 2026.

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 116**

**ADOPT THE COMPUTER SECURITY POLICY**

**WHEREAS**, New York State Technology Law Section 208 establishes procedures to be followed to notify affected individuals in the event of a breach of a computer security system and which requires municipalities to adopt a notification policy or local law consistent with these procedures; and

**WHEREAS**, New York State Technology Law Section 208 was amended by the Stop Hacks and Improve Electronic Data Security Act (SHIELD Act) which expanded the information covered by New York's breach notification and the standard for determining whether a breach occurred from evidence that data was acquired to evidence that it was accessed; and

**WHEREAS**, General Municipal Law §995-a was recently signed establishing a comprehensive framework to improve cybersecurity readiness, reporting and training for municipalities; and

**WHEREAS**, State Technology Law §103-f requires local government employees who use technology as part of their official job duties must take annual cybersecurity awareness training;

**NOW, THEREFORE, BE IT RESOLVED**, that the attached "Town of Orangetown Computer Security Policy" replaces the current "Town of Orangetown Computer System Security Breach Notification Policy"; and be it

**RESOLUTION NO. 116**

**FURTHER RESOLVED**, that the attached “Town of Orangetown Computer Security Policy” is hereby approved and adopted as the Town’s official policy; and be it

**FURTHER RESOLVED**, that the Town Supervisor is hereby authorized and directed to take such actions as may be necessary to implement the Policy; and be it

**FURTHER RESOLVED**, that this Resolution shall take effect immediately.

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 117**

**APPROVE / 2026 HIGHWAY DEPARTMENT OPEN HOUSE / SATURDAY, MAY 16, 2026**

**RESOLVED**, upon the recommendation from the Superintendent of Highways, that the Town Board hereby authorizes the Town of Orangetown Highway Department to host their 29th Annual Open House on Saturday, May 16, 2026, from 10 am to 12 pm, to be held at the Highway Department Facility, located at 119 Route 303, Orangeburg, NY.

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 118**

**ACCEPT RESIGNATION / RETIREMENT POLICE OFFICER ROBERT MCGRATH / POLICE DEPARTMENT / EFFECTIVE FEBRUARY 28, 2026**

**RESOLVED**, that upon the recommendation of the Chief of Police, accept with regret, the resignation/retirement of Police Officer Robert McGrath, from the Orangetown Police Department effective February 28, 2026

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 119**

**ACCEPT DONATION / MEMORIAL BENCH / MICHAELIAN / TAPPAN MEMORIAL PARK**

**RESOLVED**, that upon the recommendation of the Superintendent of Parks, Recreation and Building Maintenance, the Town Board hereby accepts the donation of a memorial bench to be placed at Tappan Memorial Park, engraving will read:

The Michaelian Family Bench  
Try Me

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 120**

**GRANT PERMISSION/ATTEND NY GOVERNMENT FINANCIAL OFFICER'S ASSOCIATION (NYGFOA) ANNUAL CONFERENCE/BENCIK, GANLEY, TASSELLO, SCHWANTNER**

**RESOLVED**, upon the recommendation of the Director of Finance, Jeffrey Bencik, that permission is granted to Jeffrey Bencik, Director of Finance, Janice Ganley, Supervisor of Fiscal Services, Stephanie Tassello, Principal Account Clerk and Robert Schwantner, Account Clerk Typist to attend the NYGFOA annual conference in Albany, NY, April 15-17, 2026 at a cost of \$4,835. Conference fees of \$ 2,345 charged to A.1310.441 and lodging and travel cost of \$2,490 charged to A.1310.480.

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 121**

**APPROVE / LEND ASSISTANCE / 2026 ST. PATRICK'S DAY PARADE / SUNDAY, 3/22/2026**

**RESOLVED**, that upon the recommendation from the Superintendent of Highways, Parks & Chief of Police, and upon the completion of all necessary paperwork that the Town Board hereby authorizes the Town of Orangetown Highway, Parks & Police Departments to lend assistance which includes the use of barricades, trash barrels, recycling kiosks, message board & painting of the green stripe from the Highway Dept., the showmobile, sound system and port-o-sans for which the cost is to be shared with organization (Ancient Order of Hibernians) from the Parks Dept., & police detail from OPD, and a Highway Department event perimeter for the St. Patrick's Day parade to be held on Sunday, March 22, 2026, from 11 am - 5 pm.

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 122**

**APPROVE / LEND ASSISTANCE / ROCKLAND GAA/ MEMORIAL 5K RUN / SATURDAY, MARCH 28, 2026**

**RESOLVED**, the Superintendent of Highways and Chief of Police have forwarded for approval by the Town Board, use of cones and recycling bins from the Highway Department and Auxiliary Police Detail from OPD by the Rockland Gaelic Athletic Association for the Rockland GAA Memorial 5K Run on Saturday, March 28, 2026 from 9am-12pm.

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 123**

**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 four (4) warrants (Exhibit 02-24-B) for a total of \$3,051,038.75.

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

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

**RESOLUTION NO. 124  
ADJOURNED / MEMORY**

**RESOLVED**, at 7:14 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Patricia Anne Gangemi**, *Mother of Andrew Gangemi from the Parks and Recreation Department*; **John Keahon**, *Resident of Pearl River*; and **John "Jack" Mauro**, *Former Resident of Pearl River, Korean War Veteran and Retired Orangetown Highway Department Employee*.

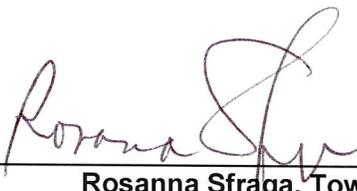
Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 3 - 0

Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue

Noes: None

Absent: Councilperson Dan Sullivan, Supervisor Teresa M. Kenny

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

**Rockland Childrens Psychiatric Center**

**EXHIBIT**

02-24-A

An extremely important parcel within the Town of Orangetown that is rarely publicly discussed, is the former Rockland Children's Psychiatric Center. Over the past several years I have attempted to remind multiple different iterations of our town council, the true overlooked importance of this property. Currently completely dormant and deteriorating, this property represents a unique opportunity for the town to work on a public benefit project.

This particular property still owned by New York State does not pay any property taxes or create any jobs for the localized community. This piece of land is not utilized by the state any longer, and would be a meaningful addition to the land already owned by the town that abuts this exact piece of land.

In prior years it was discussed to acquire the property from New York State and work on a plan that could see low impact senior housing at the site, while preserving the potential of a waterfront walking path and interconnected community park. This concept would see the town potentially creating multiple public benefit projects, while ensuring the property serve and fill a true need within the community.

Such a plan like this would bring the property onto the tax rolls within a meaningful way, while likely completing a long awaited goal of a passive park and waterfront trail for town residents. Currently the property is a neglected eyesore that deteriorates further with each passing month. It is not connected to the community in any form, and is a constant reminder of it's former institutionalized state use.

I would ask that the town in working with the town attorneys department work to secure the property as a public benefit project, and utilize the potential acquisition as a way for the community to accomplish several long-awaited goals.

TOWN OF ORANGETOWN  
2026 JAN - 8 P 2:46  
TOWN CLERK'S OFFICE

## Community Development Districts & Long Term Planning

Other states and municipalities have employed techniques to alleviate growth pains and ensure that infrastructure keeps pace with increasing development. This is an aspect of smart growth and responsible planning. Some of these impact alleviating districts are known as CDD's or Community Development Districts. This is a technique that has not previously been applied to development within Orangetown, but could assist in becoming a future model for smart planning and public-private partnerships as it relates to larger development plans.

If you look at the future state of potentially larger approved projects within the town without a version of CDD's, the onus of the investment of infrastructure is placed upon the municipality and the County of Rockland. This shifts the burden and impact of growth from the developer and development team, onto the existing population to defray.

Without potential consideration of a version of CDD's, it is likely that the necessary infrastructure and investments outside of larger developments will not receive the necessary investment and modernization. This can be seen in other surrounding municipalities that have accepted larger development projects, without the corresponding investment on infrastructure upgrades. This creates a variety of problems going forward, where our infrastructure, especially roadways are not keeping pace with the approved development.

I would ask if due to Home Rule within the State of New York, if the town could study a variation of CDD's/ Development Impact Fees, and what this could look like as an appropriate planning mechanism to assist in necessary infrastructure upgrades as well as defraying the costs of growth. A variation of this tool ensures that infrastructure is developed and implemented before development projects come online. This helps to create a better prepared municipality, better overall development projects, and allows our infrastructure to keep up with pending proposals. Impact items considered under this proposal would include potential assessment of impact on town sewage facilities, potable water, electricity usage, and transportation infrastructure in and around larger development projects. Designed to assess impact on existing capacity, and allow for either a payment to the municipality to enhance capacity or defray the costs noted from the proposed development's associated impact analysis.

This would primarily be geared towards projects of ten acres or larger, to better assess true impact of development projects from a cost perspective on the existing resident base of the town, as well as assess the town infrastructure capabilities overall. This would then allow the town to assess either the cost to upgrade such services at the town or regional level, or levy a potential payment such as "Impact Fees" to assist in defraying the enhanced utilization of existing town and regional infrastructure. In addition to larger residential projects, this concept will be especially helpful for commercial projects that are projected to utilize large amount of local and regional resources. As an example this impact fee or CDD can apply to data centers and other high utilization commercial projects that are large consumers of water, electricity, and other regional resources. Without a variation of a program such as this, the existing resident-base will continue to subsidize future larger scale commercial and residential projects within the town, without the corresponding planning mechanisms.

Town of Orangetown

DATE: February, 24, 2026

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	123125	\$ 82,774.84 2025 Expenses
	020426	\$ 356,017.20 2026 Utilities
	021126	\$ 201,680.14 2026 Utilities
	022426	\$ 2,410,566.57 2026 Expenses
		\$ 3,051,038.75

The above listed claims are approved and ordered paid from the appropriations indicated.

APPROVAL FOR PAYMENT

AUDITING BOARD

Councilman Gerald Boffari

Councilman Paul Valentine

Councilman Daniel Sullivan

Councilman Brian Donohue

Supervisor Teresa M. Kenny

EXHIBIT

02-24-26

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**TOWN OF ORANGETOWN  
FINANCE OFFICE MEMORANDUM**

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**TO:** THE TOWN BOARD  
**FROM:** JEFF BENCIK, *DIRECTOR OF FINANCE*  
**SUBJECT:** AUDIT MEMO  
**DATE:** 2/18/26  
**CC:** DEPARTMENT HEADS



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The audit for the Town Board Meeting of 2/24/2026 consists of 4 warrants for a total of \$3,051,038.75.

The first warrant had 10 vouchers for \$82,774 and had the following items of interest (2025 items).

1. S&L Plumbing & Heating - \$44,103 for retainage return.
2. Troon Golf LLC - \$23,231.05 for incentive fees at Broadacres.

The second warrant had 14 vouchers for \$356,017 and was for utilities (2025 items).

The third warrant had 11 vouchers for \$201,680 and was for utilities (2026 items).

The fourth warrant had 121 vouchers for \$2,410,566 and had the following items of interest (2026 items).

3. AKRF - \$7,445 for drainage review escrow.
4. Bolkema Fuel Co. - \$7,095 for fuel.
5. Capasso & Sons - \$111,197 for recycling.
6. Collier's Engineering & Design - \$8,414 for drainage review escrow.
7. County of Rockland - \$309,600 for Pearl River Campus PILOT.
8. Crown, Castle Fiber - \$5,987 for connectivity.
9. Fleet Pump & Service Group, Inc. - \$16,168 for sewer pump repairs.
10. Global Montello - \$22,700 for fuel.
11. ICC Community Development Corp. - \$23,063 for Laserfiche.
12. Motorola Solutions Inc. - \$28,814 for Police Auxilliary radios.

13. NYS Employee Health Insurance - \$1,155,662 for health care coverage.
14. Standard Springs - \$11,990 for Highway equipment repairs.
15. Troon Golf - \$570,444 for golf course incentive fees.
16. Virtuit Systems - \$8,252 for IT consulting services.

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

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