



**TOWN OF ORANGETOWN  
REGULAR TOWN BOARD MEETING MINUTES  
November 09, 2021**

This meeting was opened at 7:08 pm. Supervisor Teresa M. Kenny presided and Rosanna Sfraga, Town Clerk, called the roll.

**Present were:**

Councilperson Thomas Diviny  
Councilperson Denis Troy  
Councilperson Jerry Bottari  
Supervisor Teresa M. Kenny

**Absent:**

Councilperson Paul Valentine

**Also Present:**

Allison Kardon, Supervisor's Confidential Assistant  
Carmel Reilly, Director of Economic Development & Tourism  
Rosanna Sfraga, Town Clerk  
Joseph Thomassen, Deputy Clerk  
Robert Magrino, Town Attorney  
Jeff Bencik, Finance Director  
James Dean, Superintendent of Highways  
Jane Slavin, Director of OBZPAE  
Eamon Reilly, Commissioner of DEME  
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.  
Bob Urban, Human Resource Coordinator  
Matthew Lenihan, Computer Network Specialist

**Pledge of Allegiance to the Flag**

**ANNOUNCEMENTS:**

**The following Public Hearings are scheduled for November 30, 2021:**

- 1. Amending Chapter 5 (Building Construction and Fire Prevention) / Adopt the NY STRETCH Energy Code – 2020 (Amended Based on Recommendations by NYSERDA) - 7:45 pm**
- 2. Dominican College / Application for a Watercourse Diversion Permit - 8 pm**

**The following Public Hearing is scheduled for December 14, 2021:**

- 1. Rockland Cider Works / Petition for Special Permit - 7:05 pm**

**Presentation by Verizon regarding renewal of Franchise Agreement will be on Tuesday November 30th at the Regular Town Board Meeting.**

**PRESENTATIONS:**

**Veterans Day Poem entitled *THIS VETERANS DAY, 2021*, composed by Ms. Rose Marie Raccioppi, Orangetown Poet Laureate.**

**DISCUSSION:**

Workshop of Agenda Items

The November 9, 2021 Regular Town Board Meeting agenda items; Appointing Colleen Taylor and Kevin Dinnehan as Police Officers (agenda item #19 and #20) were moved to the November 9, 2021 Police Commission meeting, where the votes took place.

**RESOLUTION NO. 444  
OPEN PUBLIC HEARING / ZONE CHANGE / 100 CORPORATE DRIVE, BLAUVELT**

**RESOLVED**, that the Public Hearing regarding the proposed zone change for 100 Corporate Drive, Blauvelt, NY, is hereby opened.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

Rosanna Sfraga, Town Clerk, presented the Affidavits of Publication & Postings; and comments from various agencies, which are labeled Exhibit 11-A-21 and made a part of these minutes.

Summary of Public Comments: No one made any comments.

**RESOLUTION NO. 445  
CLOSE/CONTINUE / PUBLIC HEARING / PROPOSED ZONE CHANGE FOR 100 CORPORATE DRIVE, BLAUVELT, NY**

**RESOLVED**, that the Public Hearing regarding the proposed zone change for 100 Corporate Drive, Blauvelt, NY is hereby closed.

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 446  
ADOPT / NEGATIVE DECLARATION / LOCAL LAW NO. 9 OF 21, AMENDING THE TOWN ZONING LAW / CHANGE THE ZONING DISTRICT / 100 CORPORATE DR, BLAUVELT (65.18/1/16) FROM "LI" and "LIO" to "LI" IN ITS ENTIRETY**

**WHEREAS**, the Town Board has considered the adoption of an amendment to Chapter 43, § 2.2, of the Town Code, establishing the Town Zoning Map, to change the zoning classification of the entire parcel known as 100 Corporate Drive in the hamlet of Blauvelt, tax lot 65.18/1/16 from "LI" and "LIO" to "LI" in its entirety.

**WHEREAS**, on or about 9/28/2021 pursuant to Town Board Resolution 2021-379 the Town Board circulated amongst various potential interested agencies notice of its intention to assume Lead Agency status for the purpose of the environmental review of the above referenced action; and

**WHEREAS**, being the only Involved Agency, the Town Board hereby assumes the role of Lead Agency for environmental review; and

**WHEREAS**, acting in its capacity as Lead Agency for environmental review, and after taking a "hard look" at all of the potential environmental impacts that might result from the proposed action, the Town Board has concluded that there will be no significant environmental

**RESOLUTION NO. 446 - Continued**

impact or effect caused or occasioned by the proposed change in the zoning classification of the three parcels affected by the proposed Local Law,

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby adopts the Negative Declaration annexed hereto, and authorizes the Town Supervisor or her designated agent to execute the Environmental Assessment Form and to take such other and further steps as may be necessary to discharge the Town Board's responsibilities as Lead Agency.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 447**

**ADOPT LOCAL LAW NO. 9 OF 2021 / AMENDING TOWN ZONING MAP / 100 CORPORATE DRIVE BLAUVELT/ FROM LI AND LIO ZONING DISTRICTS TO LI ZONING DISTRICT IN ITS ENTIRETY**

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

**WHEREAS**, the Town Board has considered the adoption of an amendment to Chapter 43, § 2.2 to change the zoning district of the entire parcel known as 100 Corporate Drive in the hamlet of Blauvelt, tax lot 65.18/1/16 being located in both the "LI" (Light Industrial) and "LIO" (Light Industrial-Office) zoning districts, to change the zoning classification of the entire property to that of "LI" (Light Industrial),

**WHEREAS**, by Resolution No. 446 of 2021, after notice duly given, and there being no other involved agency, by resolution duly adopted this 9<sup>th</sup> day of November, 2021, the Town Board assumed the role of Lead Agency under SEQRA for environmental review, and, acting in its capacity as such, concluded that there will be no significant environmental impact or effect caused or occasioned by the proposed change in the Town's Zoning Law and determines the issuance of Negative Declaration is appropriate; and

**WHEREAS**, following due notice, a public hearing was conducted on the proposed zone change amendment; and

**WHEREAS**, the Board has concluded that the proposed zone change which simply changes the zoning classification of the subject parcel, which has already partially developed in accordance with the "LI" zoning district, is consistent with the Town's Master Plan and route 3030 Overlay Zone, and otherwise is in the best interests of the Town and the owner of the parcel, who has requested the change of zoning classification; and

**WHEREAS**, the Town Planning Board, pursuant to Town Code Chapter 43, § 10.5, and the County Planning Department, pursuant to General Municipal Law §§ 239 l & m, have each reviewed the proposed law; and

**WHEREAS**, the Town Planning Board, by Memorandum, dated 10/27/2021, following due consideration at a public meeting held on the same date, has offered no comment; and

**WHEREAS**, the County Department of Planning, by letter review dated November 4, 2021, has recommended modifications as set forth therein. To the extent any comments are not considered addressed, for the reasons set forth below and to the extent necessary, the Board hereby overrides the comments for the reasons set forth below:

**RESOLUTION NO. 447 - Continued**

Comment No. 1. The Town has commenced the process for updating its comprehensive plan and will take these comments into account and address the issue at that time.

**NOW, THEREFORE, BASED ON ALL OF THE INFORMATION BEFORE THE BOARD, AND THE FINDINGS MADE HEREIN, BE IT RESOLVED**, that the Town Board hereby adopts the within Local Law, amending the Town Zoning Law, and the Town Zoning Map made a part of the Town Code at Chapter 43, § 2.2., and changes the zoning classification of the referenced parcel located at 100 Corporate Drive, Blauvelt, New York, tax lot 65.18/1/16 to "LI" (Light Industrial) in its entirety.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**LOCAL LAW NO. 9 OF 2021  
AMENDING CHAPTER 43 ARTICLE II OF THE TOWN CODE  
ENTITLED "ZONING MAP"**

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF ORANGETOWN AS FOLLOWS:

**Chapter 43, Article II, §2.2 entitled Zoning Map**

The said section of the Code is amended as follows:

*Section 1:* The Zoning Map of the Town of Orangetown, which establishes the areas and boundaries of the various Town zoning districts, is hereby amended to change the zoning district of the following property:

100 Corporate Drive, Blauvelt, New York (Tax Map Designation Section 65.18 Block 1 Lot 16) from the "LIO" (Light Industrial) and "LIO" (Light Industrial-Office) zoning districts to the "LI" (Light Industrial) zoning district in its entirety, which metes and bounds description is as follows:

All that certain lot, piece or parcel of land, situate, lying and being in the Town of Orangeburg, County of Rockland and State of New York and being more accurately bounded and described as follows:

BEGINNING AT A POINT IN THE WESTERLY LINE OF NEW YORK STATE ROUTE 303 (ALSO KNOWN AS VRISENDIAEL ROAD – 80 FEET WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING THE BEGINNING POINT OF SECTION 65.18, BLOCK 1, LOT 16 AS DESCRIBED IN INSTRUMENT NUMBER 2019-00013022, AND RUNNING THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID LINE OF NEW YORK STATE ROUTE 303;

1. ALONG SAID WESTERLY LINE, SOUTH 25 DEGREES 18 MINUTES 35 SECONDS WEST, A DISTANCE OF 28.44 FEET TO A POINT, THENCE;
2. ALONG SAME, ON A CURVE THE LEFT, HAVING A RADIUS OF 1903.04 FEET, A CENTRAL ANGLE OF 17 DEGREES 31 MINUTES 18 SECONDS, AN ARC LENGTH OF 581.97 FEET, A CHORD BEARING OF SOUTH 16 DEGREES

**LOCAL LAW NO. 9 OF 2021 - Continued**

32 MINUTES 56 SECONDS EAST, AND A CHORD DISTANCE OF 579.70 FEET TO A POINT IN SAID LINE OF ROUTE 303, WHERE IT IS INTERSECTED BY THE SOUTHERLY LINE OF BLOCK 1, LOT 16, THENCE;

3. ALONG SAID SOUTHERLY LINE, NORTH 80 DEGREES 35 MINUTES 57 SECONDS WEST, A DISTANCE OF 183.70 FEET TO A POINT IN THE EXISTING BOUNDARY LINE BETWEEN ZONE LI AND ZONE LIO, THENCE;

ACROSS BLOCK 1, LOT 16 ALONG SAID EXISTING ZONE BOUNDARY LINE THE FOLLOWING TWO (2) COURSES;

4. NORTH 12 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 347.08 FEET TO A POINT, THENCE;
5. NORTH 23 DEGREES 18 MINUTES 46 SECONDS EAST, A DISTANCE OF 363.20 FEET TO A POINT IN THE NORTHERLY LINE OF AN ACCESS EASEMENT RECORDED IN INSTRUMENT 2020-00037930, THENCE;

ALONG SAID LINE THE FOLLOWING THREE (3) COURSES;

6. SOUTH 68 DEGREES 23 MINUTES 02 SECONDS EAST, A DISTANCE OF 52.29 FEET TO A POINT, THENCE;
7. SOUTH 64 DEGREES 07 MINUTES 01 SECONDS EAST, A DISTANCE OF 73.41 FEET TO A POINT, THENCE;
8. SOUTH 65 DEGREES 38 MINUTES 31 SECONDS EAST, A DISTANCE OF 50.29 FEET TO A POINT IN THE WESTERLY LINE OF NEW YORK STATE ROUTE 303, THENCE;
9. ALONG SAID LINE SOUTH 25 DEGREES 18 MINUTES 35 SECONDS WEST, A DISTANCE OF 28.44 FEET TO THE POINT AND PLACE OF BEGINNING.

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "EXHIBIT SKETCH - PROPOSED ZONE BOUNDARY ADJUSTMENT, SECTION 65.18, BLOCK 1, LOT 16, 100 CORPORATE DRIVE - "BUILDING #8", HAMLET OF BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES INC., DATED 09-02-2021.

*Section 2:* This law shall take effect immediately upon filing with the Secretary of State.

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**RESOLUTION NO. 448  
RESUME PUBLIC HEARING / 2022 PRELIMINARY BUDGET**

**RESOLVED**, that the Public Hearing regarding the 2022 Preliminary Budget from 10/26/2021 is hereby resumed.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

Summary of Public Comments:

James Dean, Superintendent of Highways, explained why he needs overtime for Leaf pickup.

**RESOLUTION NO. 449  
CLOSE PUBLIC HEARING / 2022 PRELIMINARY BUDGET**

**RESOLVED**, that the public hearing regarding the 2022 Preliminary Budget is hereby closed.

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 450  
APPROVE AMENDMENTS / 2022 PRELIMINARY BUDGET**

2022 Budget Changes

<u>Line Item</u>	<u>ACCOUNT DESCRIPTION</u>	<u>2022 Supervisor</u>	<u>2022 Adopted</u>	<u>Change</u>
A.1450.457	ELECTIONS.CONTRACTS W/OUTSIDE VENDORS	\$ 225,000	\$ 185,000	\$ (40,000)
A.9010.800	RETIREMENT.FRINGE BENEFITS	\$ 898,870	\$ 847,212	\$ (51,658)
B.9010.800.17	RETIREMENT.FRINGE BENEFITS.OTHER THAN POLICE	\$ 182,273	\$ 171,558	\$ (10,715)
B.9015.800.16	POLICE RETIREMENT.FRINGE BENEFITS.POLICE	\$4,667,717	\$4,170,137	\$(497,580)
D.9010.800.04	RETIREMENT.FRINGE BENEFITS.PART TOWN	\$ 434,426	\$ 408,028	\$(26,398)
D.9010.800.05	RETIREMENT.FRINGE BENEFITS.TOWNWIDE	\$ 419,778	\$ 395,624	\$(24,154)
E.9010.800	RETIREMENT.FRINGE BENEFITS	\$ 12,481	\$ 24,911	\$ 12,430
ER.9010.800	RETIREMENT.FRINGE BENEFITS	\$ 4,992	\$ 9,964	\$ 4,972
G.9010.800	RETIREMENT.FRINGE BENEFITS	\$ 702,684	\$ 658,135	\$ 44,549)
Orangeburg	Water District	\$ 216,987	\$ -	\$(216,987)
S. Nyack Legacy	District	\$ -	\$ 360,877	\$360,877
Tappan	Water District	\$ 314,013	\$ -	\$(314,013)
				<b>\$(847,774)</b>
	Appropriated Fund Balance	\$2,800,000	\$2,300,000	\$ 500,000

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 451  
ADOPT 2022 PRELIMINARY BUDGET AS AMENDED**

**RESOLVED**, that the Town Board hereby adopts the 2022 Preliminary Budget, as amended, as the 2022 Final Budget.

**BE IT FURTHER RESOLVED**, the Director of Finance is authorized to adjust the fund balance to accommodate these changes, all the while, staying under the levy tax cap.

**BE IT FURTHER RESOLVED**, the Director of Finance is authorized to make the 2022 Final Budget available on the Town's website and file it in the Office of the Town Clerk.

**RESOLUTION NO. 451 - Continued**

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 452  
OPEN PUBLIC COMMENT PORTION**

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

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**Summary of Public Comments:**

Susan McWhinney and Gerry Goggin, Orangeburg, again complained about Rockland Cider Works (RCWS). They are setting their own rules and doing what they want, breaking the law. Tom Reynolds, Orangeburg, believes RCWS is creating an allusion that they are a farm and that is not the case (fruits & vegetables are not grown there).

**RESOLUTION NO. 453  
CLOSE PUBLIC COMMENT PORTION**

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

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Denis Troy and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 454  
APPROVE/ ONE YEAR CONTRACT/ FIRE PROTECTION SERVICES / BLAUVELT FIRE PROTECTION DISTRICT / BLAUVELT VOLUNTEER FIRE COMPANY, INC.**

**RESOLVED**, that the Town Board hereby approves a ONE (1) year contract with the Blauvelt Volunteer Fire Company, Inc. for fire protection services in and throughout the Blauvelt Fire Protection District for calendar year 2022, in the sum of SIX HUNDRED THIRTY-NINE THOUSAND, FIVE HUNDRED FORTY AND 00/100 (\$639,540.00) DOLLARS, including Workers Compensation insurance and otherwise in accordance with the terms of the Contract incorporated herein by reference.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 455****APPROVE / ONE YEAR CONTRACT FOR LIBRARY SERVICES / ORANGETOWN LIBRARY DISTRICT / CONTRACTS WITH THE BLAUVELT FREE LIBRARY, THE ORANGEBURG LIBRARY, THE PALISADES FREE LIBRARY AND THE TAPPAN FREE LIBRARY**

**RESOLVED**, that the Town Board hereby approves a ONE (1) Year Contract with the Blauvelt Free Library, the Orangeburg Library, the Palisades Free Library and the Tappan Free Library, for library services in and throughout the boundaries of their district as set forth within the Orangetown Library District (and including the residents of Sparkill as delineated in subdivision (e) of Section 1 of Chapter 494 of the Laws of 2012) in the Town for calendar year 2022, as follows:

**BLAUVELT:**

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute a ONE (1) year contract, on behalf of the Town, as proposed and written, for SEVEN HUNDRED FOURTEEN THOUSAND FOUR HUNDRED AND 00/100 (**\$714,400.00**) DOLLARS, with the Blauvelt Free Library to provide library services to residents of Blauvelt, as well as to the residents of the Sparkill area delineated in subdivision (e) of Section 1 of Chapter 494 of the Laws of 2012, within the Town, and otherwise in accordance with the terms of a contract incorporated herein by reference.

**ORANGEBURG:**

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute a ONE (1) year contract, on behalf of the Town, as proposed and written, for FIVE HUNDRED SEVENTY-ONE THOUSAND TWO HUNDRED AND 00/100 (**\$571,200.00**) DOLLARS, with the Orangeburg Library to provide library services to residents of Orangeburg, as well as to the residents of the Sparkill area delineated in subdivision (e) of Section 1 of Chapter 494 of the Laws of 2012, within the Town, and otherwise in accordance with the terms of a contract incorporated herein by reference

**PALISADES:**

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute a ONE (1) year contract, on behalf of the Town, as proposed and written, for THREE HUNDRED EIGHT-NINE THOUSAND FOUR HUNDRED THREE AND 00/100 (**\$389,403.00**) DOLLARS, with the Palisades Free Library to provide library services to residents of Palisades, as well as to the residents of the Sparkill area delineated in subdivision (e) of Section 1 of Chapter 494 of the Laws of 2012, within the Town, and otherwise in accordance with the terms of a contract incorporated herein by reference.

**TAPPAN:**

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute a ONE (1) year contract, on behalf of the Town, as proposed and written, for SEVEN HUNDRED THIRTY THOUSAND SEVEN HUNDRED FIFTEEN AND 00/100 (**\$730,715.00**) DOLLARS, with the Tappan Free Library to provide library services to residents of Tappan, as well as to the residents of the Sparkill area delineated in subdivision (e) of Section 1 of Chapter 494 of the Laws of 2012, within the Town, and otherwise in accordance with the terms of a contract incorporated herein by reference.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Thomas Diviny and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari,  
Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine



**RESOLUTION NO. 456****APPROVE / FUNDING OF 2021 TOWN LEAF REMOVAL OVERTIME BUDGET**

**RESOLVED**, the Town Board hereby authorizes to fund the Highway Department Overtime Accounts in the amount \$198,000. Account, D.5140.012.05, shall be funded in the amount of \$100,000, and Account, D.5140.020.05, shall be funded in the amount of \$98,000 to cover overtime costs associated with the Town's 2021 Leaf Removal Program.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Denis Troy and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 457****APPROVE / AMEND RESOLUTION 2021-346 / ZARIN & STEINMETZ / EXTEND CAP REDEVELOPMENT OF HNA PALISADES**

**WHEREAS**, pursuant to Town Board Resolution No. 2021-155 the Town Board authorized Zarin & Steinmetz to continue to provide professional legal services related to the potential redevelopment and zoning of the property known as HNA Palisades, and

**WHEREAS**, due to the specialized nature of the work performed to date and the need for additional work, the Town Board, in its discretion, finds it in the best interest of the Town to authorize the expenditure of up to an additional \$15,000.00 to cover additional expected work with respect to this matter, and

**WHEREAS**, pursuant to the Memorandum of Understanding ("MOU") with Reveil LLC, the selected developer, certain costs and expenses are to be reimbursed by Reveil LLC, according to the terms of the MOU; and,

**NOW THEREFORE BE IT RESOLVED**, that Town Board hereby amends Resolution 2021-346 by authorizing the allocation of up to an additional \$15,000.00 to be paid to Zarin & Steinmetz, for a total not to exceed \$80,000.00 and authorizes the Finance Director to make payments, upon review and approval of the Supervisor and Town Attorney, in accordance with the terms of this resolution.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Denis Troy and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 458****TOWN HALL ADDITION & ALTERATIONS / SEQRA / DECLARING THE TOWN BOARD TO BE LEAD AGENCY**

**WHEREAS**, in connection with the Town's contemplated construction and funding of an addition to Town Hall, to be located on Town owned land located at the site of the current Town Hall, 26 W. Orangeburg Road, Orangeburg, New York, the Town Board has determined that it is in the overall public interest to undertake to approve, fund, and construct an addition to the existing Town Hall; and

**WHEREAS**, the process of approving, funding and constructing the Town Hall Addition is subject to review under the State Environmental Quality Review Act ("SEQRA"); and

**RESOLUTION NO. 458 - Continued**

**WHEREAS**, the Town Board has determined that the proposed action is an "Unlisted" action pursuant to NYCRR 617.6(a) of the SEQRA regulations, and

**WHEREAS**, the Town Board is the only Involved Agency in such process,

**NOW, THEREFORE, BE IT RESOLVED**, that the Town hereby declares itself to be Lead Agency for purposes of environmental review of the proposed action.

Councilperson Denis Troy offered the above resolution, which was seconded by Supervisor Teresa M. Kenny and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 459****TOWN HALL ADDITION & ALTERNATIONS / SEQRA / ADOPT DETERMINATION OF NON-SIGNIFICANCE / NEGATIVE DECLARATION**

**WHEREAS**, the Town Board has determined that it is in the overall public interest to construct a new addition to portions of the current Town Hall, which would include the eventual demolition of the original Town Hall located on Town owned property at 26 W. Orangeburg Road, Orangeburg, New York; and

**WHEREAS**, by resolution of even date herewith, the Town Board has declared itself to be Lead Agency under the State Environmental Quality Review Act ("SEQRA") in connection with the proposed action and that such action is an Unlisted action in accordance therewith; and

**WHEREAS**, the Town Board, acting in its capacity as Lead Agency, has carefully considered the proposed action, including the eventual demolition of the existing southern portion of Town Hall; and

**WHEREAS**, the Town Board has further reviewed and considered the Full Environmental Assessment Form prepared by the Director of the Town Office of Building, Zoning Planning and Enforcement, and Lothrop Associates, LLP, detailing the type, nature and magnitude of the impacts that might result from the proposed action; and

**WHEREAS**, having carefully considered all of the above and other documents, and having taken a hard look at all of the potential environmental impacts that might result from the proposed action, the Town Board has concluded that there will be no significant environmental impacts or effects caused or occasioned by the proposed action,

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board issues a Determination of Non-significance ("Negative Declaration") with respect to the referenced action in the form annexed hereto, and authorizes the Town Supervisor, or her designated agent, to execute and circulate same as may be required, and to take such other and further steps as may be necessary to discharge the Town Board's responsibilities as Lead Agency in accordance with the applicable provisions of law.

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 460  
TOWN HALL ADDITION & ALTERNATIONS / AUTHORIZE REQUEST FOR  
CONSTRUCTION BIDS / POST NOTICE OF BID REQUEST**

**RESOLVED**, that the Town Clerk's Office, in conjunction with the Office of Building Planning Zoning Administration and Enforcement (OBZPAE) is hereby authorized to issue a Request for Bids for the "Town Hall Addition" as prepared by the architect retained by the Town for that purpose, Lothrop, Associates, LLP, for the purpose of receiving bids to provide General/Civil Construction Work, HVAC Construction Work, Plumbing Construction Work, and Electrical Construction Work with respect to the construction of same.

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 461  
APPROVE / AUTHORIZE TOWN ATTORNEY TO SIGN SETTLEMENT  
DOCUMENTS / TAX CERTIORARI PROCEEDING RE: 30 CORPORATE DRIVE  
ORANGEBURG S/B/L 73.19-1-2, 30**

**RESOLVED**, upon the recommendation of the Tax Assessor, approve and authorize Dennis D. Michaels, Deputy Town Attorney, to sign settlement documents regarding the tax certiorari proceeding entitled 30 Corporate LLC v. Town of Orangetown, et al., regarding real property commonly known as 30 Corporate Drive, Orangeburg, issued Tax Map Designation 73.19-1-2, for the Tax Assessment years 2017 through 2021, resulting in a total refund (i) by the Town of \$16,125, (ii) by the Pearl River Union School District of \$62,575, and (iii) by the County of \$5,425. Interest on the Town's liability as a result of an Assessment decrease or tax refund is waived if payment is made within sixty (60) days after a copy of the Court Order, based upon this settlement, is served on the Rockland County Finance Department.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 462  
APPOINT HUNTER HOVORKA / GROUNDWORKER / PARKS & RECREATION  
DEPARTMENT / PROBATIONARY / EFFECTIVE NOVEMBER 10, 2021**

**RESOLVED**, that upon the recommendation of the Superintendent of Parks and Recreation, appoint HUNTER HOVORKA to the position of Groundworker, Probationary, Grade 9, Step 1 at a salary of \$56,418.00, effective November 10, 2021.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Denis Troy and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 463  
PAY VOUCHERS**

**RESOLVED**, upon the recommendation of the Director of Finance, Jeffrey Bencik, the Finance Office is hereby authorized to pay vouchers for a total amount of three (3) warrants (attached) for a total of **\$641,371.86**.

Councilperson Thomas Diviny offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 464  
ENTER EXECUTIVE SESSION**

In attendance, at this Executive Session were Supervisor Teresa M. Kenny, Councilpersons Denis Troy, Thomas Diviny, and Jerry Bottari, Rob Magrino, and Jeff Bencik.

**RESOLVED**, at 7:50 pm, the Town Board entered Executive Session to discuss the proposed acquisition/sale/lease of real property when publicity might affect value.

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 465  
RE-ENTER RTBM / ADJOURNED / MEMORY**

**RESOLVED**, at 8:35 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **John Lorusso**, *Resident of Blauvelt* and **Elizabeth Brady**, *Resident of Pearl River*.

Councilperson Denis Troy offered the above resolution, which was seconded by Councilperson Jerry Bottari and was Adopted:

Motion: 4 - 0

Ayes: Councilperson Thomas Diviny, Councilperson Denis Troy, Councilperson Jerry Bottari, Supervisor Teresa M. Kenny

Noes: None

Absent: Councilperson Paul Valentine

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

Town Of Orangetown

DATE: November 9, 2021

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	102721	\$ 53,055.06
	110321	\$ 2,694.31
	110921	\$ 585,622.49
	Total	\$ 641,371.86

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 Thomas Diviny

Councilman Denis Troy

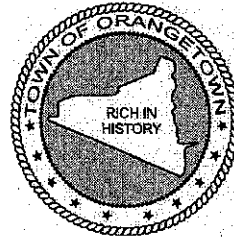
Supervisor Teresa M. Kenny

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**TOWN OF ORANGETOWN  
FINANCE OFFICE MEMORANDUM**

---

**TO:** THE TOWN BOARD  
**FROM:** JEFF BENCIK, *DIRECTOR OF FINANCE*  
**SUBJECT:** AUDIT MEMO  
**DATE:** 11/8/2021  
**CC:** DEPARTMENT HEADS



The audit for the Town Board Meeting of 11/9/2021 consists of 3 warrants for a total of \$641,371.86.

The first warrant had 28 vouchers for \$53,055 and was for utilities.

The second warrant had 2 vouchers for \$2,694 and was for copier service agreement.

The third warrant had 133 vouchers for \$585,622 and had the following items of interest.

1. Applied Golf (p4) - \$124,500 for Blue Hill management contract.
2. Applied Golf (p4) - \$49,583 for Broadacres management contract.
3. Beckmann Appraisals (p7) – for Orangetown market study.
4. Brooker Engineering (p8) - \$24,482 for drainage review escrow.
5. Chiapperino & Sons (p10) - \$24,000 for dog park construction.
6. Corsi Tires (p11) - \$5,872 for Police tires.
7. CSEA Employee Benefit Fund (p13) - \$31,351 for dental benefits.
8. Environmental Design & Research (p15) - \$17,820 for pump station repairs (bonded).
9. Frank Cyrwus Inc. (p16) - \$77,710 for retainage payable for sewer project.
10. Global Montello. (p19) - \$32,428 for fuel.
11. Keane & Beane (p23) - \$7,107 for outside counsel.
12. Met Life (p25) - \$12,584 for Police dental benefits.
13. Munis (p27) - \$15,480 for payroll software.
14. Piermont Senior Citizens Club (p31) - \$8,505 for senior activities.
15. Star Press (p35) - \$5,941 for Highway mailings.

16. State Comptroller (p41) - \$38,180 for Justice fines.

17. Verde Electric (p45) - \$5,075 for traffic signal maintenance contract.

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

Jeffrey W. Bencik, CFA

845-359-5100 x2204

**EXHIBIT**

11-A-21; 11/9/21

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

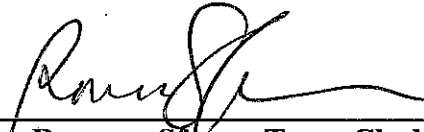
SS.

Rosanna Sfraga being duly sworn upon her oath deposes and says;

That, she is, at all times, hereinafter mentioned was, duly elected,  
Qualified and acting Town Clerk of the **TOWN Of ORANGETOWN**, in the County of  
Rockland, State of New York.

That, on the 19th day of October, 2021, she caused to be conspicuously posted  
and fastened up a notice, a true copy of which is annexed hereto and made a part of  
hereof, in the following places, at least one of which is a public place within the **TOWN  
Of ORANGETOWN**, New York.

1. Town Hall Bulletin Boards
2. Town's Website (orangetown.com)
- 3.
- 4.
- 5.



Rosanna Sfraga, Town Clerk

Subscribed and sworn to before me

This 19<sup>th</sup> day of October, 2021



Rima A. DelVecchio  
Notary Public, State of NY  
No. 01DE6222835  
Qualified in Rockland County  
Commission Exp. June 1, 20 22



**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

EXHIBIT

11-A-21; 11/9/21

**NOTICE IS HEREBY GIVEN** that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on September 28, 2021, a public hearing will be held by the Town Board on a proposed Local Law, regarding Onyx Management Group, LLC (Hudson Crossing f/k/a Bradley Corporate Park). This public hearing is to consider a Zone Change, from "LI" and "LIO" to "LI" in its entirety for the property located at 100 Corporate Drive, Blauvelt, New York. This public hearing is scheduled for the 9<sup>th</sup> day of November, 2021 at 7:05 pm, Orangetown Town Hall, 26 W Orangeburg Rd, Orangeburg, NY.

At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: September 28, 2021

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

## AFFIDAVIT OF PUBLICATION FROM

State of Wisconsin

County of Brown, ss.:

On the 26 day of October in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tutt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Linda Tutt being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, on the editions dated :

**Zone:**  
**Rockland**

**Run Dates:**  
10/26/2021

Linda Tutt  
Signature

Sworn to before me, this 26 day of October, 2021

Sarah Bertelsen  
Notary Public, State of Wisconsin, County of Brown

SARAH BERTELSEN  
Notary Public  
State of Wisconsin

7/27/25

My commission expires

Legend:

**WESTCHESTER:**

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolnville, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

**ROCKLAND:**

Blauvelt, Congers, Gamerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0004967066

**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on September 28, 2021, a public hearing will be held by the Town Board on a proposed Local Law, regarding Onyx Management Group, LLC (Hudson Crossing *f/k/a* Bradley Corporate Park). This public hearing is to consider a Zone Change, from "L1" and "L10" to "L1" in its entirety for the property located at 100 Corporate Drive, Blauvelt, New York. This public hearing is scheduled for the 9th day of November, 2021 at 7:05 pm, Orangetown Town Hall, 26 W Orangeburg Rd, Orangeburg, NY.

At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: September 28, 2021

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

4967066

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

Project Name: **Onyx Management Group, LLC (Hudson Crossing f/k/a Bradley Corporate Park)**

Address: **100 Corporate Drive, Blauvelt, New York**

**My-Hanh**

(Named) **Retherford** being duly sworn, deposed that he/she is

the applicant herein, or is representing the applicant herein:

That he/she ~~is~~ **employed by McCullough, Goldberger & Staudt, LLP, 1311 Mamaroneck Ave., Ste. 340 White Plains, NY 10605 (Attorneys for Applicant)**

That heretofore and the **2nd** day of **November, 2021**


**POSTING (Photos of various posted signs, attached)**  
**Stewart Hanley, Facilities Manager for Applicant,**

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

**Please Note** that this affidavit shall be notarized the date of the Public Hearing after the five day period has expired. It must be completed by the person actually posting the notice and shall be submitted to the Town Clerk at the commencement of the Public Hearing.

**NOTICES**

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


 (signature)

Subscribed and sworn to before me

This **4th** day of **November, 2021**

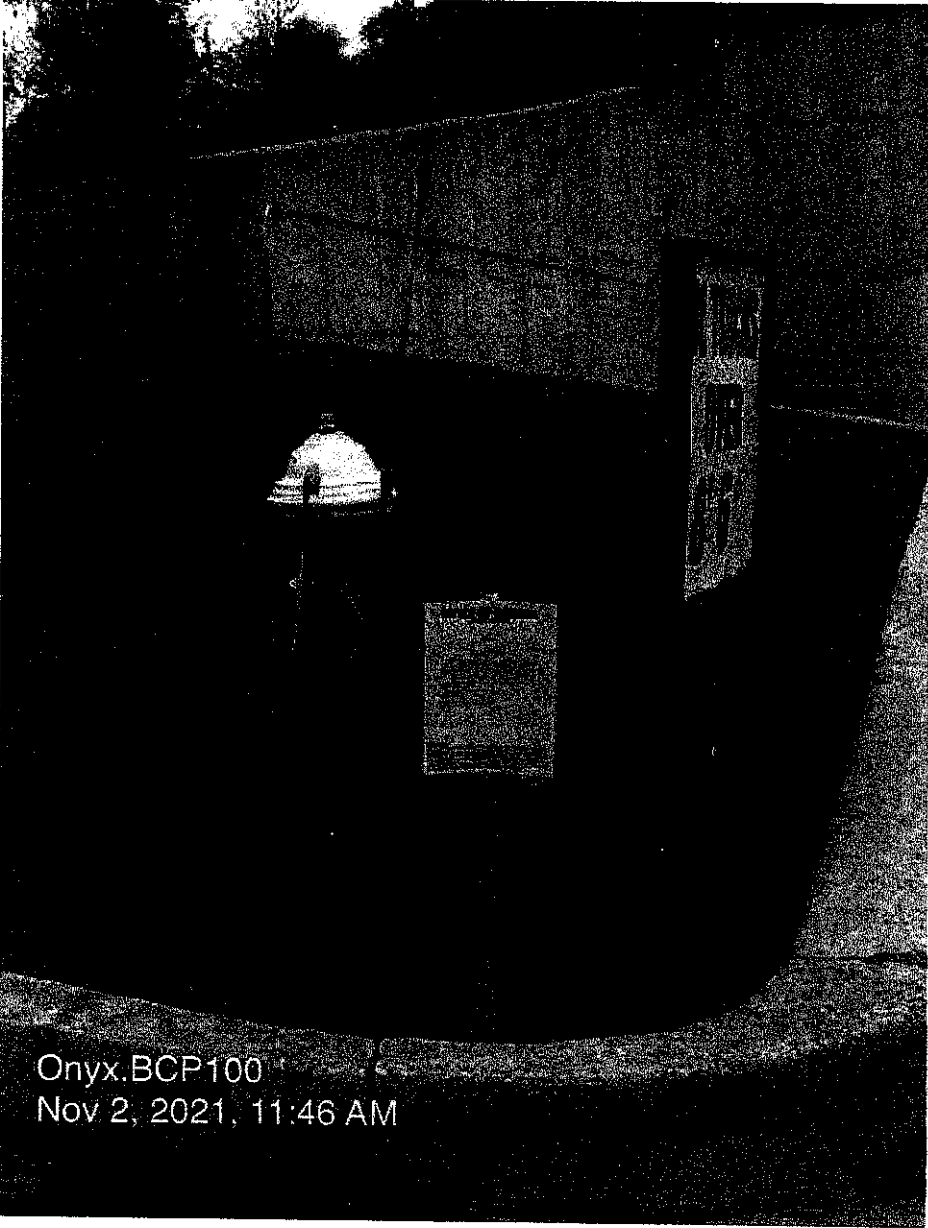
**Please Note** that this affidavit shall be notarized the date of the hearing and shall be submitted to the Town Clerk at the commencement of the Public Hearing.

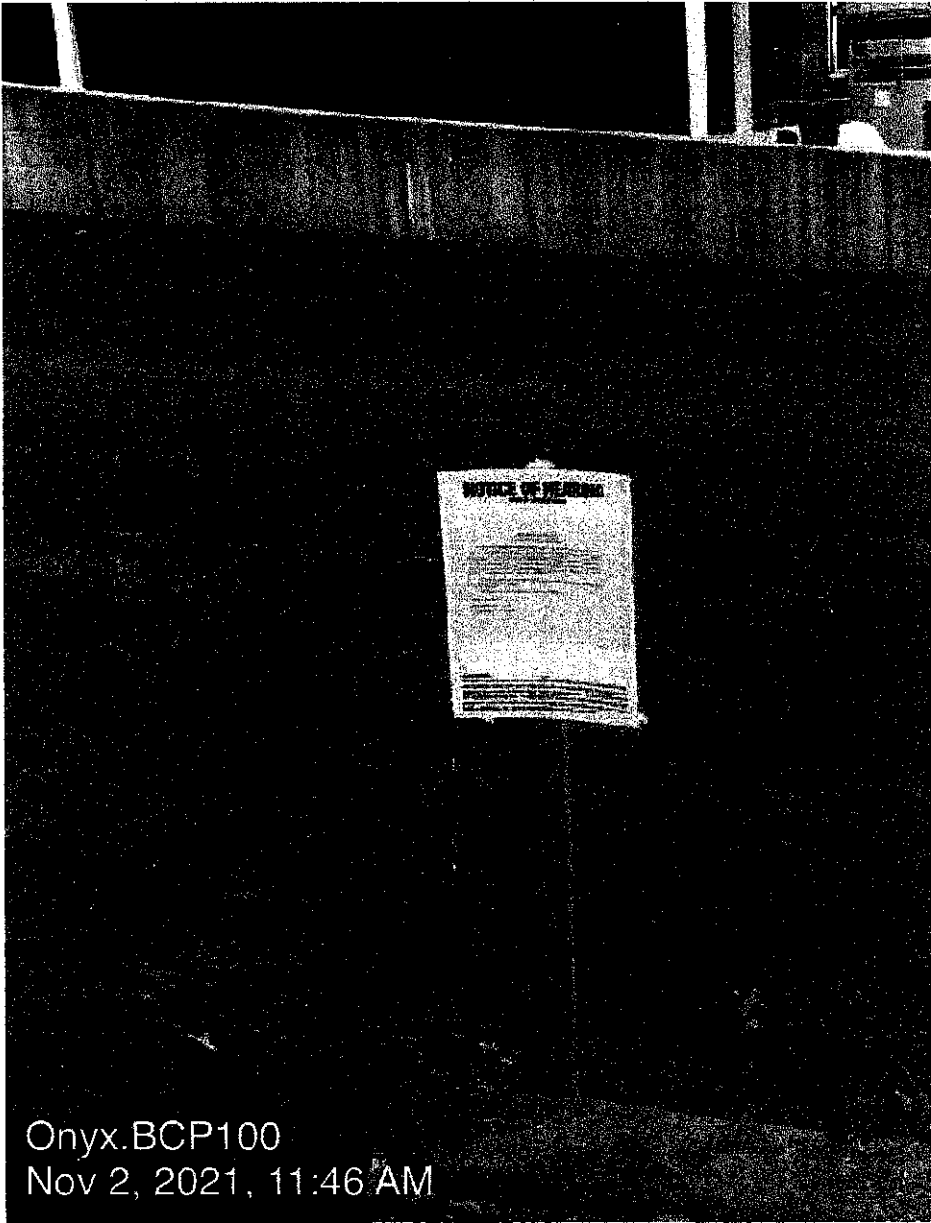
(Attach Notice and list of property owners within 500 feet to whom notices were sent)

  
**Notary Public**

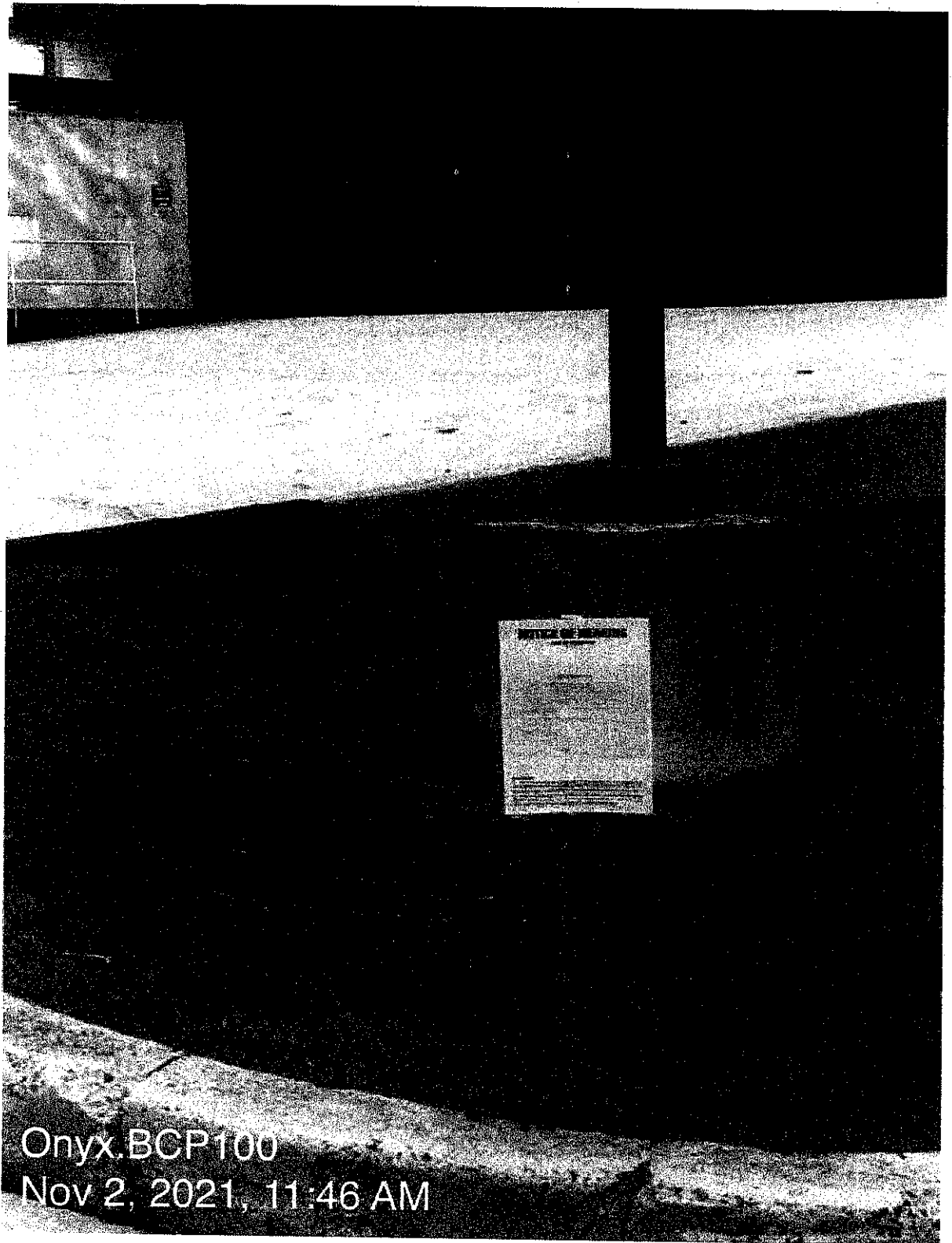
**DENISE SCIRBONA**  
Notary Public, State of New York  
No. 01SC6029178  
Qualified in Westchester County  
Commission Expires August 9, 20 **25**

From: BCP100  
To: Marked, BCP100  
Date: Tuesday, November 2, 2021 9:58:36 PM

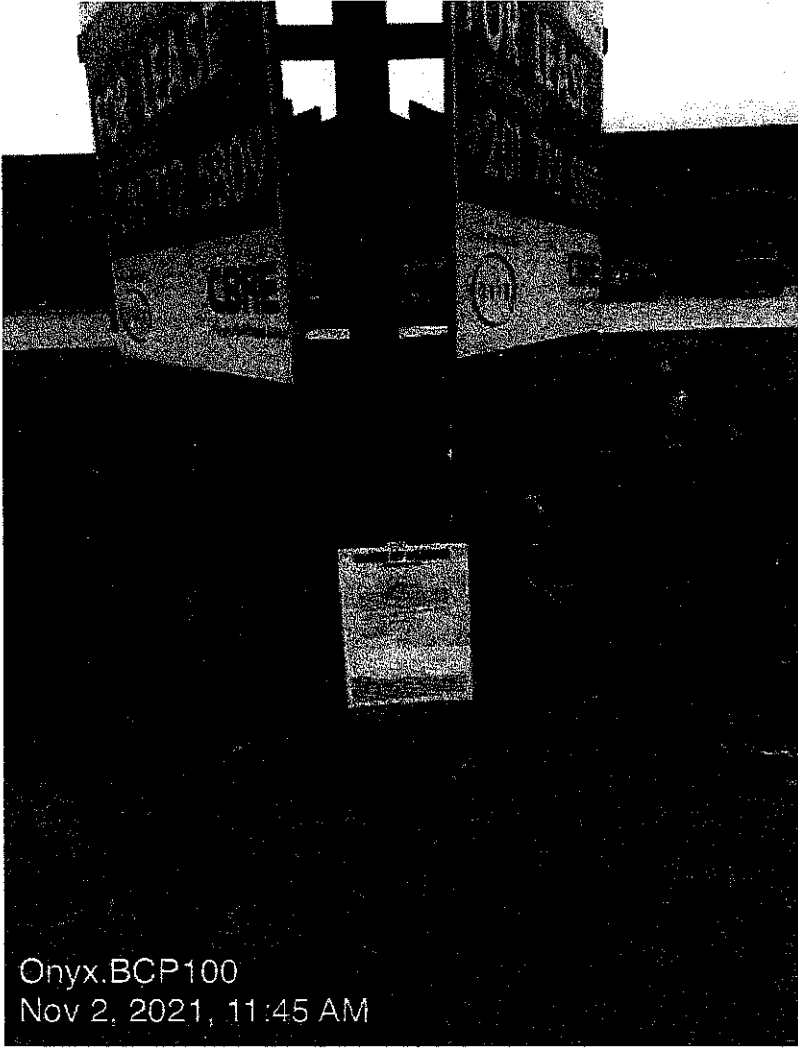




Onyx.BCP100  
Nov 2, 2021, 11:46 AM

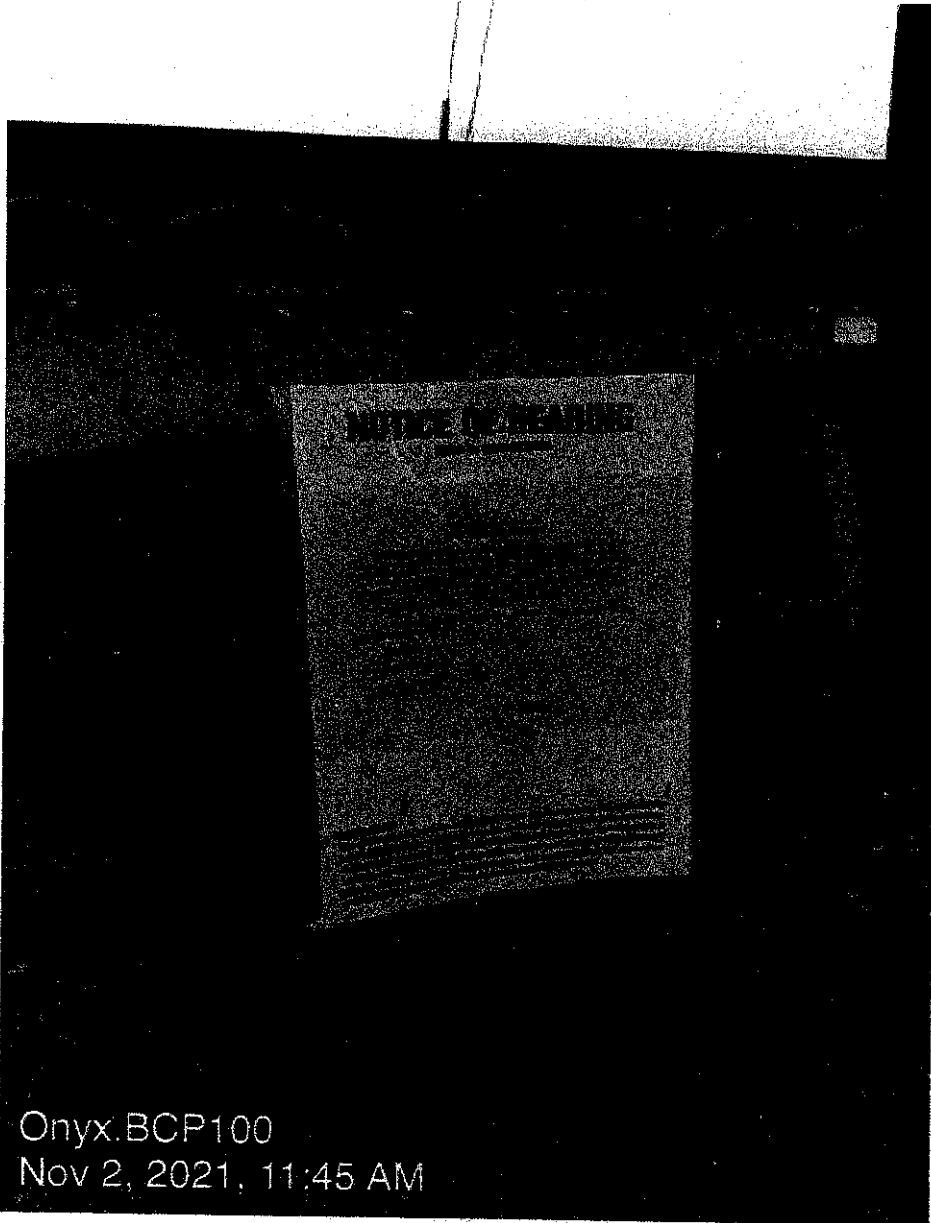


Onyx.BCP100  
Nov 2, 2021, 11:46 AM



Onyx.BCP100  
Nov 2, 2021, 11:45 AM





Onyx.BCP100  
Nov 2, 2021, 11:45 AM

Sent from my iPhone

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

**Onyx Management Group, LLC (Hudson Crossing f/k/a Bradley Corporate Park)**

Project Name: \_\_\_\_\_

Address: **100 Corporate Drive, Blauvelt, New York**

**My-Hanh**

(Named) **Retherford** being duly sworn, deposed that he/she is

the applicant herein, or is representing the applicant herein:

**McCullough, Goldberger & Staudt, LLP, 1311 Mamaroneck Ave., Ste. 340**

That he/she resides at **White Plains, NY 10605 (Attorneys for Applicant)**

That heretofore and the **28th** day of **October, 2021**

POSTING

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

Please Note that this affidavit shall be notarized the date of the Public Hearing after the five day period has expired. It must be completed by the person actually posting the notice and shall be submitted to the Town Clerk at the commencement of the Public Hearing.

NOTICES

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

**Note: two (2) lists provided - one with nine recipients and one with 14 recipients; used longer list to be sure any/all neighbors within a 500' radius were included in the mailing of the notice.**

 (signature)  
**My-Hanh Retherford**

Subscribed and sworn to before me

This 28 day of **October, 2021**

Please Note that this affidavit shall be notarized the date of the hearing and shall be submitted to the Town Clerk at the commencement of the Public Hearing.

(Attach Notice and list of property owners within 500 feet to whom notices were sent)

  
**Notary Public**

**PAIGE ELLEN CASTIELLO**  
Notary Public, State of New York  
No. 01CA8422216  
Qualified in Bronx County  
Commission Expires September 20, 2025

SWIS PRINT KEY

NAME

ADDRESS

PAGE # 1

List #1

392489 65.18-1-6  
392489 65.18-1-7  
392489 65.18-1-9  
392489 65.18-1-13  
392489 65.18-1-14  
392489 65.18-1-15  
392489 65.18-1-16  
392489 65.18-1-17  
392489 65.18-1-27

PG-OE 200 Corporate Dr LLC  
LIA Realty LLC  
Advanced Manofa LLC  
Steven Finn  
Deanna Lamhut  
Raffe Balabanian  
PG-OE 100 Corporate Dr LLC  
Bradley Pkwy Holding LLC  
PG-OE 400 Corporate Dr LLC

200 Corporate Dr,Blauvelt, NY 10913  
1258 Central Ave,Albany, NY 12205  
614 Route 303,Blauvelt, N.J 10913  
25 Whittier Rd,Blauvelt, NY 10913  
29 Whittier Rd,Blauvelt, NY 10913  
579 Rte 303,Blauvelt, NY 10913  
100 Corporate Dr,Blauvelt, NY 10913  
26 West 17th St,New York, NY 10011  
400 Corporate Dr,Blauvelt, NY 10913

SWIS	PRINT KEY	NAME	ADDRESS
392489	65.18-1-5	PG-OE 300 Corporate Dr LLC	300 Corporate Dr,Blauvelt, NY 10913
392489	65.18-1-6	PG-OE 200 Corporate Dr LLC	200 Corporate Dr,Blauvelt, NY 10913
392489	65.18-1-7	LIA Realty LLC	1258 Central Ave,Albany, NY 12205
392489	65.18-1-9	Advanced Manolta LLC	614 Route 303,Blauvelt, NJ 10913
392489	65.18-1-10	Mark Hovsepian	28 Whittier Rd,Blauvelt, NY 10913
392489	65.18-1-11	Russell H Tobe	26 Whittier Rd,Blauvelt, NY 10965
392489	65.18-1-13	Steven Finn	25 Whittier Rd,Blauvelt, NY 10913
392489	65.18-1-14	Deanna Lamhut	29 Whittier Rd,Blauvelt, NY 10913
392489	65.18-1-15	Raffe Balabanian	579 Rte 303,Blauvelt, NY 10913
392489	65.18-1-16	PG-OE 100 Corporate Dr LLC	100 Corporate Dr,Blauvelt, NY 10913
392489	65.18-1-17	Bradley Pkwy Holding LLC	26 West 17th St,New York, NY 10011
392489	65.18-1-18	560 Bradley Corp	560 Bradley Pkwy W 2,Blauvelt, NY 10913
392489	65.18-1-20	Oratamin Club Inc	P.O. Box 289,Nyack, NY 10960
392489	65.18-1-27	PG-OE 400 Corporate Dr LLC	400 Corporate Dr,Blauvelt, NY 10913

List #2

**TOWN OF ORANGETOWN  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on September 28, 2021, a public hearing will be held by the Town Board on a proposed Local Law, regarding Onyx Management Group, LLC (Hudson Crossing f/k/a Bradley Corporate Park). This public hearing is to consider a Zone Change, from "LI" and "LIO" to "LI" in its entirety for the property located at 100 Corporate Drive, Blauvelt, New York. This public hearing is scheduled for the 9<sup>th</sup> day of November, 2021 at 7:05 pm, Orangetown Town Hall, 26 W Orangeburg Rd, Orangeburg, NY.

At the time and place of the public hearing specified above, all interested persons will be given the opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: September 28, 2021

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

65.18-1-10  
Mark Hovsepian  
28 WHITTIER RD  
BLAUVELT NY 10913

65.18-1-6  
PG-OE 200 Corporate Dr LLC  
200 CORPORATE DR  
BLAUVELT NY 10913

65.18-1-11  
Russell H Tobe  
26 WHITTIER RD  
BLAUVELT NY 10913

65.18-1-7  
LIA Realty LLC  
1258 CENTRAL AVE  
ALBANY NY 12205

65.18-1-13  
Steven Finn  
25 WHITTIER RD  
BLAUVELT NY 10913

65.18-1-9  
Advanced Manolta LLC  
615 ROUTE 303  
BLAUVELT NY 10913

65.18-1-14  
Deanna Lamhut  
29 WHITTIER RD  
BLAUVELT NY 10913

65.18-1-15  
Raffe Balabanian  
579 Rte 303  
BLAUVELT NY 10913

65.18-1-16  
PG-OE 100 Corporate Dr LLC  
100 CORPORATE DR  
BLAUVELT NY 10913

65.18-1-17  
Bradley Pkwy Holding LLC  
26 West 17th St.  
New York NY 10011

65.18-1-18  
560 Bradley Corp  
560 BRADLEY PKWY W 2  
BLAUVELT NY 10913

65.18-1-20  
Oratamin Club Inc  
P.O. Box 289  
Nyack NY 10960

65.18-1-27  
PG-OE 400 Corporate Dr LLC  
400 CORPORATE DR  
BLAUVELT NY 10913

65.18-1-5  
PG-OE 300 Corporate Dr LLC  
300 CORPORATE DR  
BLAUVELT NY 10913

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WHITE PLAINS  
 100 FISHER AVE  
 WHITE PLAINS, NY 10606-1953  
 (800)275-8777

10/28/2021 12:05 PM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	6		\$2.82
CTOM - Firm - Domestic	6		\$2.82
CTOM - Individual - Domestic	2		\$3.30
Grand Total:			\$8.94
Personal/Bus Check			\$8.94

\*\*\*\*\*  
 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
 \*\*\*\*\*

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

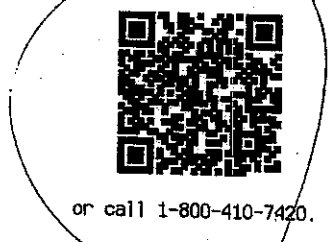
Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
<https://informedelivery.usps.com>

Earn rewards on your business account purchases of Priority Mail labels with the USPS Loyalty program by using Click and Ship. Visit [www.usps.com/smallbizloyalty](http://www.usps.com/smallbizloyalty) for more info.

United States Postal Service  
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 Career Path Positions with Benefits  
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[www.usps.com/careers](http://www.usps.com/careers)

All sales final on stamps and postage.  
 Refunds for guaranteed services only.  
 Thank you for your business.

Tell us about your experience.  
 Go to: <https://postalexperience.com/Pos>  
 or scan this code with your mobile device.



UFN: 359350-0133  
 Receipt #: 840-51050070-3-6169585-2  
 Clerk: 09



**Certificate of Mailing — Firm**

<b>UNITED STATES POSTAL SERVICE®</b> Name and Address of Sender McCullough, Goldberger & Staudt, LLP 1311 Mamaroneck Ave., Ste. 340 White Plains, NY 10605		TOTAL NO. of Pieces Listed by Sender <b>6</b>	TOTAL NO. of Pieces Received at Post Office™ <b>6</b>	Affix Stamp Here <i>Postmark with Date of Mailing</i>	
USPS® Tracking Number / Firm-specific Identifier 1. Onyx.BCP100 / 9083.03H 2. Onyx.BCP100 / 9083.03H 3. Onyx.BCP100 / 9083.03H 4. Onyx.BCP100 / 9083.03H 5. Onyx.BCP100 / 9083.03H 6. Onyx.BCP100 / 9083.03H		Postmaster, per (name of receiving employee)  <b>K S</b>		U.S. POSTAGE PAID WHITE PLAINS, NY 10606 OCT 21 2017 AMOUNT <b>\$2.82</b> R2304E106514-09   0000	
Address (Name, Street, City, State, and ZIP Code™) 65.18-1-17 Bradley Pkwy Holding LLC 26 West 17th St. New York NY 10011  65.18-1-18 560 Bradley Corp 560 BRADLEY PKWY W 2 BLAUVELT NY 10913  65.18-1-20 Oratamin Club Inc P.O. Box 289 Nyack NY 10960  65.18-1-27 PG-OE 400 Corporate Dr LLC 400 CORPORATE DR BLAUVELT NY 10913  65.18-1-5 PG-OE 300 Corporate Dr LLC 300 CORPORATE DR BLAUVELT NY 10913  65.18-1-6 PG-OE 200 Corporate Dr LLC 200 CORPORATE DR BLAUVELT NY 10913		Postage	Fee	Special Handling	Parcel Airlift





**Certificate of Mailing — Firm**

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
McCullough, Goldberger & Staudt, LLP 1311 Mamaroneck Ave., Ste. 340 White Plains, NY 10605		6	6		
USPS Tracking Number Firm-specific Identifier		Postmaster, per (name of receiving employee) K-S		U.S. POSTAGE PAID WHITE PLAINS, NY 10606 OCT 28 21 AMOUNT <b>\$2.82</b> R2304E106514-09	
USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. Onyx.BCP100 / 9083.03H	65.18-1-10 Mark Hovsepian 28 WHITTIER RD BLAUVELT NY 10913				
2. Onyx.BCP100 / 9083.03H	65.18-1-11 Russell H Tobe 26 WHITTIER RD BLAUVELT NY 10913				
3. Onyx.BCP100 / 9083.03H	65.18-1-13 Steven Finn 25 WHITTIER RD BLAUVELT NY 10913				
4. Onyx.BCP100 / 9083.03H	65.18-1-14 Deanna Lamhut 29 WHITTIER RD BLAUVELT NY 10913				
5. Onyx.BCP100 / 9083.03H	65.18-1-15 Raffe Balabanian 579 Rte 303 BLAUVELT NY 10913				
6. Onyx.BCP100 / 9083.03H	65.18-1-16 PG-OE 100 Corporate Dr LLC 100 CORPORATE DR BLAUVELT NY 10913				



# Certificate Of Mailing

To pay fee, affix stamps or

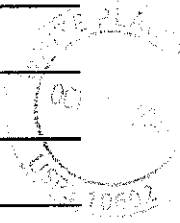
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: **Rosanna Sfraga, Town Clerk**

Town of Orangetown

26 W. Orangeburg Rd.

Orangeburg, NY 10962



To: **65.18-1-9**

**Advanced Manolta LLC**

**615 ROUTE 303**

**BLAUVELT NY 10913**

U.S. POSTAGE PAID  
WHITE PLAINS, NY  
10606  
OCT 28 21  
AMOUNT  
**\$1.65**  
R2304E108514-09



# Certificate Of Mailing

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From: **Rosanna Sfraga, Town Clerk**

Town of Orangetown

26 W. Orangeburg Rd.

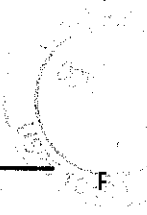
Orangeburg, NY 10962

To: **65.18-1-7**

**LIA Realty LLC**

**1258 CENTRAL AVE**

**ALBANY NY 12205**



U.S. POSTAGE PAID  
WHITE PLAINS, NY  
10605  
OCT 28 21  
AMOUNT  
**\$1.65**  
R2304E105514-09

Town of Orangetown Town Board

Date: October 8, 2021

Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

RE: *GML 239 § (l) & (m) Referral / Zone Change Petition  
100 Corporate Drive, Blauvelt, NY (65.18-1-16)*

The *Rockland County Planning Dept* agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

*10/26/2021*  
Date

*Michael Kezner*  
(Signature)

*Michael Kezner Planner*  
(Print Name and Title)

*Rockland County Planning Dept.*  
(Name of Agency)

Encl.

**DEPARTMENT OF PLANNING**

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

**Douglas J. Schuetz**  
Acting Commissioner

**Helen-Kenny Burrows**  
Deputy Commissioner

November 4, 2021

Orangetown Town Board  
26 Orangeburg Road  
Orangeburg, NY 10962

Tax Data: 65.18-1-16

Re: **GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M  
Map Date: 8/26/2021

Date Review Received: 10/8/2021

Item: **100 CORPORATE DRIVE ZONE CHANGE (O-1168YYYY)**

Zone change from the LI and LIO zoning districts to wholly contain a 9.92-acre parcel in the LI district. The applicant is proposing a nightclub use in the existing building which is permitted as a conditional use in the LI zoning district, but not permitted in the LIO district.  
Southwest corner of NYS Route 303 and Corporate Drive

**Reason for Referral:**

NYS Route 303

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

***\*Recommend the following modifications***

- 1 The district boundary between the LI and LIO zones bisect several parcels to the north and south of the site. The surrounding area contains similar land uses to that of the subject parcel. The Town Board must conduct a comprehensive land use analysis to determine whether other parcels should also be changed to wholly be located in either the LI or LIO zone.
- 2 A review must be completed by the New York State Department of Transportation, any comments or concerns addressed, and any required permits obtained.
- 3 The Town shall be satisfied that the site complies with all applicable portions of the Route 303 Overlay Zone.
- 4 If the zone change is approved, in order for the Rockland County Planning Department to update the zoning map for the Town of Orangetown, a copy of the Town Board resolution adopting the zone change must be sent for our records. Once the map is updated, if further action is required to adopt the revised zoning map, it is the responsibility of the Town of Orangetown.

Town of Orangetown Town Board

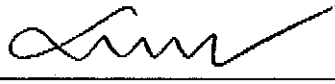
Date: October 8, 2021

Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

RE: GML 239 § (l) & (m) Referral / Zone Change Petition  
100 Corporate Drive, Blauvelt, NY (65.18-1-16)

The Rockland County Hwy Dept agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

10.19.21  
Date

  
\_\_\_\_\_  
(Signature)

Dyan Rajasivigham, Engineer III  
(Print Name and Title)

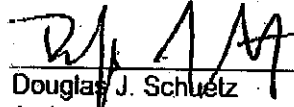
Rockland Cty Hwy Dept.  
(Name of Agency)

Encl.

TOWN OF ORANGETOWN  
2021 OCT 19 P 2:57  
TOWN CLERK'S OFFICE

**100 CORPORATE DRIVE ZONE CHANGE (O-1168YYYY)**

5 Should the zone change be approved, we request the opportunity to review the site plan and any variances that may be needed to implement the proposed conditional use, as required by New York State General Municipal Law.



Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown  
New York State Department of Transportation  
SESI Consulting Engineers

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

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

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*

**HIGHWAY DEPARTMENT**  
23 New Hempstead Road  
New City, New York 10956  
Phone: (845) 638-5060 Fax: (845) 638-5037  
Email: highway@co.rockland.ny.us

**Charles H. "Skip" Vezzetti**  
*Superintendent of Highways*

October 27, 2021

Ms. Rosanna Sfraga  
Town Clerk  
Town of Orangetown  
20 South Greenbush Road  
Orangeburg, NY 10962

TOWN OF ORANGETOWN  
2021 OCT 29 A 10:32  
TOWN CLERK'S OFFICE

**RE: Application for Zone Change**  
**100 Corporate Drive in Blauvelt, NY**  
**Tax Lot #65.18-1-16; LI and LIO Zoning Districts**

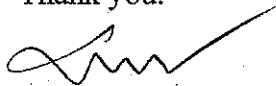
Dear Ms. Sfraga:

The Rockland County Highway Department ("RCHD") was in receipt of your letter dated 10.08.21 in reference to the above application prepared by McCullough, Goldberger & Staudt, LLP, Attorneys at Law, dated 09.15.21 along with other details as part of the GML review process. The review has been complete now and our comments are as follows:

1. The RCHD believes that the proposed action would have no significant effects upon the County Roads. The department has no further comments.

We appreciate you for the opportunity to review the application. Please feel free to contact us at 845 638 5060 with any question or concern you may have regarding this matter.

Thank you.

  
Dyan Rajasingham  
Engineer III

CC: Rockland County Department of Planning



TB  
RM

Town of Orangetown Town Board

Date: October 8, 2021

Response to request that the Town of Orangetown Town Board be designated to serve as Lead Agency for the:

**GML 239 § (1) & (m) Referral / Zone Change Petition**  
**100 Corporate Drive, Blauvelt, NY (65.18-1-16)**

The Planning Board - Town of Orangetown agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

10/27/21  
Date

[Signature]  
(Signature)

Stephen Sweeney - Acting Chair  
(Print Name and Title)

Planning Board  
(Name of Agency)

Encl.

TOWN OF ORANGETOWN  
2021 NOV - 2 A 10: 06  
TOWN CLERK'S OFFICE

**TOWN OF ORANGETOWN PLANNING BOARD**  
**Meeting of Wednesday, October 27, 2021**

**MEMBERS PRESENT:**

Stephen Sweeney  
Michael McCrory  
Michael Mandel  
Bruce Bond (alternate)

**MEMBERS ABSENT:** Thomas Warren, Chairman, Andrew Andrews and Robert Dell

**ALSO, PRESENT:** Jane Slavin, Director, Office of Building, Zoning, Planning Administration and Enforcement; Rick Pakola, Deputy Town Attorney; Cheryl Coopersmith, Chief Clerk Boards and Commissions


Stephen Sweeney, called the meeting to order at 7:30 p.m.  
Mr. Sweeney read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below:

**Postponed items from the March 11, 2020 Meeting:**

<b>125 South Greenbush Road Site Plan</b>	<b>PB #19-17</b>
Prepreliminary/Preliminary Site Plan and SEQRA Review 125 South Greenbush Road, Orangeburg 74.07/1/15.1; LI zoning district	<b>Continued: Revise Plans and Review Traffic Study</b>

<b>155 South Greenbush Road Properties Site Plan</b>	<b>PB #19-18</b>
Prepreliminary/Preliminary Site Plan and SEQRA Review 155 South Greenbush Road, Orangeburg 74.07/1/15.2; LI zoning district	<b>Continued: Revise Plans and Review Traffic Study</b>

**Other Business:**

 **Referral from the Town of Orangetown Town Board: GML 239 § (l) & (m)  
Referral/ Zone Change Petition, 100 Corporate Drive, Blauvelt. Tax Map  
Designation: Section 65.18, Block 1, Lot 16.**

The Orangetown Planning Board had no objection to the Town Board being Lead Agency on the application for zone change of the property to LI. The site is currently LI and LIO, and the applicant is requesting to change the property in its entirety to LI. The Planning Board had no further comment.

A motion was made and moved by Michael Mandel and seconded by Michael McCrory and carried as follows: Thomas Warren – Chairman, absent; Michael Mandel, aye; Stephen Sweeney, aye; Robert Dell, absent; Michael McCrory, aye; Bruce Bond, aye and Andrew Andrews, absent.

TOWN OF ORANGETOWN  
2021 NOV - 1 P 12:48  
TOWN CLERK'S OFFICE

TOWN OF ORANGETOWN  
2021 NOV - 2 A 10:06  
TOWN CLERK'S OFFICE