



**TOWN OF ORANGETOWN  
SPECIAL TOWN BOARD MEETING MINUTES  
June 14, 2024**

This meeting was opened at 3:32 PM. Supervisor Teresa M. Kenny presided and Joseph Thomassen, Deputy Clerk, called the roll.

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

Also Present:  
Allison Kardon, Supervisor's Confidential Assistant  
Carmel Reilly, Director of Economic Development & Tourism  
Joseph Thomassen, Deputy Clerk  
Robert Magrino, Town Attorney  
Brendon Carton, IT Department

**Pledge of Allegiance to the Flag**

**RESOLUTION NO. 315  
ENTER EXECUTIVE SESSION**

In attendance, at this Executive Session were Supervisor Kenny, Councilpersons Dan Sullivan, Paul Valentine, Jerry Bottari and Brian Donohue, and Robert Magrino.

**RESOLVED**, at 3:33 pm, the Town Board entered Executive Session to discuss amending and restating the Memorandum of Understanding with Reveil LLC for the HNA Training Center property (78.13-1-1).

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

Motion: 5 - 0  
Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny  
Noes: None

**RESOLUTION NO. 316  
RE-ENTER STBM**

**RESOLVED**, at 3:51 pm, the Town Board re-entered the Special Town Board Meeting.

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

Motion: 5 - 0  
Ayes: Councilperson Paul Valentine, Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny  
Noes: None

**RESOLUTION NO. 317  
APPROVE AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING  
HNA TRAINING CENTER / REVEIL, LLC**

**WHEREAS**, the property located at 334 Route 9W, Orangetown, New York (Tax Lot 78.13-1-1) (“Property”) is owned by HNA Training Center NY LLC (“HNA” or “Owner”), which was primarily used and operated as a hotel/conference center; and

**WHEREAS**, the Property has been vacant and/or not in use as a hotel/conference center for over five (5) years;

**WHEREAS**, the Town of Orangetown (“Town”) has a vision for maximizing, revitalizing, and redeveloping the currently underutilized and vacant Property for the benefit of the community, with a use or uses that will enhance the sound growth of the Town, increasing its tax base, preserving key environmental on-site features, providing public amenities and uses, and encouraging good design standards; and

**WHEREAS**, the use or mix of uses contemplated for the Property by the Town include, but are not limited to, commercial, recreational, hotel or conference center, spa or wellness center, corporate headquarters, medical office campus, movie studio, residential, live/work community, and/or senior/assisted living; and

**WHEREAS**, in order to realize this vision, the Town, in cooperation with HNA, issued a Request for Expressions of Interest (“RFEI”), identified Reveil LLC (“Reveil”) as its Preferred Developer and entered into a Memorandum of Understanding, dated October 12, 2021 (“MOU”), with Reveil for the development of the Property; and

**WHEREAS**, the MOU referenced a conceptual “Development Proposal” consistent with the Town’s vision for the Property that the parties envisioned Reveil pursuing approvals for upon securing title to the Property; and

**WHEREAS**, Reveil has presented the Town with a revised development proposal that includes significant modifications to various aspects of the Development Proposal (“Revised Development Proposal”); and

**WHEREAS**, the Town Board has not endorsed the Revised Development Proposal or found that it is consistent with its vision for the Property, but nonetheless is willing to amend the MOU to allow Reveil to commence the review of the Revised Development Proposal, provided that certain conditions concerning future conveyances of the Property are included in the amended MOU; and

**WHEREAS**, the Town Board has been presented with a draft Amended and Restated MOU that references the Revised Development Proposal and the aforementioned acknowledgements/conditions the Town requires in order to amend the MOU.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that, upon the Town receiving a version of the annexed Amended and Restated Memorandum of Understanding signed by Reveil, the Town Board hereby authorizes the Town Supervisor to execute the Amended and Restated Memorandum of Understanding reflecting in sum and substance the draft annexed hereto,.

**BE IT FURTHER RESOLVED**, that the Amended and Restated Memorandum of Understanding shall not be of any force or effect unless and until Reveil, LLC (and/or its assignee as approved by the Town) shall close on the purchase of the subject property, and the Town shall hold the fully executed Amended and Restated Memorandum of Understanding in escrow, and it shall not be released unless and until Reveil (and/or its assignee as approved by the Town), closes on the purchase of the Property.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 318  
APPROVE / AUTHORIZE TOWN ATTORNEY TO SIGN SETTLEMENT  
DOCUMENTS / TAX CERTIORARI PROCEEDING RE. HNA TRAINING CENTER  
NY LLC V. TOWN OF ORANGETOWN (TAX LOT #78.13-1-1)**

**BE IT 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 *HNA Training Center NY LLC v. Town of Orangetown* (NYS Supreme Court, Rockland County, Index Numbers 033885/2018, 033808/2019, 032854/2020, 034194/2021, 032860/2022 & 033308/2023), for property commonly known as 334 Route 9W, Palisades (Tax Map Designation: 78.13-1-1), for a total refund by the Town of \$670,358.00, a total refund by the School District of \$1,887,061.00, and a total refund by the County of \$192,234.00. 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. This resolution is subject to and expressly conditioned upon the Board of Education of the South Orangetown School District approving of this settlement, and this approval shall not be of any force or effect unless and until Reveil, LLC (or its assignee as approved by the Town shall close on the purchase of the subject property as referenced in Resolution 2024 - 317, and any documents that are executed by the Town to effectuate the purposes of this resolution shall be held in escrow until such time as the conditions set forth herein are met.

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

Motion: 5 - 0

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

Noes: None

**RESOLUTION NO. 319  
ADJOURNED**

**RESOLVED**, at 4:05 pm, the Town Board adjourned the Special Town Board Meeting.

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

Motion: 5 - 0

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

Noes: None

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



**TOWN OF ORANGETOWN**  
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**ROSANNA SFRAGA**  
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June 14, 2024

Rockland County Times  
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WRCR Radio  
News 12 Hudson Valley  
Rockland County Business Journal  
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[mlieb@rocklandvideo.com](mailto:mlieb@rocklandvideo.com)

The Town Board of the Town of Orangetown will hold a Special Town Board Meeting on Friday, June 14, 2024 at 3:30 p.m. regarding the HNA Palisades Conference Center / Reveil LLC matter. There will be no public comment portion.

Respectfully yours,

Joseph Thomassen  
Deputy Town Clerk

Cc Supervisor  
Town Board  
Town Attorney  
Post (2)