



**TOWN OF ORANGETOWN  
REGULAR TOWN BOARD MEETING MINUTES  
June 11, 2024**

This meeting was opened at 7:04 PM. Supervisor Teresa M. Kenny presided and Rosanna Sfraga, Town Clerk, called the roll.

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

**Also Present:**

Denis Troy, Deputy Supervisor  
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  
Jane Slavin, Director of OBZPAE  
Eamon Reilly, Commissioner of DEME  
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.  
Bob Urban, Human Resource Coordinator  
Brendon Carton, IT Department  
Donald Butterworth, Police Chief  
James Acheson, Police Captain

**Pledge of Allegiance to the Flag**

Reveil gave a presentation of the revised Concept Plan in order to discuss an amendment to the Memorandum of Understanding (MOU) for the redevelopment of the Palisades Premier Center (Exhibit 06-11-A).

**RESOLUTION NO. 285  
OPEN PUBLIC COMMENT PORTION**

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

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

**Summary of Public Comments:**

Susan Nemesdy, Carol Baxter, Rick Cook, Eileen Larkin, Liz Bailey, & Richard Ellis, Palisades; spoke regarding the revised Concept Plan for the Palisades Premier Center. They are looking forward to a "Jem" being built but disappointed with the increased number of Townhouses & Condos. They agree with starting the renovations on the hotel first.

Mike Mandel, Pearl River, thanked the Town Board for the assistance with the Carnival and Fireworks Event.

Susan McWhinney, Pearl River, gave some thoughts for RCW public hearing. The NYS Liquor Authority sets the hours of operation and explained the many different types of liquor licenses.

Robert Zerega, Brian & Caroline Clerkin, Pearl River; are very concerned about flooding waters coming from Cherry Brook.

John Cho, Tappan, wants the Town laws to change for his properties. He has received many violations and paid \$10,000 in fines.

**RESOLUTION NO. 286  
CLOSE PUBLIC COMMENT PORTION**

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

Councilperson Paul Valentine 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. 287  
ENTER EXECUTIVE SESSION**

**RESOLVED**, at 8:16 pm, the Town Board entered Executive Session to discuss matters relating to property violations at 28 Route 303, Tappan and 30 Birch Street, Tappan.

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue 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. 288  
RE-ENTER RTBM**

**RESOLVED**, at 8:25 pm, the Town Board re-entered the Regular Town Board Meeting.

Councilperson Paul Valentine 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. 289  
OPEN PUBLIC HEARING / CABLEVISION OF ROCKLAND/RAMAPO LLC / FRANCHISE  
AGREEMENT**

**RESOLVED**, that the public hearing to hear comments concerning the renewal of Cablevision of Rockland/Ramapo LLC's franchise agreement with the Town of Orangetown is hereby opened.

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 presented the Affidavits of Publication & Posting, which are labeled Exhibit 06-11-B and made a part of these minutes.

Summary of Public Comments: None

**RESOLUTION NO. 290  
CLOSE PUBLIC PORTION / CABLEVISION OF ROCKLAND/RAMAPO LLC / FRANCHISE  
AGREEMENT**

**RESOLVED**, that the public comment portion of this public hearing is hereby closed.

**RESOLUTION NO. 290 - Continued**

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Brian Donohue 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. 291**

**SEQRA / LEAD AGENCY / TYPE II ACTION / NEGATIVE SEQRA DECLARATION  
RENEWAL OF CABLEVISION FRANCHISE**

**RESOLVED**, that the Town Board hereby declares itself to be Lead Agency for environmental review with respect to the matter of extending the Cablevision Franchise agreement; and further determines that such action is a Type II action pursuant to SEQRA, that the action will not have a significant adverse environmental impact, and, therefore, no further action is necessary with respect thereto under the State Environmental Quality Review Act.

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. 292**

**APPROVE FRANCHISE AGREEMENT / CABLEVISION OF ROCKLAND/RAMAPO LLC / 15-YEAR RENEWAL**

**WHEREAS**, the Town of Orangetown (the “Town”) is a “franchising authority” in accordance with Title VI of the Communications Act of 1934, (the “Communications Act”), and is authorized to grant one or more nonexclusive cable television franchises pursuant to Article 11 of the New York Public Service Law, as amended, and Title 16, Chapter VIII, Parts 890.60 through 899, of the Official Compilation of Codes, Rules and Regulations of the State of New York, as amended (collectively the “Cable Laws”); and

**WHEREAS**, the Town, executed a franchise agreement with Cablevision of Rockland/Ramapo, LLC (the “Franchisee”) on November 24, 2008, which was thereafter confirmed and made effective by the New York State Public Service Commission (“Commission”) on November 5, 2009 for a term of fifteen (15) years (Case No. 09-V-0369), and

**WHEREAS**, said franchise agreement expires on November 5, 2024; and

**WHEREAS**, Franchisee has submitted a proposed franchise renewal agreement (the “Franchise Renewal Agreement”) to continue operating its system within the Town for an additional 15-year period; and

**WHEREAS**, the Town and Franchisee have mutually agreed to the terms of said Franchise Renewal Agreement; and

**WHEREAS**, the Town has determined that the Franchisee is and has been in substantial compliance with all terms/provisions of its existing franchises and applicable law; and

**WHEREAS**, the Town has determined that Franchisee has the requisite legal, technical and financial capabilities to operate a Cable Systems within the Town and that Franchisee’s proposals for renewal of the franchises meet the cable related needs of the Community; and

**WHEREAS**, a duly noticed Public Hearing, affording an opportunity for all those interested parties within the Town to be heard on the proposed Franchise Renewal Agreement was held before the Town Board on June 11, 2024.

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board determines that it is in the best interest of the public to award the Franchise Renewal Agreement to the Franchisee; and

**RESOLUTION NO. 292 - Continued**

**BE IT FURTHER RESOLVED** that the Town Board hereby authorizes the Town Supervisor to enter into the Franchise Renewal Agreement with Cablevision of Rockland/Ramapo, LLC, and to execute any other documents necessary to effectuate the granting of the franchise renewal on behalf of the Town of Orangetown.

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. 293**

**SET PUBLIC HEARING / RENEWAL OF FRANCHISE AGREEMENT / VERIZON NEW YORK INC.**

**RESOLVED**, that the Town Board will hold a public hearing on July 23, 2024 at 7:05 pm in the Town Hall of the Town of Orangetown, New York, for all interested persons to be heard in favor of or in opposition to the proposed renewal of the Verizon New York, Inc. franchise agreement for a period of fifteen years.

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. 294**

**APPROVE / 2024 HIGH SCHOOL PROJECT GRADUATION FUNDING**

**RESOLVED**, that upon the recommendation of the Director of Finance, **PROJECT GRADUATION** funding for 2024 is hereby approved as follows and charged to Account No. A.4211.457:

Pearl River High School - \$1,500.00  
Tappan Zee High School - \$1,500.00  
Nanuet High School - \$750.00  
Nyack High School - \$750.00

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Brian Donohue 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. 295**

**APPROVAL OF 2024 CERTIFICATE OF SEWER REGISTRATION**

**RESOLVED**, that upon the recommendation of the Town Attorney and the Commissioner of the Department of Environmental Management and Engineering, a Certificate of Registration for 2024 Sewer Work is approved to:

MCM Paving & Excavation, Inc. 8 E. Railroad Ave., West Haverstraw, NY 10993

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. 296**

**AUTHORIZE TOWN ATTORNEY TO FILE INJUNCTIVE CIVIL ACTIONS / NYS SUPREME COURT, ROCKLAND COUNTY, / (1) JOHN HOWARD CHO, 28 ROUTE 303 REALTY CORP., AND ROUTE 303 AUTO REPAIR INC., RE. 28 ROUTE 303, TAPPAN; / JOHN HOWARD CHO, AND 30 BIRCH TREE INC., RE. 30 BIRCH TREE ROAD, TAPPAN**

**RESOLVED** that the Town Attorney is authorized, and directed, to commence the below-listed two separate civil actions/lawsuits, in NYS Supreme Court, Rockland County, and to execute all necessary legal papers related to same, pursuant to NYS Town Law §135(1) and/or §268(2), and CPLR §6001, against the below-mentioned respective defendants, regarding the below-described respective real property, both of which civil actions/lawsuits shall seek an Order from the Supreme Court (i) directing the defendants to comply with, and to enjoin Defendants from violating, the Orangetown Code, (ii) preventing the defendants from erecting, constructing, reconstructing, altering, converting, maintaining and using buildings, structures or land in violation of the Orangetown Code, (iii) restraining the defendants from violating the Orangetown Code, and compelling the defendants to correct or abate such violations; and (iv) preventing the defendants from occupying buildings, structures or land in violation of the Orangetown Code:

ACTION 1: Defendants - John Howard Cho, 28 Route 303 Realty Corp., and Route 303 Auto Repair Inc.; relating to real property with address of 28 Route 303, Tappan, NY.

ACTION 2: Defendants - John Howard Cho, and 30 Birch Tree Inc.; relating to real property with address of 30 Birch Tree Road, Tappan, NY; and

**BE IT FURTHER RESOLVED;** that the Town Supervisor and/or Town Attorney are authorized to execute any and all documents necessary to effectuate the purposes of this resolution.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Brian Donohue 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. 297**

**COMBINE / APPROVE AGENDA ITEMS #12 TO 14**

**RESOLVED,** the Town Board hereby combines and approves agenda items #12 to 14.

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. 298**

**APPROVE / ADOPT-A-SPOT / MCMAHON FAMILY / 2 SICKLETOWN ROAD PEARL RIVER**

**RESOLVED,** that the Town of Orangetown, a municipal corporation, organized under the Town Law of the State of New York, which Town has a place of business at 26 Orangeburg Road, Orangeburg, NY, expressly authorizes and approves the Adopt-A-Spot Committee, a volunteer organization with Martin McMahon Jr., Una McMahon, Ashling McMahon, Orla McMahon, and Martin McMahon III as part of the Adopt-A-Spot Committee to contribute toward the development and maintenance of a more attractive and litter-free Town Highway R.O.W. segment as described in the Highway Work Permit as Town Property located at 2 Sickletown Road, Pearl River, NY, otherwise known as the "SPOT," by performing necessary and/or desired clean-up activities, as particularly set forth in and pursuant to the terms and conditions of the Town of Orangetown Highway Department Adopt-A-Spot Agreement between the Town of Orangetown Highway Department and "McMahon Family" Adopt-A-Spot Committee, dated: June 11, 2024.

**RESOLUTION NO. 298 - Continued**

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. 299**

**APPROVE / ADOPT-A-SPOT/BLUE SKY LANDSCAPE/TRAFFIC ISLAND DUTCHESS DR/ORANGEBURG ROAD**

**RESOLVED**, that the Town of Orangetown, a municipal corporation, organized under the Town Law of the State of New York, which Town has a place of business at 26 Orangeburg Road, Orangeburg, New York, 10962, expressly authorizes and approves the Adopt-A-Spot committee, a Commercial Sponsor with Paul Kilgallen, President, Blue Sky Landscape, as part of the Adopt-A-Spot Committee to contribute toward the development and maintenance of a more attractive and litter-free Town Highway R.O.W., segment as described in the Highway Work Permit as Town Property located at the landscaped traffic island at the intersection of Dutchess Drive and Orangeburg Road in Orangeburg, NY, otherwise known as the "SPOT," by performing necessary and/or desired clean-up activities, as particularly set forth in and pursuant to the terms and conditions of the Town of Orangetown Highway Department Commercial Adopt-A-Spot Agreement between the Town of Orangetown Highway Department and "Dutchess Drive Triangle" Commercial Adopt-A-spot committee, dated May 1, 2024.

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. 300**

**APPROVE/ ADOPT-A-SPOT COMMITTEE /SOUTH MIDDLETOWN RD/LINDA LANE**

**RESOLVED**, that the Town of Orangetown, a municipal corporation, organized under the Town Law of the State of New York, which Town has a place of business at 26 Orangeburg Road, Orangeburg, NY, expressly authorizes and approves the Adopt-A-Spot Committee, a volunteer organization with Ouseph George as part of the Adopt-A-Spot Committee to contribute toward the development and maintenance of a more attractive and litter-free Town Highway R.O.W. segment as described in the Highway Work Permit as Town Property located at 12 Linda Lane, Pearl River, NY, otherwise known as the "SPOT," by performing necessary and/or desired clean-up activities, as particularly set forth in and pursuant to the terms and conditions of the Town of Orangetown Highway Department Adopt-A-Spot Agreement between the Town of Orangetown Highway Department and "Linda Lane Gardens" Adopt-A-Spot Committee, Dated: June 11, 2024.

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. 301**

**ACCEPT DONATION / MEMORIAL BENCH / DEAN**

**RESOLVED**, that upon the recommendation of the Superintendent of Parks, Recreation & Building Maintenance accept with gratitude the donation of a memorial bench to be placed at the Homes for Heroes Bio Retention Pond. Engraving to read:

Rest and Enjoy God's Blessings  
Dottie and Jimmy Dean

**RESOLUTION NO. 301 - Continued**

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. 302  
ACCEPT DONATION / MEMORIAL BENCH / FAVRE**

**RESOLVED**, that upon the recommendation of the Superintendent of Parks, Recreation & Building Maintenance accept with gratitude the donation of a memorial bench to be placed along the Blauvelt section of the Joseph B. Clark Rail Trail. Engraving to read:

In Loving Memory of Albert and Catherine Piscitelli  
Their Dreams Came True in Blauvelt

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue 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. 303  
MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF ROCKLAND, RELATING TO THE REGIONAL INVESTIGATIVE RESOURCE CENTER**

**WHEREAS**, the County of Rockland, through the Office of the Rockland County District Attorney, is desirous of entering into agreements with local municipal police departments to form a regional investigative resource center to create a “shared services” environment to effectively and efficiently utilize all resources to secure justice and public safety in the 21st Century; and

**WHEREAS**, the Town Board, in consultation Chief of Police, has determined that it is in the best interests of the Town Orangetown to continue to participate with the County of Rockland and other local police departments in this important venture; and

**WHEREAS**, General Municipal Law Article 5-G expressly authorizes municipal governments to perform together that which each such government individually is authorized to perform by means of an inter-municipal agreement,

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby approves a certain Memorandum of Understanding (“MOU”) by and between the County of Rockland and the Town of Orangetown, which MOU was previously approved by Resolution 258 of 2024 of the Rockland County Legislature, pursuant to which the Town agrees to participate in the Regional Investigative Resource Center (RIRC) in accordance with the terms of the said MOU, for the period January 1, 2024 thru December 31, 2024; and

**IT IS FURTHER RESOLVED**, that the Supervisor is hereby authorized to sign such MOU and to take further steps as may be necessary to effectuate its terms.

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. 304  
GRANT PERMISSION / POLICE DEPARTMENT MICHAEL WARREN / LESS LETHAL  
INSTRUCTOR COURSE / JOHNSON CITY, NY / JUNE 18-19, 2024**

**RESOLVED**, that permission is hereby granted to Michael Warren to attend the Less Lethal Instructor Course as a member of the Rockland Entry and Counterterrorism Team (REACT) in Johnson City, NY from June 18-19, 2024 at no cost to the town.

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. 305  
LEND ASSISTANCE  
COMBINE / APPROVE AGENDA ITEMS #20 TO 24**

**RESOLVED**, the Town Board hereby combines and approves agenda items #20 to 24.

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. 306  
APPROVE/ LEND ASSISTANCE/ 2024 PEARL RIVER CARNIVAL / JUNE 13-16, 2024**

**RESOLVED**, upon the recommendation from the Superintendent of Highways, that the Town Board hereby authorizes the Town of Orangetown Highway Department to lend assistance which includes the use of barricades, barrels, trash receptacles, field clean up, large dumpster & message board, for the Pearl River Carnival to be held from June 13-16, 2024 at the Central Avenue Field.

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. 307  
APPROVE / LEND ASSISTANCE / SHOWMOBILE / GALDI MEMORIAL FUNDRAISER /  
JUNE 15, 2024**

**RESOLVED**, that upon the completion of the necessary paperwork the Superintendent of Parks, Recreation & Building Maintenance has submitted to the Town Board for approval the use of the Showmobile for the Carolyn Galdi 1st Annual Memorial Scholarship Fundraiser to be held on June 15, 2024 at German Masonic Park at a cost of \$500.00 and the submission of a certificate of insurance naming the Town of Orangetown as an additional insured.

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. 308  
APPROVE / LEND ASSISTANCE / 2024 PEARL RIVER FIREWORKS / CENTRAL AVENUE  
FIELD / JULY 4, 2024**

**RESOLVED**, upon the recommendation from the Superintendents of Highway & Parks and Chief of Police, that the Town Board hereby authorizes these departments to lend assistance which includes the use of trash receptacles, field clean up, dumpster, snow fence, barricades, message board and a secure event perimeter from the Highway Dept., (6) port o sans, with (2) being handicapped accessible from the Parks Dept., and police detail from the Police Dept., for the Pearl River Fireworks to be held on Thursday, July 4, 2024 (rain date: 7.5.2024) from 6 pm – 11 pm.

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. 309  
APPROVE / LEND ASSISTANCE / SHOWMOBILE / BASTILLE DAY / JULY 13, 2024**

**RESOLVED**, that upon the completion of the necessary paperwork the Superintendent of Parks, Recreation & Building Maintenance has submitted to the Town Board for approval the use of the Showmobile for the Piermont Chamber of Commerce Bastille Day to be held on July 13, 2024 at a cost of \$500.00 and the submission of a certificate of insurance naming the Town of Orangetown as an additional insured.

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. 310  
APPROVE/ LEND ASSISTANCE /RAIL TRAIL 5K/ SATURDAY, SEPTEMBER 14, 2024**

**RESOLVED**, upon the recommendation of the Superintendent of Highways, Superintendent of Parks and Recreation and Chief of Police, that the Town Board hereby authorizes these departments to lend assistance which includes the use of barricades and trash cans from the Highway Department, the approval of the use of the Rail Trail from the Parks Dept., and auxiliary police detail from the Police Dept., for the Rail Trail 5K on Saturday, September 14, 2024 from 9:00am-10:30am.

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. 311  
ACCEPT / RECEIVE / FILE DOCUMENTS / TOWN CLERK'S OFFICE**

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

- Town Board Meeting minutes: May 7, 2024 Police Commission; May 7 & 21, 2024 Regular Town Board Meeting and May 30, 2024 Special Town Board Meeting.

Councilperson Dan Sullivan 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. 312  
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 \$ \$2,671,976.43 (Exhibit 06-11-C).

Councilperson Paul Valentine offered the above resolution, which was seconded by Councilperson Brian Donohue 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. 313  
ENTER EXECUTIVE SESSION**

**RESOLVED**, at 8:38 pm, the Town Board entered Executive Session to discuss matters relating to employment and the proposed acquisition/sale/lease of real property when publicity might affect value.

Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Brian Donohue 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. 314  
RE-ENTER RTBM / ADJOURNED / MEMORY**

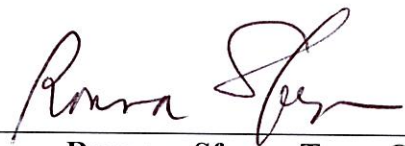
**RESOLVED**, at 9:37 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: *Chester Lubeck*, resident of Blauvelt and *Joseph Gimmane*, resident of Pearl River.

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



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**Rosanna Sfraga, Town Clerk**

# Palisades Premier Center Redevelopment Plan

PALISADES, NY

June 2024

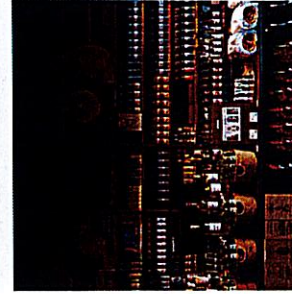
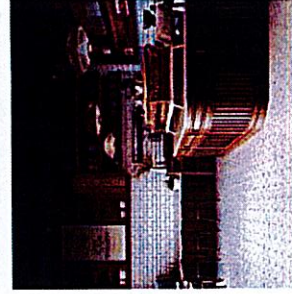
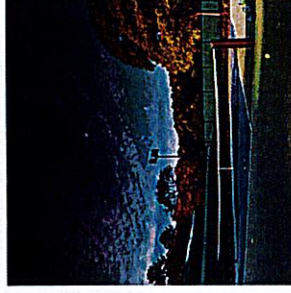
**EXHIBIT**  
06-11-A

# Vision

## An all-in-one destination

Our vision for the property has remained largely unchanged: creating a world-class hospitality and wellness destination with creative and collaborative workspaces.

To reflect current market conditions, we are looking to expand the residential offering. More residences will also be supportive of the other uses (spa, restaurants, co-working spaces, etc.) since residents guarantee a bigger customer base than transient hotel guests.



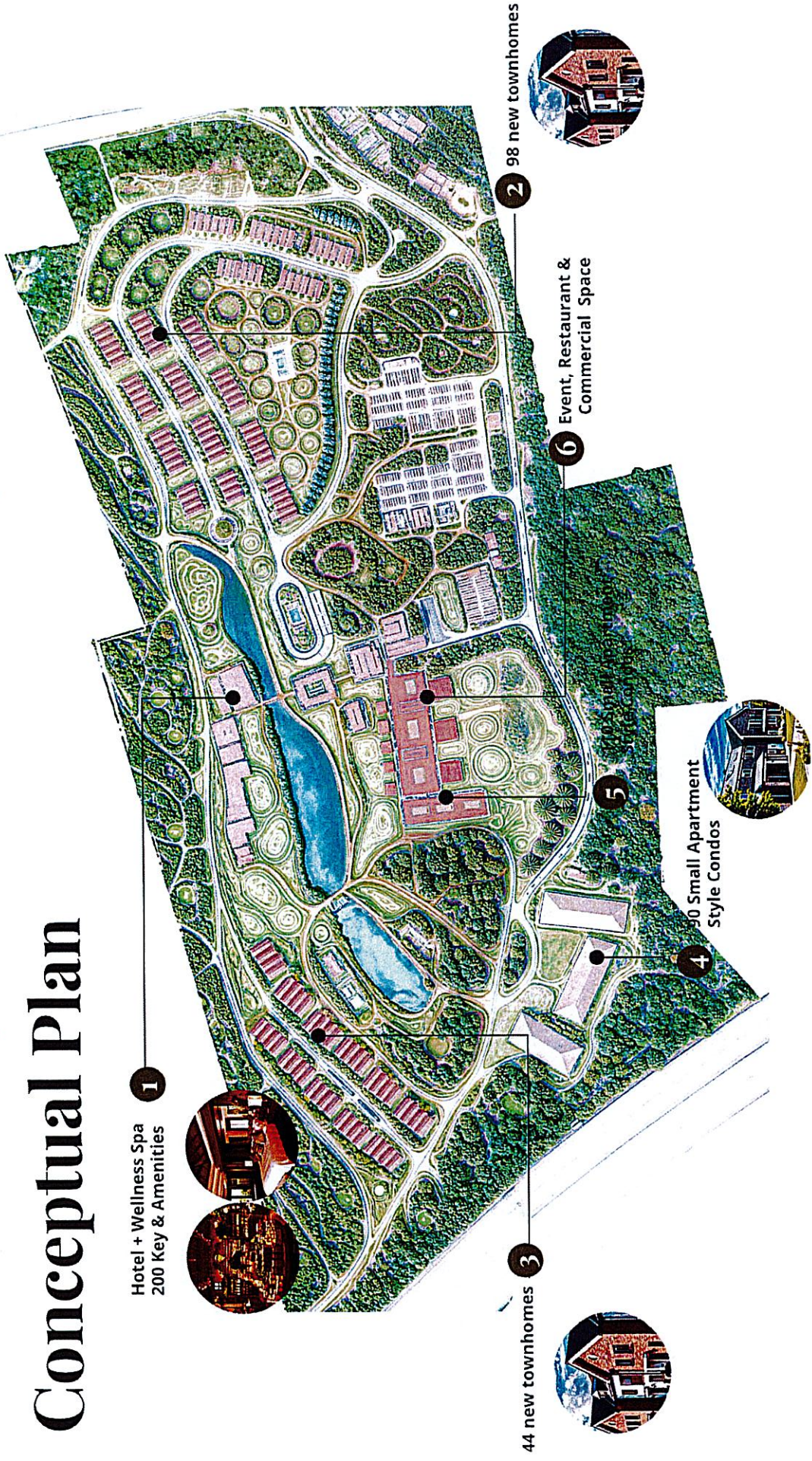
Concept design for illustration purpose only and subject to changes.



THE PROPERTY  
**The Site**

Redevelopment Project in Palisades, NY

# Conceptual Plan



**1**  
Hotel + Wellness Spa  
200 Key & Amenities



**3**  
44 new townhomes



**2**  
98 new townhomes



**6**  
Event, Restaurant &  
Commercial Space

**4**  
90 Small Apartment  
Style Condos



**5**

# Revitalize Existing Site



# Hotel, Spa, Retail & Amenities

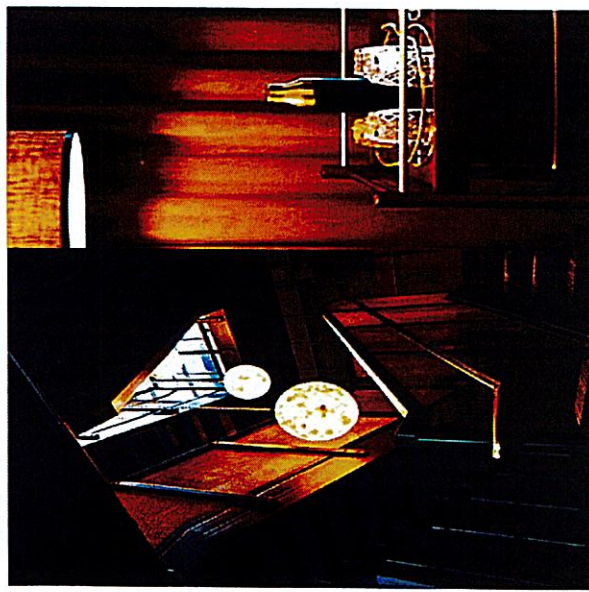
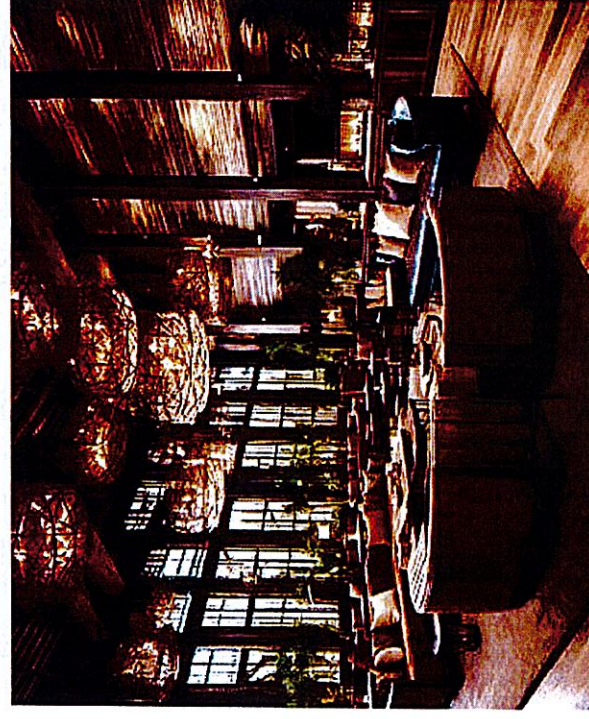
Repair, renovate and rejuvenate the current structure into state-of-the-art hotel residences and wellness center while incorporating new community focused commercial and retail spaces.





# Hotel Rooms & Residences

The existing hotel rooms will be redesigned to rid it of corporate conference sterility, and reimaged as welcoming, comfortable suites and bedrooms that are suitable for short-term and longer-term stays. The existing restaurant, bar and common areas will see a comprehensive makeover to enhance the overall guest experience.



# Wellness & Fitness Destination

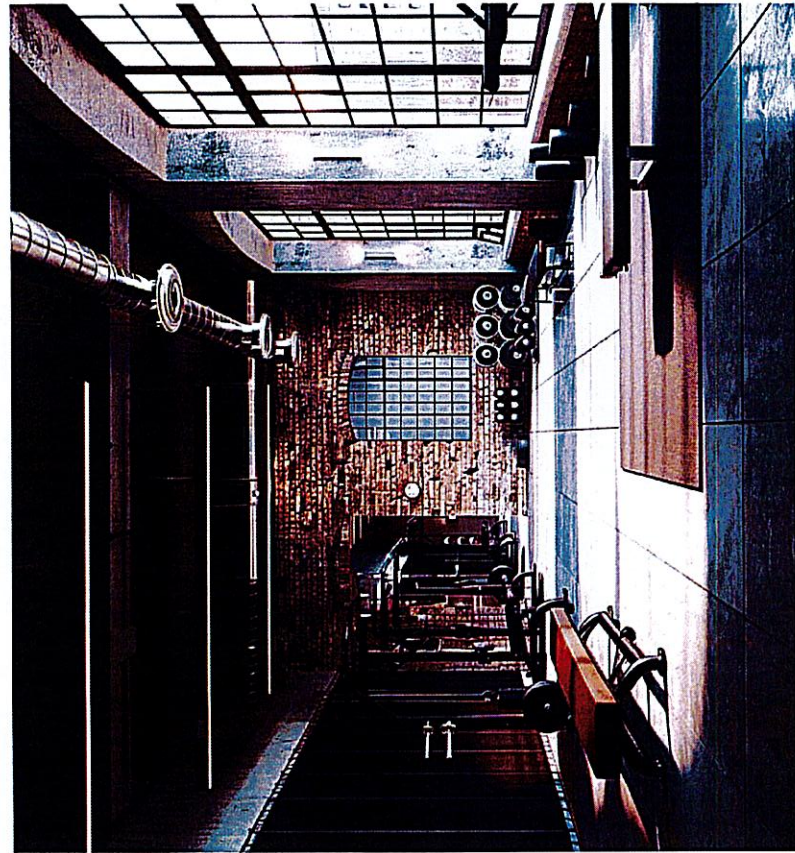
The current, outdated fitness center will be transformed and expanded into a serene spa retreat, integrating holistic treatments and premium relaxation areas to create an exclusive haven for rejuvenation.



# Spa Retreat



# Gymnasium



# Restaurant

The full-time commercial catering kitchen will be remodeled and will service scheduled events, hotel and spa guests, residences and the Palisades community.



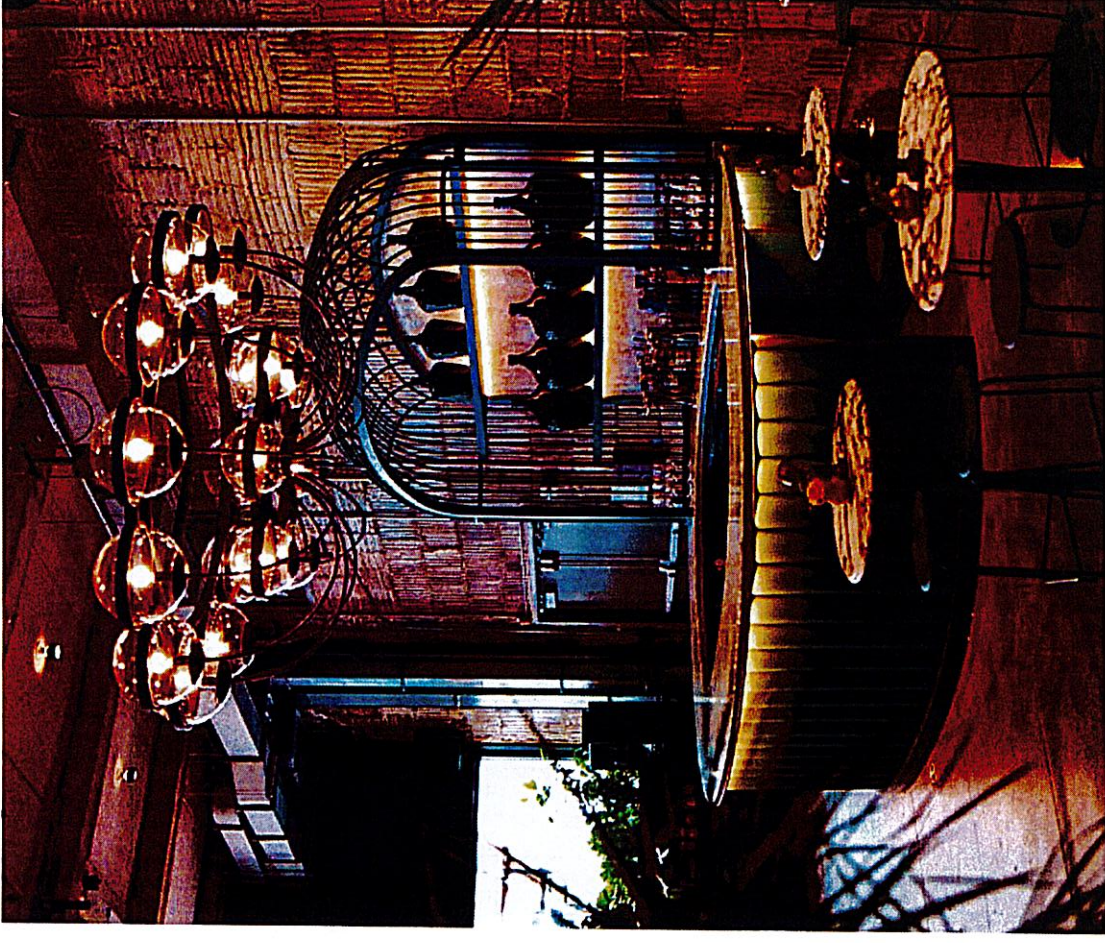
# Outdoor Restaurant

Restaurant will include a terrace and outdoor seating area for guests overlooking the landscaping and pond.



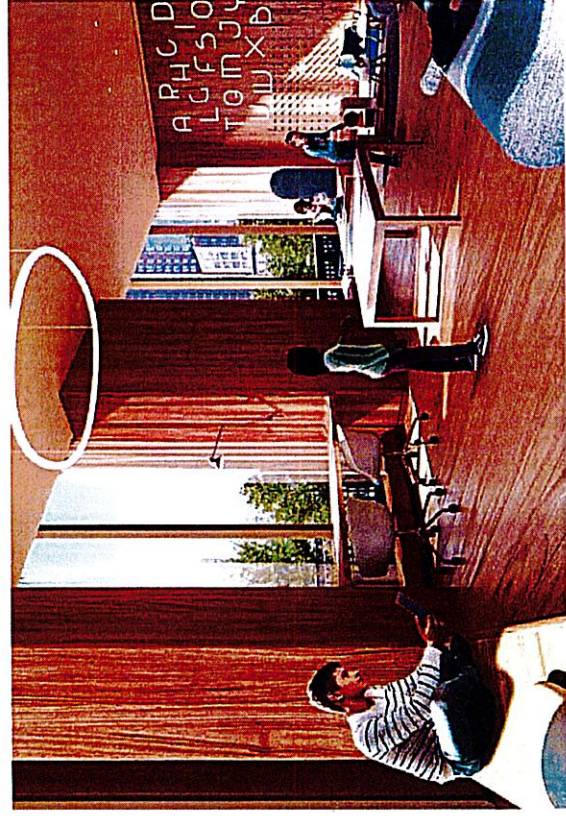
# Bar and Lounge

The bar will be upgraded and expanded to create an elegant, welcoming social gathering place for residents, guests and locals alike



# Recreational Spaces

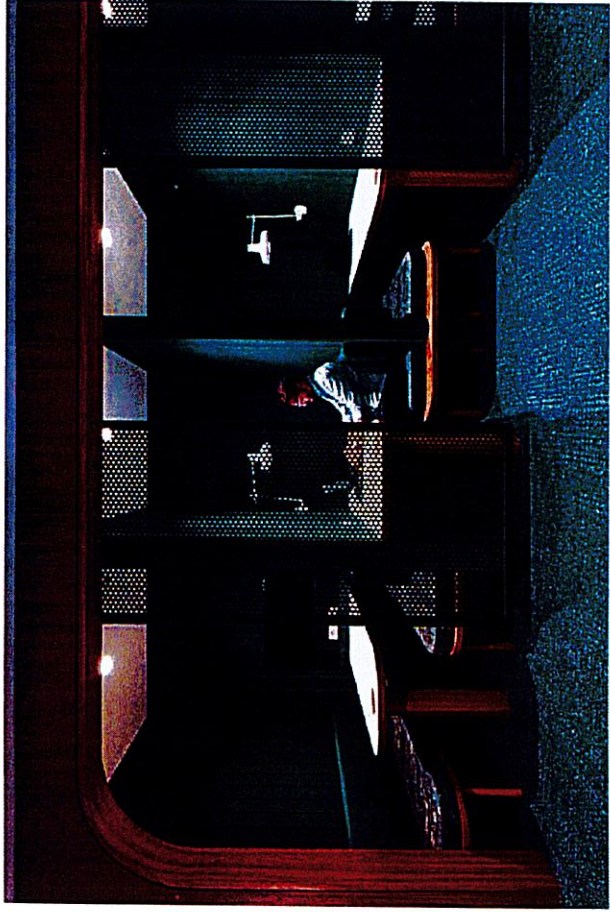
We see quality recreational areas as indispensable in creating a guest-friendly destination.





# Collaborative Workspaces

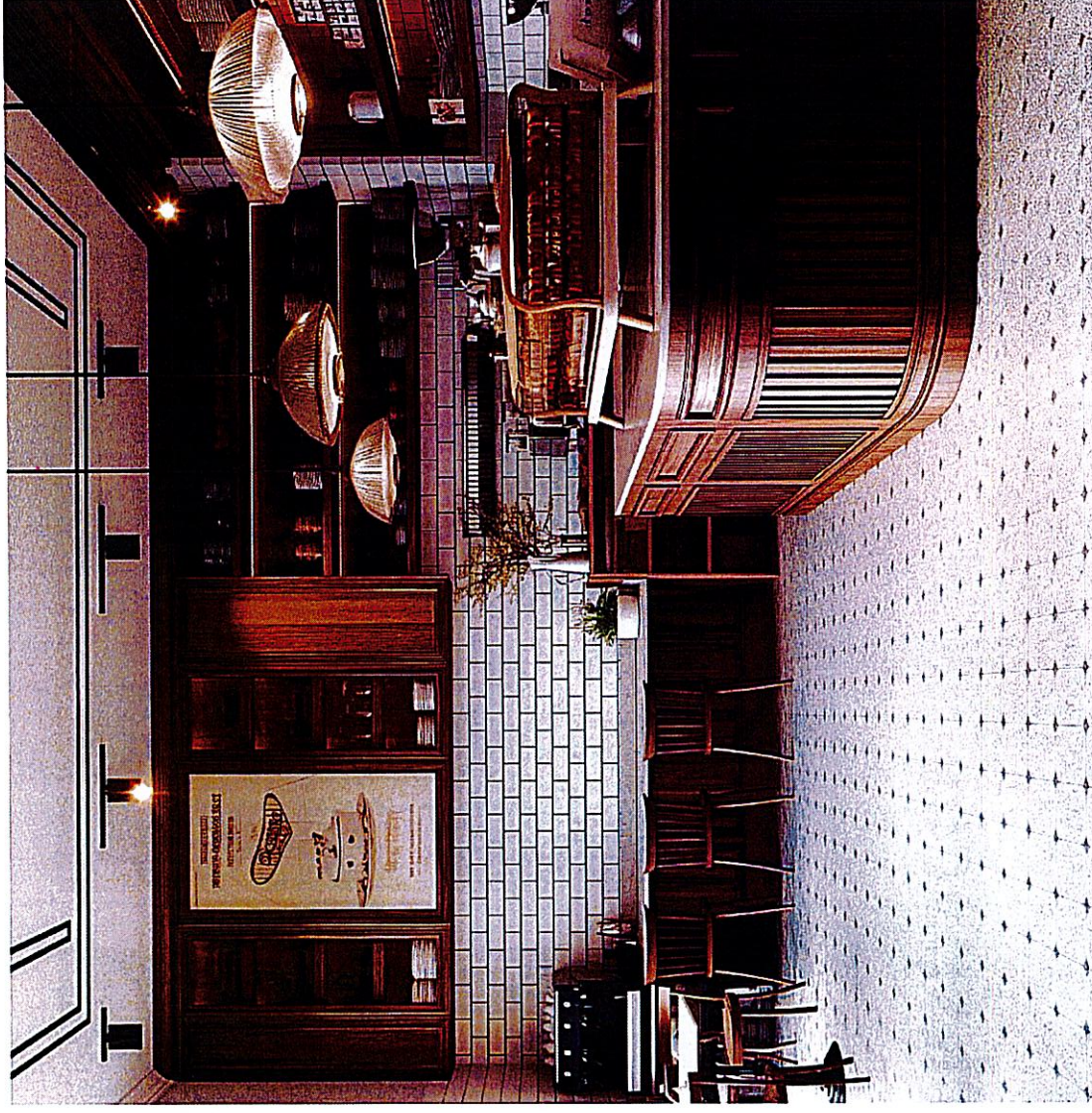
A portion of the current building will be renovated and outfitted with layouts and resources optimal for co-working, office and conference spaces for the community and hotel guests.



# Café and Bakery

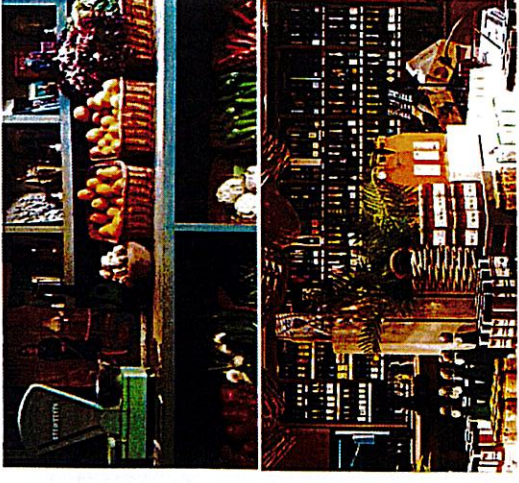
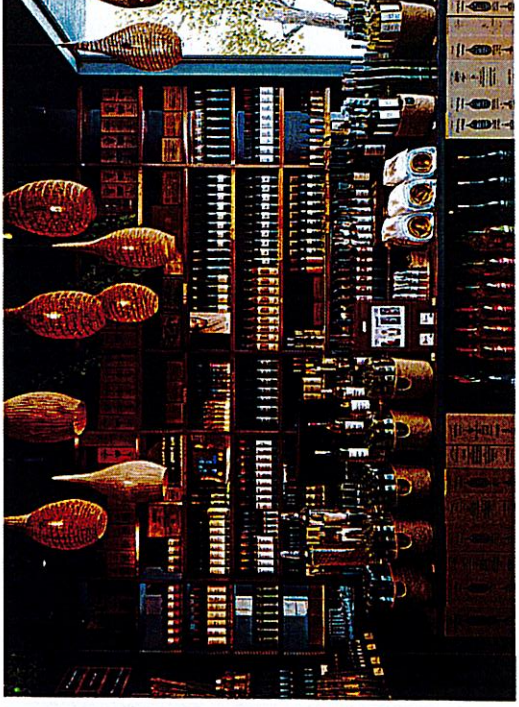
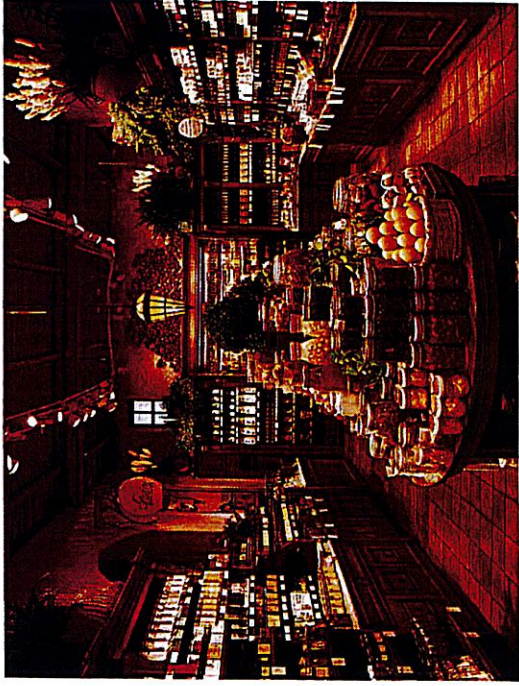
To make use of the commercial ovens in the existing kitchen, we will create a beautiful café and bakery.

The existing terrace overlooking the pond and landscape make for a perfect setting to enjoy our selection of breads and pastries.



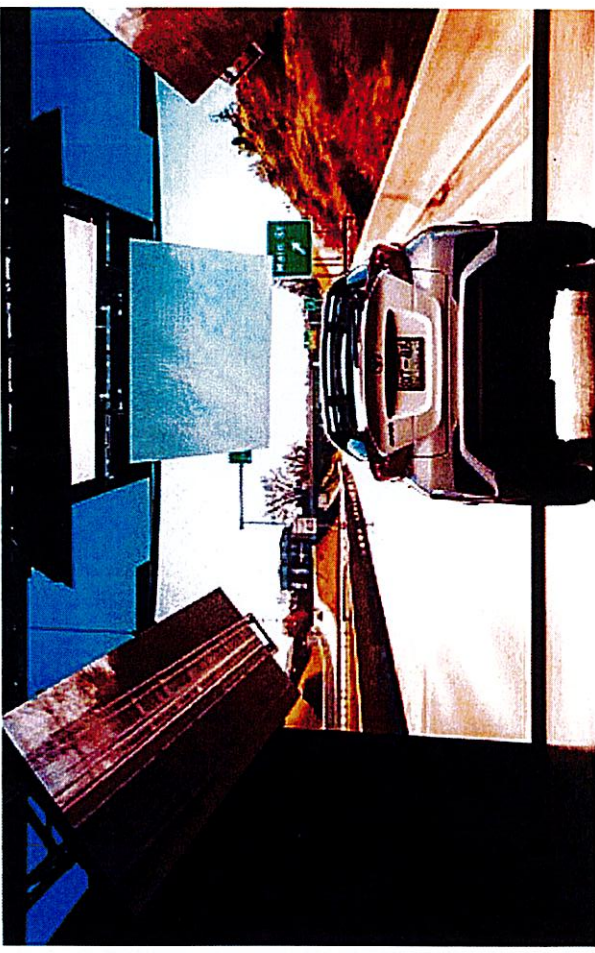
# Gourmet Market

Curated market featuring everyday essentials, produce and local products.



# Creative Spaces

Areas of the existing structures dedicated to state-of-the-art photo, video and sound production. A blend of individual studios, podcasting, music recording and post-production facilities that can host local talent and productions as well as long-term professional engagements with well known production companies.



# Sustainability – Farm & Nature Sanctuary

Our vision is governed by thoughtful, long-term ecological principles for this property: renovate instead of rebuild; generate energy; allocate spaces to grow organic fruits and vegetables. A portion of the grounds will be utilized as biodynamic farming areas. We will also retain a portion of the area as a nature and bird sanctuary.



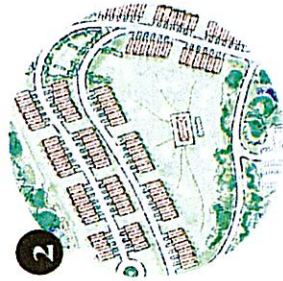
# Trails and Walkways

Walking paths throughout property for the hotel and spa guests, residences and the Palisades community



# Residential Townhomes

## 98 Townhomes – Traditional Style Townhomes



Building a townhome community would offer extended stay options that supports the Town's efforts to effectively meet local housing demands in alignment with the Town's latest comprehensive plan updates.

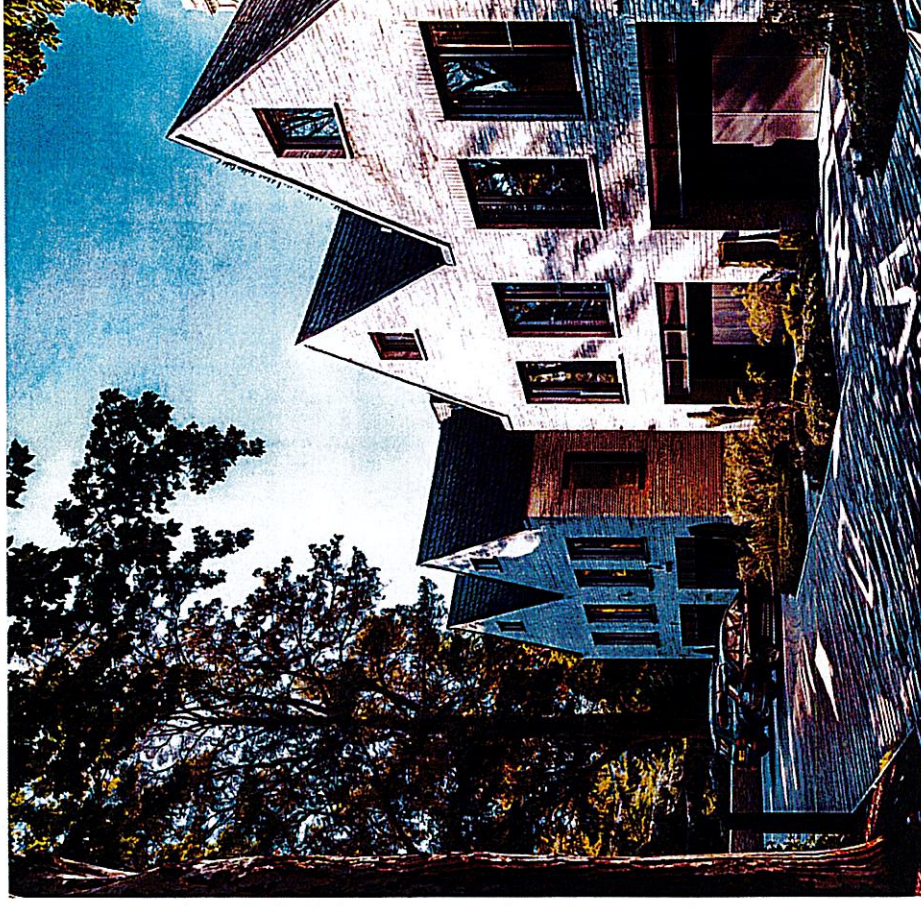
Mostly 2-3 bedroom 2 story townhomes with garages, not to exceed 35 feet in height.

# Residential Townhomes

## 44 Townhomes – Alternative Style



Can maintain the same style for the 44 townhomes or switch to a more modern alternative design for the 44 townhome clusters

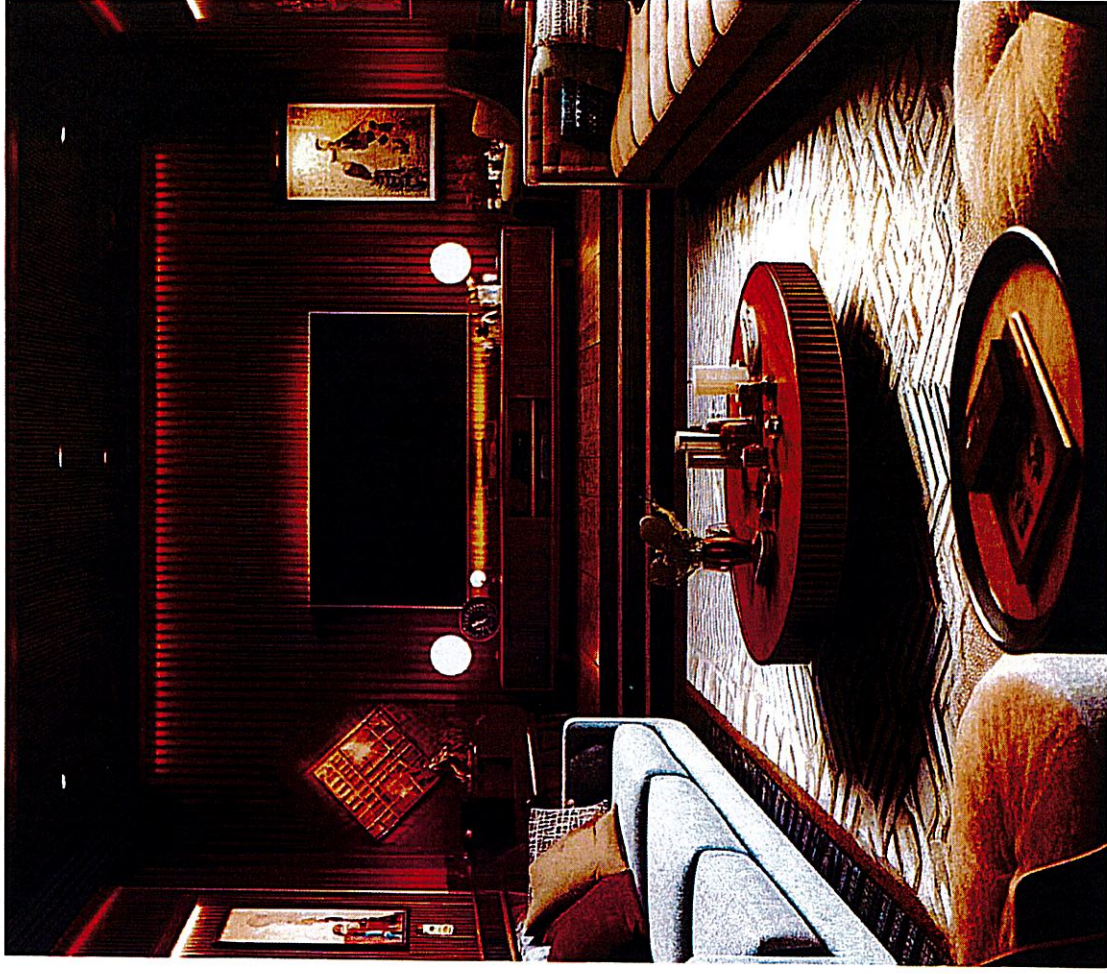




# Residential Club House

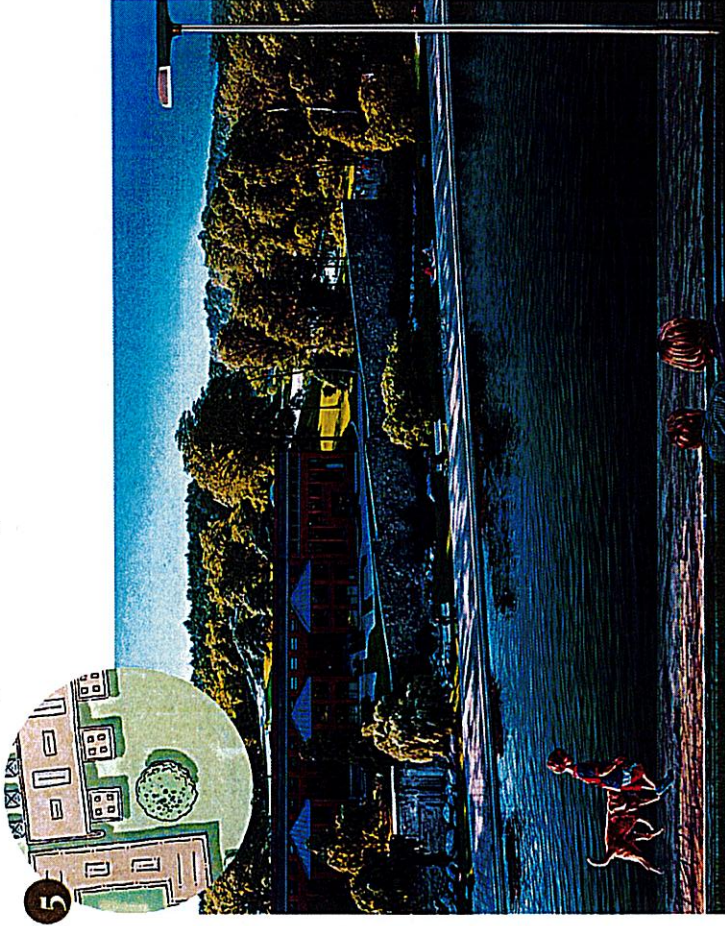
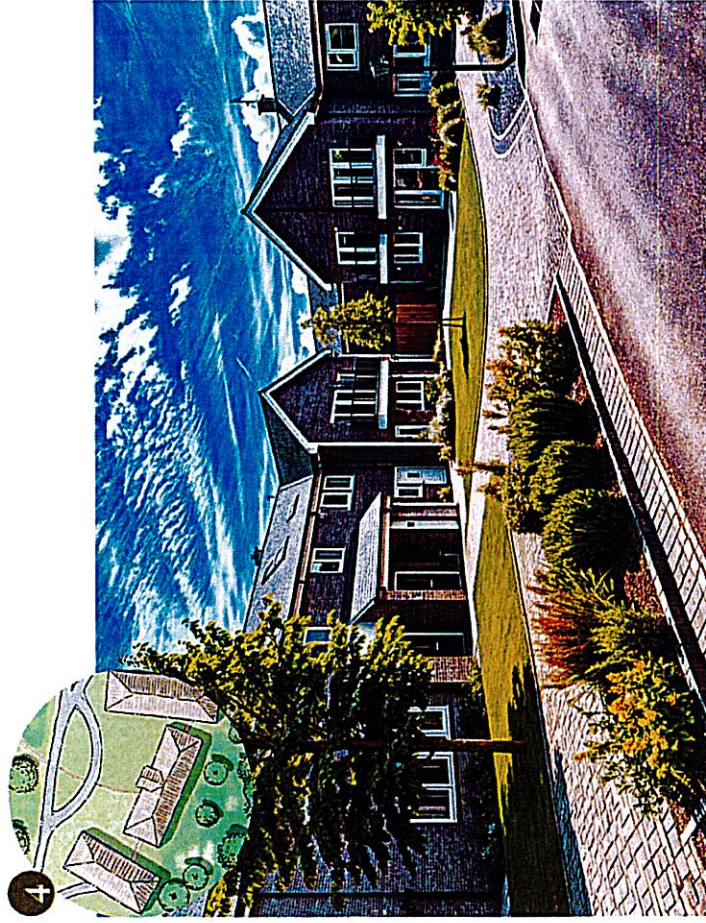
Residents will benefit from exclusive access to the clubhouse, with an extension of all the amenities and staff of the main building.

A cozy setting featuring plush seating and shelves filled with books, with views of the surrounding greenery. Also perfect for small private events and BBQs in the summer by the community pool.



# Apartment Style Condos

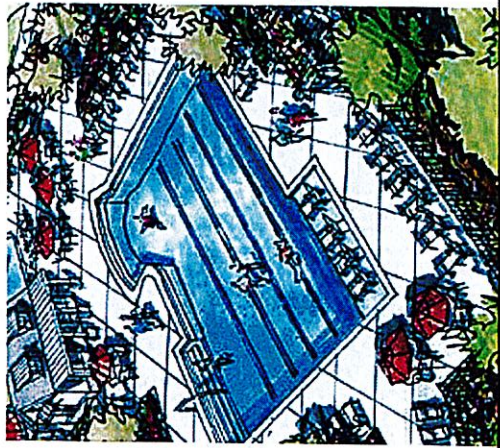
200 smaller apartment style condos using existing event space in current office/convention building and an expansion matching the style of the current building, as well as some standalone apartment style condos.



# Community Benefits

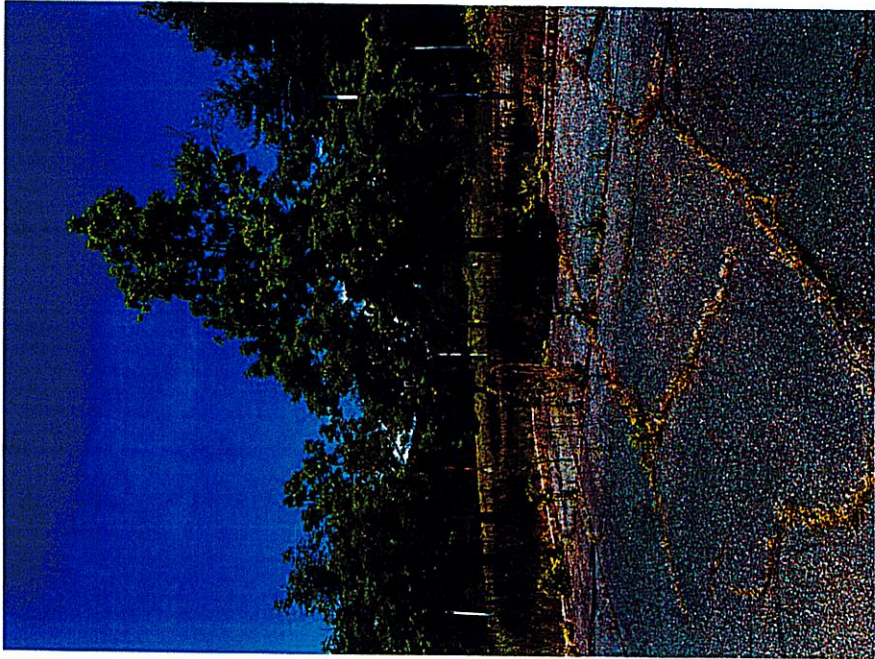
SUSTAINED JOB CREATION AND SUBSTANTIAL LONG-TERM TAXABLE INCOME FOR THE TOWN

Attract talented individuals, corporate sponsors and clients, drawing positive attention to the area. Reinvigorate and inspire the local economy by providing tools, goods and services that are otherwise only available in bigger metropolitan areas. A creative and educational gathering place for the community to co-mingle in an inspiring environment.

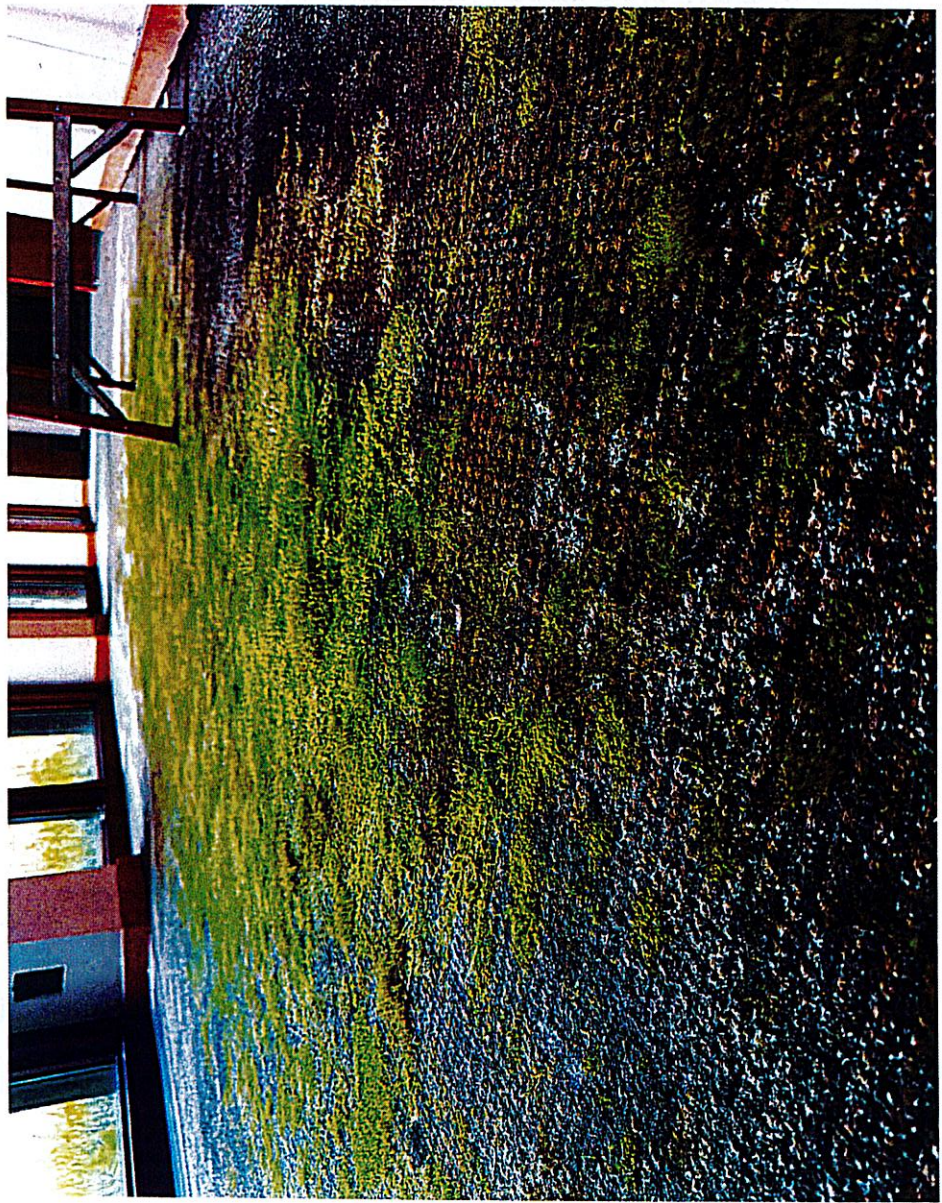
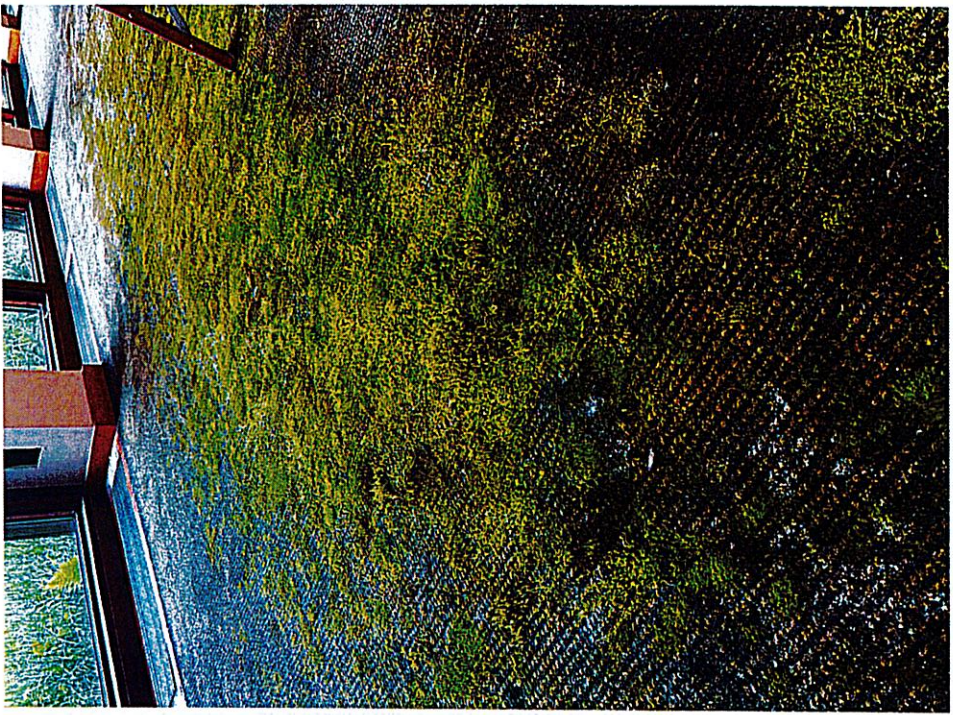


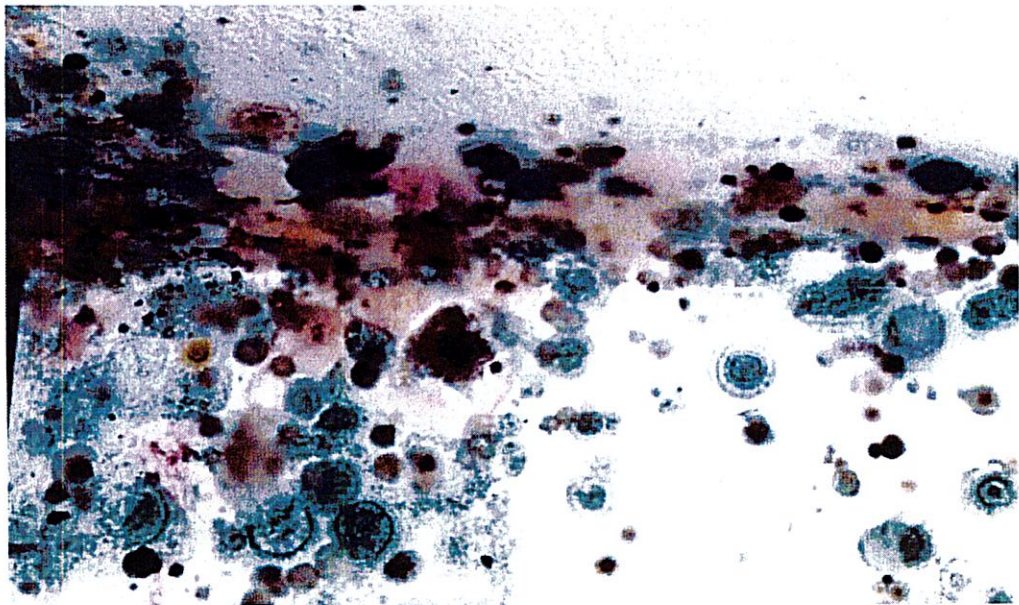
# Appendix

# Current Site Condition

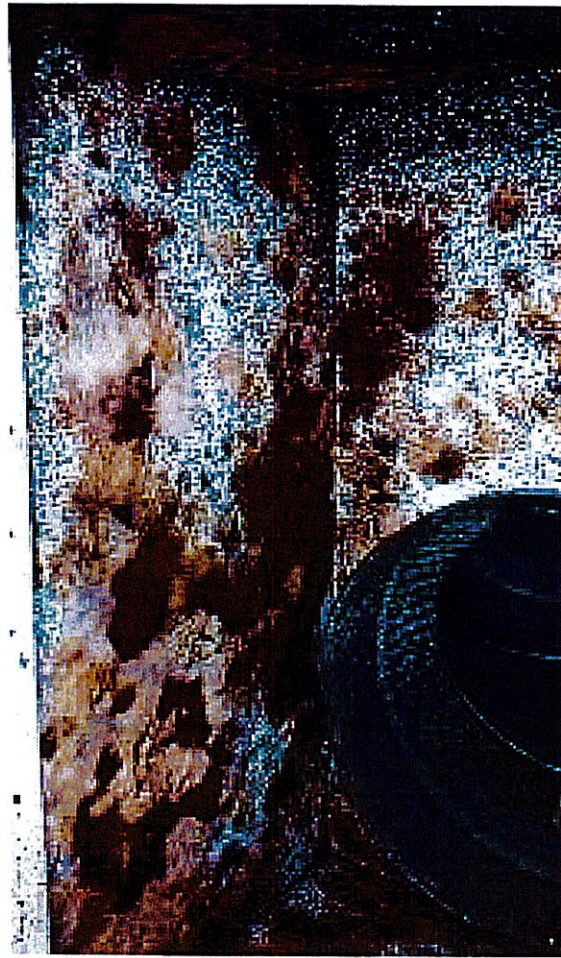












NOTICE OF POSTING: NOTICE OF PUBLIC HEARING: RENEWAL OF THE CABLEVISION OF  
ROCKLAND / RAMAPO, LLC  
FRANCHISE AGREEMENT

**EXHIBIT**  
06-11-B

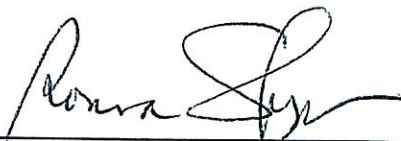
STATE OF NEW YORK        }  
COUNTY OF ROCKLAND    }  
TOWN OF ORANGETOWN    }                    SS.

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.

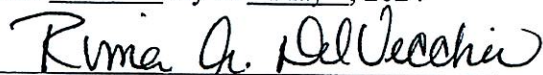
That, on the 22nd day, May, 2024, she caused to be conspicuously posted and  
fastened up a notice, a true copy of which is annexed hereto and made a part of hereof, in  
the following places, at least one of which is a public place within the *TOWN Of*  
*ORANGETOWN*, New York.

1. Town Hall Bulletin Boards
2. Town's Website
- 3.
- 4.
- 5.

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

Subscribed and sworn to before me

This 22<sup>nd</sup> day of May, 2024

  
\_\_\_\_\_

RIMA A. DELVECCHIO  
Notary Public, State of New York  
No. 01DE622835  
Qualified in Rockland County  
My Commission Expires June 1, 2026

**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 May 21, 2024, a public hearing will be held by the Town Board on a proposed Renewal of the Cablevision of Rockland / Ramapo, LLC Franchise Agreement. This public hearing is scheduled for the 11<sup>th</sup> day of June, 2024 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: May 22, 2024

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney

### AFFIDAVIT OF PUBLICATION

State of Wisconsin  
County of Brown

Linda Tuttle being duly sworn, deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

05/28/2024

Linda Tuttle

Subscribed and sworn to before me this 28 day of May, 2024

Kathleen Allen  
EJP 1-7-25

Notary Public  
State of Wisconsin, County of Brown

KATHLEEN ALLEN  
Notary Public  
State of Wisconsin

TOWN OF ORANGETOWN  
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By order of the Town Board of the Town of Orangetown.

Dated: May 22, 2024

Rosanna Sfraga, Town Clerk  
Robert Magrino, Town Attorney  
May 28 2024  
LNYS0106807

Town of Orangetown

DATE: June 11, 2024

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	052224	\$ 1,146,539.78
	052924	\$ 15,945.29
	061124	\$ 1,509,491.36
		\$ 2,671,976.43

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

APPROVAL FOR PAYMENT

AUDITING BOARD

Councilman Gerald Bottari

Councilman Paul Valentine

Councilman Daniel Sullivan

Councilman Brian Donohue

Supervisor Teresa M. Kenny

**EXHIBIT**

06-11-C

---

**TOWN OF ORANGETOWN  
FINANCE OFFICE MEMORANDUM**

---

**TO:** THE TOWN BOARD  
**FROM:** JEFF BENCIK, *DIRECTOR OF FINANCE*  
**SUBJECT:** AUDIT MEMO  
**DATE:** 06/6/24  
**CC:** DEPARTMENT HEADS



---

The audit for the Town Board Meeting of 06/11/2024 consists of 3 warrants for a total of \$2,671,976.43.

The first warrant had 29 vouchers for \$11,146,539 and had the following items of interest.

1. CSEA Employee Benefit Fund (p2) - \$33,663 for dental benefits.
2. De Lage Landen (p2) - \$24,868 for golf cart leases (June).
3. NYS Dept. of Civil Service (p5) - \$1,031,920 for H/C benefits.

The second warrant had 10 vouchers for \$15,945 and was for Police dental insurance and utilities.

The third warrant had 212 vouchers for \$1,509,491 and had the following items of interest.

4. Atlantic Salt (p9) - \$21,657 for Highway salt purchases.
  5. Capital Industries (p18) - \$58,508 for demolition of old town hall.
  6. Dataworks Plus (p19) - \$16,700 for Police equipment.
  7. De Lage Landen (p19) - \$24,868 for golf cart leases (July).
  8. Envirolutions (p21) – for sewer pumps.
  9. Environmental Construction (p21) - \$6,800 for emergency pipe repair.
  10. Fanshawe (p25) - \$21,739 for new town hall electrical.
  11. Global Montello (p30) - \$20,068 for fuel.
  12. Ingersoll Auto (p34) - \$67,173 for sewer dump truck (bonded).
  13. Keane & Beane (p39) - \$14,439 for outside legal counsel.
  14. Kuehne Chemical Co. (p40) - \$7,546 for sewer chemicals.
-

15. MediaStar (p41) - \$21,271 for IT work in new town hall.
16. Munis (p43) - \$18,757 for payroll software.
17. Pace Analytical Services (p45) - \$12,850 for sewer testing.
18. Pat Corsetti Inc. (p48) – \$228,500 for Elizabeth Place playground (grant).
19. Rockland Paramedic Services (p54) - \$127,642 for June services.
20. Sealcoat USA (p56) - \$103,558 for Highway surface treatment (bonded).
21. Shi International (p57) - \$31,447 for anti virus software licenses.
22. Sport-Tech Construction (p59) - \$136,325 for Franklin Street BB court (grant).
23. Troon Golf LLC (p65) - \$198,047 for June GC management fees.
24. Vanas Construction Co. (p67) - \$125,709 for GC new town hall.
25. Virtuit Systems (p68) - \$17,500 for IT equipment.
26. Zarin & Steinmetz (p73) - \$17,061 for outside legal counsel.

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

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