



**TOWN OF ORANGETOWN
REGULAR TOWN BOARD MEETING MINUTES
September 24, 2024**

This meeting was opened at 7:00 PM. Supervisor Teresa M. Kenny presided and Rosanna Sfraga, Town Clerk, called the roll.

Present were:

Councilperson Paul Valentine
Councilperson Brian Donohue
Councilperson Dan Sullivan
Supervisor Teresa M. Kenny

Absent:

Councilperson Jerry Bottari

Also Present:

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
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
Brendon Carton, IT Department
Donald Butterworth, Police Chief

Pledge of Allegiance to the Flag

ANNOUNCEMENTS:

- **Orangetown Hunger's 5K Heroes Walk/Run / Saturday, October 5, 2024 / 10 am at Depot Square, Sparkill / All net proceeds will be donated to food pantries in the Orangetown area**
- **Orangetown Photo Contest for New Town Website / Deadline to submit photos is November 1, 2024 / Visit www.orangetown.com for more details**

PRESENTATIONS:

- **Nyack Ambulance Corps 2025 Budget Presentation (Bill McDowell)**
- **Town Supervisor's Tentative 2025 Budget Presentation**

DISCUSSION:

WORKSHOP OF AGENDA ITEMS

RESOLUTION NO. 436

OPEN PUBLIC HEARING / PROPOSED ZONE CHANGE FOR 676 AND 680 WESTERN HIGHWAY AND THE NORTH END OF ELLSWORTH DRIVE, BLAUVELT (SECTION 70.05 BLOCK 1 AND LOTS 14.1, 14.2 & 17.1)

RESOLVED, that the public hearing on a proposed zone change for 676 and 680 Western Highway and the North End of Ellsworth Drive, Blauvelt (Section 70.05 Block 1 and Lots 14.1, 14.2 & 17.1) is hereby opened.

RESOLUTION NO. 436 - Continued

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

Rosanna Sfraga, Town Clerk presented the Affidavits of Publication, Mailing and Postings, which are labeled Exhibit 09-24-A and made a part of these minutes.

Donald Brenner, Attorney for the applicant, and Jay Greenwell, Land Survey & Planner, explained and answer questions regarding this project.

Summary of Public Comments:

Vanessa Lapins, Don Gabel, Tom Shalvey, Henry Wemmer, Joy Macy, Michele Brisson, James McCaffery, Carolyn Hill, Elizabeth Harding, Nicole Ramirez, Michelle Fitzpatrick, Anna Ramirez, Thomas Rooney, & Ronald Harmon, Blauvelt; and Jacob Tannenbaum, Tappan; are opposed to this project. They believe this is too high-density and they are concerned about flooding, the wetlands & watersheds, the turtles, wildlife, increased in traffic, and the electrical grid. The Town Board should keep to the Comprehensive Plan and keep it open space.

Billy O, Blauvelt, opposes this project. Anyone with a vested interest should recuse themselves from voting. He accused the Town Board of greed.

Mary Ann Gavioli, Orangeburg, asked, if this Zone Change is approved, what happens to the abutting 49 acres, zoned R-80. The Town Board should look at this petition very carefully and preserve the nature of the area.

Wayne Gavioli, Orangeburg, if this zone change is allowed, the Town Board will be opening a pandora box and will not be able to close it. When the water company brought lawsuits, as outside counsel for the Town, he argued in the Supreme Court, Appellate Division and the Court of Appeals, there is no reason to change the zoning of this property and won.

Eileen Larkin, Palisades, believes R-40 would be more acceptable to the area with 7 – 8 homes. She suggested the Town Board sit-down with the neighbors.

Brian Harmon, Blauvelt, asked, what is the process for this project to be approved or denied.

RESOLUTION NO. 437

CONTINUE PUBLIC HEARING / PROPOSED ZONE CHANGE FOR 676 AND 680 WESTERN HIGHWAY AND THE NORTH END OF ELLSWORTH DRIVE, BLAUVELT (SECTION 70.05 BLOCK 1 AND LOTS 14.1, 14.2 & 17.1)

RESOLVED, that the public hearing for a proposed zone change for 676 and 680 Western Highway and the North End of Ellsworth Drive, Blauvelt (Section 70.05 Block 1 and Lots 14.1, 14.2 & 17.1) is hereby continued to December 17, 2024 at 7:05 pm.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 438

OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby opened.

RESOLUTION NO. 438 - Continued

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

Summary of Public Comments:

Joan Foley, Pearl River, complained about the gravel paving scratching her hardwood floors; commuters parking on town streets; an abandoned house on Ridge St, and an empty lot with debris. Eileen Larkin, Palisades, asked who paid the back taxes for the HNA property.

RESOLUTION NO. 439**CLOSE PUBLIC COMMENT PORTION**

RESOLVED, that the public portion is hereby closed.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 440**2025 TOWN SUPERVISOR'S TENTATIVE BUDGET DISTRIBUTED / RECEIVED / FILED**

RESOLVED, that the 2025 Supervisor's Tentative Budget is hereby distributed to the Town Board for review; filed with the Town Clerk and the Finance Department is authorized to make it available on the Town's website (www.orangetown.com).

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 441**SET / PUBLIC HEARING DATE / OCTOBER 8, 2024 RTBM AT 7:00 P.M. AND INTENT TO BE LEAD AGENCY / SEQRA 2025 / ONE-YEAR CONTACT / BLAUVELT FIRE PROTECTION DISTRICT**

RESOLVED, that pursuant to Town Law 184, the Town Board will hold a Public Hearing at 7:00 P.M. at the own Board meeting of October 8, 2024, to consider a contract with the Blauvelt Volunteer Fire Company, Inc., for Fire Protection Services in and throughout the Blauvelt Fire Protection District, within the Town, for year 2025 and authorizes the Town Clerk to publish the meeting notice.

BE IT FURTHER RESOLVED, that in connection therewith, that the Town Board hereby declares its intention to serve as Lead Agency for the purpose of environmental review under SEQRA and makes the preliminary determination that the action in an "unlisted" action under SEQRA.

RESOLUTION NO. 441 - Continued

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 442

SET / PUBLIC HEARING DATE / OCTOBER 8, 2024 RTBM AT 7:10 P.M. / INTENT TO BE LEAD AGENCY / SEQRA / 2025 ONE-YEAR CONTRACT / ORANGETOWN LIBRARY DISTRICT AGREEMENTS (BLAUVELT, ORANGEBURG, TAPPAN AND PALISADES LIBRARIES)

RESOLVED, that the Town Board hereby sets October 8, 2024 at 7:10 P.M. for a public hearing on the proposed Contracts between the Town of Orangetown and 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 contained in the Orangetown Library District (and including the residents of Sparkill) as delineated in subdivision (c) of Section 1 of Chapter 494 of the Laws of 2012 within the Town) for calendar year 2025; and authorizes the Town Clerk to publish the meeting notice.

BE IT FURTHER RESOLVED, that in connection therewith, that the Town Board hereby declares its intention to serve as Lead Agency for the purpose of environmental review under SEQRA and makes the preliminary determination that the action is an “unlisted” action under SEQRA.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 443

SET DATE / PUBLIC HEARING / RTBM OF OCTOBER 8, 2024 AT 7:15 P.M. / 2025 PRELIMINARY BUDGET

RESOLVED, that the Town Board hereby sets October 8, 2024 at 7:15 P.M. for a public hearing on the 2025 Preliminary Budget, and authorize the Town Clerk to publish the meeting notice, and authorizes the Finance Department to publish it on the Town's website (www.orangetown.com) and file in the Town Clerk's office for public viewing.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 444
APPROVE AGREEMENT / ATZL NASHER & ZIGLER / PHASE I ENVIRONMENTAL
ENGINEERING SERVICES / TOWN PURCHASE OF 149-157 PIERMONT AVE., S.
NYACK, NEW YORK**

RESOLVED that in furtherance of the Town’s contract to purchase the property located at 149-157 Piermont Avenue, South Nyack, NY as authorized by Resolution No. 2024-328, authorize the Town Attorney to engage the services of Atzl, Nasher & Zigler, P.C. to perform a Phase I environmental review of the property, at a cost not to exceed \$3,750.00 and authorize the Town Attorney or his designee to execute any agreements necessary to effectuate the purposes of this resolution.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 445
APPROVE GRANT & FUND OVERAGE / STATE AND MUNICIPAL (SAM) GRANT
SHADE STRUCTURES / VETERANS MEMORIAL PARK-ORANGEBURG, TAPPAN
PARK-TAPPAN AND EMILIO DIFRANCESCO PARK-SPARKILL**

WHEREAS, the Town of Orangetown has been approved by the State of New York to receive a State and Municipal Facilities Program (SAM) grant to be administered by the Dormitory Authority of the State of New York (DASNY) for five (5) shade structures for three Orangetown parks (Veterans Memorial Park-Orangeburg, Tappan Park-Tappan and Emilio DiFrancesco Park-Sparkill) in the amount of \$75,000, subject to review and approval of DASNY and the submission of further documentation by the Town to DASNY; and,

WHEREAS, the Town Board hereby finds the purchase of shade structures for three Orangetown Parks and acceptance of the grant a Type II action under SEQRA which requires no further review with respect to SEQRA;

NOW THEREFORE, BE IT RESOLVED, that the Town Board agrees to accept the SAM grant from the State of New York, which is to be administered by DASNY, in the amount of \$75,000 towards the purchase of five (5) shade structures for three Orangetown parks (Veterans Memorial Park, Tappan Park and Emilio DiFrancesco Park); and,

BE IT FURTHER RESOLVED, the Town Board agrees to fund the remainder of the cost and any overages, through the Parks Trust, for the shade structures, not to exceed \$10,000; and,

BE IT FURTHER RESOLVED, that the Supervisor or her designee is authorized to execute any and all documents necessary to accept and administer the grant for the shade structures for three Orangetown parks in accordance with DASNY requirements, subject to review and approval of the Town Attorney’s Office.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 446
APPOINT MATTHEW MILLER / MEMBER / ORANGETOWN PLANNING BOARD /
EFFECTIVE SEPTEMBER 25, 2024**

RESOLVED, that Matthew Miller is hereby appointed as a Member to the Orangetown Planning Board to fill the unexpired term of Kevin Farry. His term commences on September 25, 2024 and expires on December 31, 2028, and

BE IT FURTHER RESOLVED, that, due to his appointment to the Planning Board, the Town Board accepts the resignation of Matthew Miller from the Architecture and Community Appearance Board of Review (ACABOR), effective September 25, 2024.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 447
APPOINT MATTHEW CAREY / MEMBER / ORANGETOWN ARCHITECTURE AND
COMMUNITY APPEARANCE BOARD OF REVIEW / EFFECTIVE SEPTEMBER 25, 2024**

RESOLVED, that Matthew Carey is hereby appointed as a Member to the Orangetown Architecture and Community Appearance Board of Review (ACABOR) to fill the unexpired term of Matthew Miller, effective as of September 25, 2024. His term expires on December 31, 2025.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 448
AUTHORIZE/ AGREEMENT/ NYSDOT/ PIN 8763.16/ MARGARET KEAHON DRIVE
DRIVE BRIDGE REPLACEMENT**

WHEREAS, a project for the Margaret Keahon Drive over Muddy Brook Bridge Replacement, Town of Orangetown, Rockland County, PIN 8763.16 (the "Project") is eligible for funding under Title 23 U.S. Code, as amended, 23CFR as amended and PUB. L. 117-58 also known as the "Bipartisan Infrastructure Law" (BIL); and

WHEREAS, the Town of Orangetown will design, let, and construct the Project: and

WHEREAS, the Town of Orangetown desires to advance the Project by making a commitment of 100% of the costs of the preliminary and detailed design work for the Project or portions thereof.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby approves the Project; and,

BE IT FURTHER RESOLVED, that the Town Board hereby authorizes the Town of Orangetown to pay 100% of the cost of preliminary and detailed design work for the Project or portions thereof, with the understanding that qualified costs may be eligible for federal-aid, state-aid, or reimbursement from Bridge NY funds; and,

RESOLUTION NO. 448 - Continued

BE IT FURTHER RESOLVED, that the sum of **\$369,529** is hereby appropriated from H.5111.200.24 and made available to cover the cost of participation in the above phases of the Project; and,

BE IT FURTHER RESOLVED, that the Town Board hereby agrees that the Town of Orangetown Superintendent of Highways shall be responsible for all costs of the Project which exceed the amount of federal-aid, state-aid, or NY Bridge funding awarded to the Town of Orangetown; and,

BE IT FURTHER RESOLVED, that in the event the Project costs not covered by federal aid, state aid, or NY Bridge funding exceed the amount appropriated above, the Town Board shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the Town of Orangetown Superintendent of Highways thereof; and,

BE IT FURTHER RESOLVED, that Town of Orangetown hereby agrees that construction of the Project shall begin no later than twenty-four (24) months after award and the construction phase of the Project shall be completed within thirty (30) months; and,

BE IT FURTHER RESOLVED, that the Town of Orangetown Superintendent of Highways be and is hereby authorized to execute on behalf of the Town of Orangetown all necessary agreements, certifications or reimbursement requests for federal-aid and/or state-aid with the New York State Department of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the Town of Orangetown's funding of Project costs and permanent funding of the local share of federal-aid and state-aid eligible Project costs and all Project costs within appropriations therefore that are not so eligible; and,

BE IT FURTHER RESOLVED, that the Town of Orangetown will be responsible for all maintenance of the Project; and,

BE IT FURTHER RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project; and,

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 449**AWARD CONTRACT / PAT PAVING INC. / WWTP MILLING, PAVING AND DRAINAGE**

WHEREAS, the Commissioner of Environmental Management & Engineering duly advertised for the WWTP Milling, Paving and Drainage, which were received and publicly opened on August 29th, 2024; a copy of the Affidavit of Publication, Notice of Posting and Bid Sheet is labeled Exhibit 09-24-B, and made a part of these minutes. and,

NOW, THEREFORE, BE IT RESOLVED, upon the recommendation of the Commissioner of Environmental Management & Engineering, award the contract for the WWTP Milling, Paving and Drainage to Pat Paving Inc., Dobbs Ferry, NY, the lowest qualified bidder in the amount of \$251,922.00 to be charged to account #H.8120.200.24.

RESOLUTION NO. 449 - Continued

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 450**APPROVE / LEND ASSISTANCE / NOBLE NINTH, INC. / TRAUBENFEST / SUNDAY, OCTOBER 6, 2024**

RESOLVED, upon the recommendation of the Superintendent of Highways & Chief of Police, that the Town Board hereby authorizes these departments to lend assistance which includes the use of barricades and a message board from the Highway Department, and auxiliary police from OPD, for the Noble Ninth Traubenfest to be held on Sunday, October 6, 2024 from 10am-9pm.

RESOLVED, that upon the completion of the necessary paperwork, the Superintendent of Parks, Recreation & Building Maintenance has forwarded for approval by the Town Board use of the Showmobile by the Noble Ninth, Inc for their Traubenfest to be held on Sunday, October 6, 2024 with the organization providing a certificate of insurance listing the Town of Orangetown as an additionally insured.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

RESOLUTION NO. 451**APPROVE/ LEND ASSISTANCE / 2024 PEARL RIVER DAY FESTIVAL / CENTRAL AVENUE, PEARL RIVER / OCTOBER 19, 2024**

RESOLVED, upon the recommendation from the Superintendent of Highways & Chief of Police, that the Town Board hereby authorizes these departments to lend assistance which includes the use of trash cans, barricades, electronic message board and detour signs; the distribution of green waste bags and recycling bins to residents from the Highway Department; a police detail provided by OPD, and a Highway Department event perimeter for the annual Pearl River Day Festival to be held on Saturday, October 19, 2024, from 8 am to 7 pm.

RESOLVED, upon the completion of the necessary paperwork, the Superintendent of Parks, Recreation & Building Maintenance has forwarded for approval by the Town Board use of the showmobile at a rental cost of \$500.00 and the rental of 12 porto-jons for Pearl River Day on Saturday, October 19, 2024, with the organization providing a certificate of insurance listing the Town of Orangetown as additionally insured.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 452
ACCEPT / RECEIVE / FILE DOCUMENTS/TOWN CLERK'S OFFICE**

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

1. Town Board Meeting minutes: Aug 20th and Sept 10th Police Commission; Aug 20th and Sept 10th Regular Town Board Meetings; and Aug 20th and Sept 12th Special Town Board Meeting.
2. Verizon, Petition for Approval of the Renewal of a Cable Television Franchise Agreement.
3. Deed – Palisades Renewal Center Company, 334 Route 9W, Palisades (78.10-1-1)
4. Declaration of Covenants & Restrictions – 334 Route 9W, Palisades (78.13-1-1)

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 453
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 (Exhibit 9-24-C) for a total of **\$3,190,361.82**.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 454
ENTER EXECUTIVE SESSION**

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

RESOLVED, at 9:30 pm, the Town Board entered Executive Session to discuss matters relating to personnel and to the proposed acquisition/sale/lease of real property when publicity might affect value.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari

**RESOLUTION NO. 455
RE-ENTER RTBM / ADJOURNED / MEMORY**

RESOLVED, at 10:16 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Jennifer Howard**, *Resident of Blauvelt*; and **Anne Murphy**, *Resident of Blauvelt*.

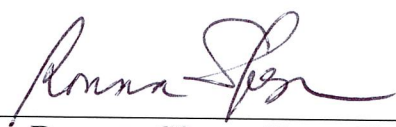
Councilperson Brian Donohue offered the above resolution, which was seconded by Councilperson Paul Valentine and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Jerry Bottari



Rosanna Sfraga, Town Clerk

EXHIBIT
09-24-A

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

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 4th day, of SEPTEMBER, 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.

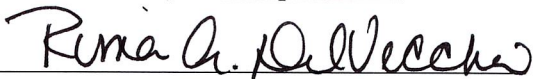
1. Town Hall Bulletin Boards
2. Town's Website
- 3.
- 4.
- 5.



Rosanna Sfraga, Town Clerk

Subscribed and sworn to before me

This 4th day of September, 2024



RIMA A. DELVECCHIO
Notary Public, State of New York
No. 01DE622B35
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 July 9, 2024, a public hearing will be held by the Town Board on September 24, 2024 at 7:05 pm, on a proposed Local Law, amending Chapter 43, § 2.2, establishing the Town Zoning Map, to change the zoning district of the parcels located at 676 & 680 Western Hwy, Blauvelt (70.05-1-14.1, 14.2 & 17.1) from “R80” (Rural Residence) to “R15” (Medium Density Residential).

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: July 9, 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:

09/09/2024

Linda Tuttle

Subscribed and sworn to before me this 09 day of September, 2024

Keegan Moran
exp. 2/14/28

Notary Public
State of Wisconsin, County of Brown

KEEGAN MORAN
Notary Public
State of Wisconsin

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 July 9, 2024, a public hearing will be held by the Town Board on September 24, 2024 at 7:05 pm, on a proposed Local Law, amending Chapter 43, § 2.2, establishing the Town Zoning Map, to change the zoning district of the parcels located at 676 & 680 Western Hwy, Blauvelt (70.05-1-14.1, 14.2 & 17.1) from "R80" (Rural Residence) to "R15" (Medium Density Residential).

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: July 9, 2024

Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney

September 9 2024
LNYS0154068

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

Project Name: _____

Address: 676 + 680 Western Hwy, Blauvelt, N.Y. 10913

HELEN INGALLS being duly sworn, deposed that he/she is the applicant
(Name)

herein, or is representing the applicant herein:

That he/she resides at 91 RIVERSIDE TERR, Blauvelt, N.Y. 10913

That heretofore and the 9th day of SEPTEMBER 20 24

Postings

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 set back more than 10 feet from any property or street line, was not less than two feet or more than six feet above grade at the property line and was clearly visible from the property line.

Notices

He/She mailed the required Notice of Public Hearing as required pursuant to Orangetown Code, Chapter 43, Article 10.44, by mailing the Notice to property owners within at least 500 feet of the subject property as measured from the front, side and rear lot lines of the subject parcel (excluding public roadways, 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, at least 10-days prior to the public hearing.

Helen M. Ingalls
(Signature)

Subscribed and sworn to before me

This 9th day of SEPTEMBER, 20 24

Donald Brenner

DONALD BRENNER
NOTARY PUBLIC, State of N.Y.
No. 02BR4510200
Qualified in Rockland County
Commission Expires May 31, 20 27

Please Note that this affidavit shall be notarized with the "Notice" & list of abutting property owners to whom the notices were sent and shall be submitted to the Town Clerk before or at the commencement of the Public Hearing.

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

Project Name: _____

Address: 676 + 680 Western Hwy, Blauvelt, N.Y. 10913

Daniel Boyle being duly sworn, deposed that he/she is the applicant
(Name)

herein, or is representing the applicant herein:

That he/she resides at 57 Terrace Lane Blauvelt NY 10913

That heretofore and the 17th day of September, 2024

Postings

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 set back more than 10 feet from any property or street line, was not less than two feet or more than six feet above grade at the property line and was clearly visible from the property line.

Notices

He/She mailed the required Notice of Public Hearing as required pursuant to Orangetown Code, Chapter 43, Article 10.44, by mailing the Notice to property owners within at least 500 feet of the subject property as measured from the front, side and rear lot lines of the subject parcel (excluding public roadways, 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, at least 10-days prior to the public hearing.

[Signature]
(Signature)

Subscribed and sworn to before me

This 17th day of SEPTEMBER, 2024

[Signature]

HELEN M. INGALLS NOTARY PUBLIC, STATE OF NEW YORK Registration No. 011N6129380 Qualified in Rockland County Commission Expires June 20, 20 <u>24</u>
--

Please Note that this affidavit shall be notarized with the "Notice" & list of abutting property owners to whom the notices were sent and shall be submitted to the Town Clerk before or at the commencement of the Public Hearing.

EXHIBIT
09-24-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.

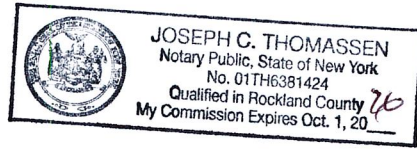
That, on the 9th day, August, 2024, she caused to be conspicuously posted and fastened up a notice, a true copy of which is annexed hereto and made a part of hereof, in the following places, at least one of which is a public place within the **TOWN Of ORANGETOWN**, New York.

1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.
- 5.

Rosanna Sfraga, Town Clerk

Subscribed and sworn to before me

This 9th day of August, 2024



NOTICE TO BIDDERS

SEALED BIDS WILL BE RECEIVED by the Town Board of the Town of Orangetown at the Town Clerk's Office, No. 26 Orangeburg Road, Orangeburg, New York until **10:30 A.M.** local time on **August 29, 2024** and will be publicly opened and read aloud at **11:00 A.M.** local time for ORANGETOWN WWTP MILLING AND PAVING, 127 ROUTE 303, ORANGEBURG, NEW YORK, in accordance with the Contract Documents on file with and which may be obtained at the Town Clerk's Office. Copies of the Contract Documents will be on file after **August 9, 2024.**

The work consists of all labor, materials, supplies, and equipment necessary to milling and paving approximately 83,000 square feet of existing pavement and installing approximately 164 linear feet of drainage pipe at the Orangetown Wastewater Treatment Plant, 127 Route 303, Orangeburg, N.Y.

The Contract Documents may be examined at the following locations:

*Town Clerk's Office, Town of Orangetown
26 Orangeburg Road, Orangeburg, NY 10962*

The Town Clerk and the Commissioner of the Department of Environmental Management and Engineering will submit a report to the Town Board of all bids received and their recommendations concerning the awarding of a contract at a meeting of the Town Board.

The Town Board of the Town of Orangetown reserves the right to waive any informalities in the bidding and to reject any and all bids.

The Town Board requires each bid to be accompanied by a certified check for a sum equal to five percent (5%) of the amount of the bid, or a bond with sufficient sureties to be approved by

the Town Attorney, in a sum equal to five percent (5%) of the amount bid, conditioned that if his/her proposal is accepted, he/she will execute such further security as may be required for the faithful performance of the Contract as set forth in these contract documents.

The successful bidder will be required to post a Performance Bond in the amount of one hundred percent (100%) of the contract price.

No bid will be accepted without a Non-collusion Statement as required pursuant to Section 103d of the General Municipal Law.

Contractor warrants and represents that all employees and independent contractors affiliated with or employed by such contractors or any subcontractors shall be compensated at the prevailing wage, including, where applicable wage rates mandated by the New York State Department of Labor for the work performed in connection with any project.

It is understood that there must be a written contract executed by the Supervisor of the Town of Orangetown, pursuant to Town Board Resolution. This is subject to appropriations approved by the Town Board.

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

DATED: August 6, 2024

ROSANNA SFRAGA
TOWN CLERK

EAMON REILLY, P.E.
COMMISSIONER
DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING

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:

08/13/2024

Linda Tuttle

Subscribed and sworn to before me this 13 day of August, 2024

Kathleen Allen
EX 1-7-25

Notary Public
State of Wisconsin, County of Brown

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

DATED: August 6, 2024

ROSANNA SFRAGA

TOWN CLERK

EAMON REILLY, P.E.

COMMISSIONER

DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING

10468119

BID OPENING TIME

11:00AM

DATE

29-Aug-24

CONTRACTOR
NAME
&
ADDRESS

*SHAWNY LAWNS INC
STAMFORD CT
TILLOW NY INC
PATSPARY NJ
PAT PAVING INC
Dobbs Ferry NY
CORCORAN BROS
PAVING & SEALCOATING INC
Newburgh NY*

DATE RECEIVED

8/29/24

8/29/24

8/29/24

8/29/24

TIME RECEIVED

9:45 AM

10:02 AM

10:14 AM

10:17 AM

NON COLLUSION
STATEMENT

✓

✓

✓

✓

BID BOND or
CERTIFIED CHECK

✓

✓

✓

✓

Cold Milling & Removal of Asphalt Est Qty 9222 SY

Unit Price \$ ~~6.25~~ \$ 5- \$ ~~6.50~~ \$ 7- \$

Computed Price \$ ~~57,680.00~~ \$ 46,110- \$ 59,943- \$ 64,554- \$

Type 6F Asphalt Top Course Est Qty 1100 Tons

Unit Price \$ ~~125-~~ \$ 151- \$ 123- \$ 155- \$

Computed Price \$ ~~137,500-~~ \$ 166,100- \$ 135,300- \$ 170,500- \$

Type 3 Asphalt Binder Course Est Qty 15 Tons

Unit Price \$ ~~250-~~ \$ 135- \$ 123- \$ 155- \$

Computed Price \$ ~~3,750-~~ \$ 2,025- \$ 1,845- \$ 2,325- \$

Tack Coat Est Qty 475 GAL

Unit Price \$ 10- \$ 5- \$ 12- \$ 12- \$

Computed Price \$ ~~4,750-~~ \$ 2,375- \$ 5,700- \$ 5,700- \$

Saw Cutting Pavement Est Qty 500 LF

Unit Price \$ 2- \$ 8- \$ 2- \$ 5- \$

Computed Price \$ ~~1,000-~~ \$ 4,000- \$ 1,000- \$ 2,500- \$

Unclassified Excavation & Disposal Est Qty 60 CY

Unit Price \$ ~~150-~~ \$ 30- \$ ~~71.40~~ \$ 150- \$

Computed Price \$ ~~9,000-~~ \$ 1,800- \$ 4,284- \$ 9,000- \$

Backfill (NYS DOT Item 304.14 Type 4) Est Qty 30 CY

Unit Price \$ 200- \$ 30- \$ 70- \$ 75- \$

Computed Price \$ ~~6,000-~~ \$ 900- \$ 2,100- \$ 2,250- \$

Crushed Stone (3/4") Est Qty 10 CY

Unit Price \$ 120- \$ 70- \$ 84- \$ 80- \$

Computed Price \$ ~~1,200-~~ \$ 700- \$ 840- \$ 800- \$

Stormwater Drainage Pipe (4" Perforated HDPE) Est Qty 112 LF

Unit Price \$ 90- \$ 110- \$ 115- \$ 175- \$

Computed Price \$ ~~10,080-~~ \$ 12,320- \$ 12,880- \$ 19,600- \$

Stormwater Drainage Pipe (12" Perforated HDPE) Est Qty 52 LF

Unit Price \$ 120- \$ 139- \$ 200- \$ 250- \$

Computed Price \$ ~~6,240-~~ \$ 7,228- \$ 10,400- \$ 13,000- \$

Stormwater Drainage Structure Est Qty 1 EA

Unit Price \$ 5,000- \$ 4,242- \$ 2,150- \$ 8,000- \$

Computed Price \$ 5,000- \$ 4,242- \$ 2,150- \$ 8,000- \$

Geotextile Fabric Est Qty 120 SY

Unit Price \$ ~~3.33~~ \$ 5- \$ 9- \$ 9- \$

Computed Price \$ 400- \$ 600- \$ 1,080- \$ 1,080- \$

Epoxy Reflectorized Payment Stripes - 15 mils Est Qty 800 LF

Unit Price \$ 3- \$ 2- \$ 3- \$ ~~6.50~~ \$

Computed Price \$ ~~2,400-~~ \$ 1,600- \$ 2,400- \$ 5,200- \$

BID OPENING TIME

11:00AM

DATE

29-Aug-24

**CONTRACTOR
NAME
&
ADDRESS**

*Shawn's Lawns Inc
Stamford, CT
Tilcon NY Inc
Passippany, NJ
Pat Paving Inc
Dobbs Ferry, NY
Consoffi Bros.
Newburgh, NY*

Maintenance of Site (Minimum \$2,000.00) Est Qty 1 LS

Unit Price	\$ 2,000 -	\$ 2,000 -	\$ 2,000	\$ 6,500 -	\$	X
Computed Price	\$ 2,000 -	\$ 2,000 -	\$ 2,000	\$ 6,500 -	\$	

Miscellaneous Additional Work Est Qty 1 LS

Unit Price	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	X
Computed Price	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	

<i>Summation</i>	\$ 257,000	\$ 262,000	\$ 251,922	\$ 321,009	\$	X
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Town of Orangetown

DATE: September 24, 2024

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	090424	\$ 343,376.92 utilities & other
	091124	\$ 177,431.03
	092424	\$ 2,669,553.87
		\$ 3,190,361.82

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
09-24-C

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 09/19/24
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 09/24/2024 consists of 3 warrants for a total of \$3,190,361.82.

The first warrant had 28 vouchers for \$343,376 and was for utilities and the golf course contract.

The second warrant had 31 vouchers for \$177,431 and was for utilities.

The third warrant had 159 vouchers for \$2,669,553 and had the following items of interest.

1. A+ Technology & Security (p2) - \$36,585 for security upgrades at Franklin Park.
2. Capasso & Sons (p9) - \$102,926 for recycling.
3. Crown, Castle Fiber (p12) - \$6,768 for connectivity.
4. Fred Devens Construction (p18) - \$65,814 for Tier IV pump station project.
5. Global Montello (p21) - \$19,928 for fuel.
6. Goosetown Enterprises (p22) - \$8,345 for Police equipment leases.
7. Hempstead Lincoln Mercury Motors (p24) - \$225,910 for Police vehicles (bonded).
8. Joe Lombard Plumbing & Heating (p27) - \$5,578 for A/C repairs Blue Hill.
9. Keane & Beane (p29) - \$6,006 for outside legal counsel.
10. Koester Associates (p29) - \$15,065 for sewer plant repairs.
11. NYPA (p33) - \$21,278 for streetlight project.
12. NYS Dept. of Civil Service (p34) - \$1,048,520 for health care insurance.
13. Peckham Road Corp. (p36) - \$371,166 for Highway chip seal.
14. Reiner Pump Systems (p38) - \$84,666 for sewer sudge pump rebuild (bonded).

15. Robert Green Truck (p39) - \$6,509 for Sewer plow.
16. Ron's Quality Automotive (p42) - \$5,986 for vehicle repair.
17. Sealcoating USA (p44) - \$245,950 for Highway surfacing.
18. Skyhawks Sports Academy (p45) - \$7,869 for Parks camp program.
19. Tilcon, NY (p39) - \$6,093 for Highway materials.
20. Vanas Construction (p53) - \$520,251 for GC new town hall.
21. WW Grainger (p57) - \$7,417 for IT Highway equipment.

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

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