



**TOWN OF ORANGETOWN
REGULAR TOWN BOARD MEETING MINUTES
October 08, 2024**

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

Present were:

Councilperson Jerry Bottari
Councilperson Brian Donohue
Councilperson Dan Sullivan
Supervisor Teresa M. Kenny

Absent:

Councilperson Paul Valentine

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
Brittany Cordero, Deputy Town Attorney
Jeff Bencik, Finance Director
James Dean, Superintendent of Highways
Jane Slavin, Director of OBZPAE
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.
Brendon Carton, IT Department
Donald Butterworth, Police Chief
James Acheson, Police Captain
Michael Shannon, Police Captain

Pledge of Allegiance to the Flag

ANNOUNCEMENTS:

- ❖ **Orangetown Shredding Event - Saturday, October 19, 2024 / 8:00 a.m. - 11:30 a.m. Hosted by Orangetown Town Clerk, Rosanna Sfraga, Rockland Green and People to People. Please bring non-perishable food items for a donation to People to People.**
- ❖ **Orangetown Photo Contest for New Town Website / Deadline to submit photos is November 1, 2024 / Visit www.orangetown.com for more details**

DISCUSSION:

- **Potential Changes to Town Code regarding Roomers and Subletting**
- **Workshop of Agenda Items**

RESOLUTION NO. 460

OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby opened.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

Summary of Public Comments:

Carole Clerkin, Pearl River, spoke again about flooding from Cherry Brook (she emailed video and photos to the Town Board). The stone walls are falling into the brook reducing the water capacity of the brook, which is causing flooding the surrounding properties and homes. She requested the Town Board to approve any/all work that needs to be done to prevent anymore flooding.

Stephen Gurniak, Pearl River, suspects there is a major turn-over of residents, and modifications to the house without any permits at 4 Behrendt Dr, Pearl River. Also, one of tenants tried to burglarized one of his vehicles. He asked the Town Board to authorize an investigation.

Andrew Wiley, Orangetown, has many concerns regarding 101 Rockland Rd, Sparkill (Exhibit 10-08-A).

Barbara Delo, Blauvelt, thanked the Town Board for the new Comprehensive Plan.

**RESOLUTION NO. 461
CLOSE PUBLIC COMMENT PORTION**

RESOLVED, that the public portion is hereby closed.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 462
OPEN PUBLIC HEARING / ONE-YEAR CONTRACT BLAUVELT VOLUNTEER FIRE COMPANY, INC. / FOR 2025**

RESOLVED, that the public hearing on the proposed contract between the Town of Orangetown and the Blauvelt Volunteer Fire Company, Inc., for fire protection services in and throughout the Blauvelt Fire Protection District within the Town of Orangetown, for the calendar year 2025, is hereby opened.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

Rosanna Sfraga, Town Clerk presented the Affidavits of Publication, Mailing and Postings, which are labeled Exhibit 10-08-B and made a part of these minutes.

Summary of Public Comments: None

**RESOLUTION NO. 463
CLOSE PUBLIC HEARING / ONE-YEAR CONTRACT / BLAUVELT VOLUNTEER FIRE COMPANY, INC. / 2025**

RESOLVED, that the public hearing is hereby closed.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 464
OPEN PUBLIC HEARING / ONE-YEAR CONTRACT / ORANGETOWN LIBRARY DISTRICT / CONTRACTS WITH THE BLAUVELT FREE LIBRARY, THE ORANGEBURG LIBRARY, THE PALISADES FREE LIBRARY, AND THE TAPPAN FREE LIBRARY / CALENDAR YEAR 2025**

RESOLVED, that the public hearing on the proposed 2025 contracts between the Town of Orangetown and the Orangetown Library District is hereby opened.

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

Motion: 4 - 0
Ayes: Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny
Noes: None
Absent: Councilperson Paul Valentine

Rosanna Sfraga, Town Clerk presented the Affidavits of Publication, Mailing and Postings, which are labeled Exhibit 10-08-C and made a part of these minutes.

Summary of Public Comments: None

**RESOLUTION NO. 465
CLOSE PUBLIC HEARING / ONE-YEAR CONTRACT / ORANGETOWN LIBRARY DISTRICT / CONTRACTS WITH THE BLAUVELT FREE LIBRARY, THE ORANGEBURG LIBRARY, THE PALISADES FREE LIBRARY, AND THE TAPPAN FREE LIBRARY / CALENDAR 2025**

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

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

Motion: 4 - 0
Ayes: Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny
Noes: None
Absent: Councilperson Paul Valentine

**RESOLUTION NO. 466
OPEN PUBLIC HEARING / 2025 PRELIMINARY BUDGET**

RESOLVED, that the public hearing on the 2025 Preliminary Budget is hereby opened.

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

Motion: 4 - 0
Ayes: Councilperson Jerry Bottari, Councilperson Brian Donohue, Councilperson Dan Sullivan, Supervisor Teresa M. Kenny
Noes: None
Absent: Councilperson Paul Valentine

Rosanna Sfraga, Town Clerk presented the Affidavits of Publication, Mailing and Postings, which are labeled Exhibit 10-08-D and made a part of these minutes.

Summary of Public Comments: None

**RESOLUTION NO. 467
CONTINUE PUBLIC HEARING / 2025 PRELIMINARY BUDGET**

RESOLVED, that the public hearing is hereby continued to October 22, 2024 at 7:05 pm.

RESOLUTION NO. 467 - Continued

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

RESOLUTION NO. 468

OPEN PUBLIC HEARING / PROPOSED LOCAL LAW AMENDING CHAPTER 1, ENTITLED "CODE OF ETHICS" / STANDARDS OF CONDUCT / AUDIO AND VIDEO RECORDING

RESOLVED, that the public hearing to hear public comments on the proposed Local Law Amending Chapter 1, entitled "Code of Ethics" to address audio and video recording is hereby opened.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

Rosanna Sfraga, Town Clerk presented the Affidavits of Publication, Mailing and Postings, which are labeled Exhibit 10-08-E and made a part of these minutes.

Summary of Public Comments:

Andrew Wiley, Orangetown, spoke about different situations to not take away anyone's rights. This should be approved by the unions. He is worried that a hostile environment could be overlooked.

RESOLUTION NO. 469

CLOSE / PUBLIC HEARING / PROPOSED LOCAL LAW AMENDING CHAPTER 1, ENTITLED "CODE OF ETHICS" / STANDARDS OF CONDUCT / AUDIO AND VIDEO RECORDING

RESOLVED, that the public hearing is hereby closed.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

RESOLUTION NO. 470

DESIGNATION OF LEAD AGENCY / PROPOSED LOCAL LAW / AMENDING CHAPTER 1 OF THE TOWN CODE AND DETERMINATION UNDER SEQRA

RESOLVED, that the Town Board hereby declares itself to be Lead Agency for environmental review with respect to a proposed Local Law, amending Chapter 1 of the Town Code, entitled "Ethics", Article I entitled "Standards of Conduct"; 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.

RESOLUTION NO. 470 - Continued

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

RESOLUTION NO. 471

ADOPT LOCAL LAW NO. 9 OF 2024, AMENDING CHAPTER 1 OF THE TOWN CODE REGARDING ETHICS / STANDARDS OF CONDUCT / AUDIO AND VIDEO RECORDING

RESOLVED, that the Town Board hereby adopts proposed Local Law No. 9 of 2024, amending Chapter 1 entitled "Code of Ethics", Article I entitled "Standards of Conduct" of the Town Code, regarding the audio and video recording of persons or proceedings regarding Town business without consent.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

LOCAL LAW NO. 9 OF 2024 OF THE
TOWN BOARD OF THE TOWN OF ORANGETOWN, NEW YORK,
TO AMEND CHAPTER 1 OF THE ORANGETOWN CODE, ENTITLED "CODE OF ETHICS,"
SO AS TO ADDRESS AUDIO AND VIDEO RECORDING BY COVERED EMPLOYEES
BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF ORANGETOWN AS
FOLLOWS:

Section 1. A new Paragraph "I," of §1-5 (Standards of conduct), of Article I (Standards of conduct), of Chapter 1 (Code of Ethics), of the Code of the Town of Orangetown, is added to read as follows:

- Each elected official, covered employee and Town employee shall be barred from recording via video and/or audio device any individual or proceeding involving Town business without the knowledge or consent of each of the individual(s) who are being video and/or audio recorded. Notwithstanding the foregoing, any individual who is acting as agent or under the direction or on behalf of law enforcement, whether local, state or federal, is permitted to video- and/or audiotape if such conduct is at the law enforcement agency's direction. This provision shall not apply to audio or video systems that are part of Town government operations, such as recordings of public meetings, telecommunications or surveillance systems operated by the Town; nor is this prohibition intended, and should not be interpreted, to interfere with the rights of employees to engage in any concerted activity that is protected under Section 7 of the National Labor Relations Act.

Section 2. Paragraph "A," of §1-8 (Violations and penalties; enforcement), of Article I (Standards of conduct), of Chapter 1 (Code of Ethics), of the Code of the Town of Orangetown, is amended to read as follows:

- Any person who shall violate any of the provisions of § 1-5of this local law shall be subject to a civil fine in an amount not to exceed \$5,000.00 for each violation. Assessment of a civil penalty hereunder shall be made by the Board.

Section 3. Severability Clause.

If any part or provision of this Local Law, or the application thereof to any person or circumstance, is adjudged invalid or unconstitutional by a court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law, or the application thereof to other persons or circumstances. The Town Board hereby declares that it would have enacted the remainder of this Local Law even without any such invalid or unconstitutional part, provision or application.

Section 4. Effective Date.

This Local Law shall take effect immediately upon the filing of a copy with the NYS Secretary of State in the manner prescribed by NYS Municipal Home Rule Law §27.

RESOLUTION NO. 472**APPROVE RETAINER AGREEMENT WITH KEANE & BEANE, P.C. / PERSONNEL MATTER**

RESOLVED, on the recommendation of the Town Attorney, approve the retainer of Keane & Beane, White Plains, New York to provide legal services with respect to a personnel related matter. on the terms and conditions set forth in a proposed Engagement Letter, incorporated by reference herein, and authorize the Supervisor, or her designated representative, to execute a copy thereof.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

RESOLUTION NO. 473**AWARD CONTRACT / SIDEWALK SAWCUTTING / PRECISION SAFE SIDEWALKS**

RESOLVED, that upon the recommendation of the Superintendent of Highways, to approve the RFP for Sidewalk Sawcutting to Precision Safe Sidewalks, Arlington, VA, the only qualified bidder to meet Town Specifications, at a cost of \$69.65 per inch/foot, not to exceed \$26,000. Work completed under this contract will be charged to Account #A.5410.457 and paid for out of the 2024 operating budget.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

RESOLUTION NO. 474**APPOINT LISA PORCO / SENIOR CLERK-TYPIST / PROVISIONAL / GRADE 5, STEP 3 EFFECTIVE OCTOBER 21, 2024**

RESOLVED, that upon the recommendation of the Chief of Police, appoint Lisa Porco to the position of Senior Clerk-Typist, Provisional, Grade 5, Step 3 at a salary of \$54,674 effective October 21, 2024.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 475
ACCEPT WITH REGRET, THE RESIGNATION / RETIREMENT OF ALDO LEONE
LABORER / D.E.M.E./SEWER DEPARTMENT / EFFECTIVE SEPTEMBER 28, 2024**

RESOLVED, that the Commissioner of D.E.M.E. and the Town Board accepts with regret, the resignation/retirement of Aldo Leone, Laborer, from D.E.M.E./Sewer Department, after 30 years, effective September 28, 2024.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 476
RECOGNIZE APPOINTMENT OF SEAN FLYNN / MOTOR EQUIPMENT OPERATOR II
PROBATIONARY / GRADE 12, STEP 8/13 / EFFECTIVE OCTOBER 14, 2024**

RESOLVED, that the Town Board hereby recognizes the appointment of Sean Flynn by the Commissioner of DEME, to the position of Motor Equipment Operator II, Probationary, Grade 12, Step 8/13 at a salary of \$91,032, effective October 14, 2024.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 477
RECOGNIZE APPOINTMENT OF KEVIN CAHILL / MOTOR EQUIPMENT OPERATOR
II / PROBATIONARY / GRADE 12, STEP 6/7 / EFFECTIVE OCTOBER 14, 2024**

RESOLVED, that the Town Board hereby recognizes the appointment of Kevin Cahill by the Commissioner of DEME, to the position of Motor Equipment Operator II, Probationary, Grade 12, Step 6/7 at a salary of \$87,013, effective October 14, 2024.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 478
APPROVE / INSTALLATION OF STREET LIGHT / 39 SCHUYLER ROAD / BLAUVELT**

RESOLVED, that upon the recommendation of the Traffic Advisory Board, the installation of a street light at 39 Schuyler Rd, Blauvelt (Utility Pole# 60786/39565) is hereby approved to be paid from the following budget line item B.5182.452.17.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 479
AUTHORIZE/ ORANGETOWN TOWN COURT / JCAP GRANT**

RESOLVED, that the Town Board hereby authorizes the Orangetown Town Court to apply for a JCAP grant in the 2024-25 grant cycle up to \$30,000.00.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 480
COMBINE / APPROVE AGENDA ITEMS #22 TO 26**

RESOLVED, the Town Board hereby combines and approves agenda items #22 to 26.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 481
APPROVE / LEND ASSISTANCE / ORANGETOWN MOTORFEST / OCTOBER 12, 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 Motorfest to be held on Saturday, October 12, 2024 from 10am-9pm.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 482
APPROVE / LEND ASSISTANCE / MEET THE CANDIDATES NIGHT / TAPPAN FIRE DEPARTMENT / OCTOBER 16, 2024**

RESOLVED, upon the recommendation of the Superintendent of Highways the Town Board hereby authorizes this department to lend assistance which includes the use of two message boards from the Highway Department for the Tappan Fire Department Meet the Candidates night Tuesday, October 16, 2024 from 6:30pm to 9:30pm.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 483
APPROVE / LEND ASSISTANCE / SHOWMOBILE & PORTO-JONS / PEARL RIVER
DAY / OCTOBER 19, 2024**

RESOLVED, that upon the completion of the necessary paperwork the Superintendent of Parks, Recreation & Building Maintenance has forwarded to the Town Board for approval the use of the showmobile at a cost of \$500.00 and the rental of 12 porto-jons (10 regular and 2 handicapped) for use at the Pearl River Day event to be held on October 19, 2024. A certificate of insurance naming the Town of Orangetown as an additional insured is provided.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 484
APPROVE/ LEND ASSISTANCE/ ROCKLAND GAA PROJECT CHILDREN 5K
SUNDAY, OCTOBER 20, 2024**

RESOLVED, upon completion of all necessary paperwork and the recommendation of the Superintendent of Highways and Chief of Police, the Town Board hereby authorizes these departments to lend assistance which includes the use of cones and a recycling bins from the Highway Department, and the presence of Auxiliary Police from the Police Department for the Rockland GAA Project Children 5k on Sunday, October 20, 2024 from 9am-12pm.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 485
APPROVE / LEND ASSISTANCE / 2024 TAPPAN FIRE DEPARTMENT 5K RUN
SUNDAY, NOVEMBER 10, 2024**

RESOLVED, upon the recommendation of the Superintendent of Highways and Chief of Police the Town Board hereby authorizes these departments to lend assistance which includes the use of barricades, cones and a message board from the Highway Department, five porto-jons (4 regular & 1 ADA) from the Parks, Recreation & Building Maintenance Department and the presence of Auxiliary Police from the Police Department for the Tappan Fire Department 5K Run on Sunday, November 10, 2024 from 8am-12pm.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 486
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 10-08-F) for a total of \$867,560.18.

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

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 487
ENTER EXECUTIVE SESSION**

In attendance, at this Executive Session were Supervisor Kenny, Deputy Supervisor Troy, Councilpersons Dan Sullivan, Jerry Bottari and Brian Donohue, Robert Magrino, Brittany Cordero, and Jeff Bencik.

RESOLVED, at 7:44 pm, the Town Board entered Executive Session to discuss 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 Dan Sullivan and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine

**RESOLUTION NO. 488
RE-ENTER RTBM / ADJOURNED / MEMORY**

RESOLVED, at 9:17 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Patrick Frawley**, Resident of Pearl River and Father-in-Law of Orangetown DEMA Commissioner Eamon Reilly; and **John "Jack" Murphy**, Resident of Pearl River.

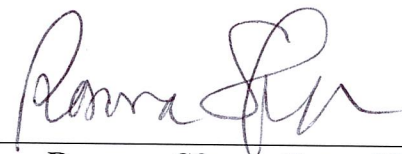
Councilperson Jerry Bottari offered the above resolution, which was seconded by Councilperson Dan Sullivan and was Adopted:

Motion: 4 - 0

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

Noes: None

Absent: Councilperson Paul Valentine



Rosanna Sfraga, Town Clerk

EXHIBIT

10-08-A

October 8, 2024

Attention: Orangetown Town Board, Town Attorney, Town Clerk
Emailed in by Andrew Wiley

Please read into October 8, 2024 Town Board record.

Thank you in advance for for time and consideration given to this matter.

My entire statement given tonight is based upon information and belief I'm requesting the Town Board to look into this matter and to contact the current tenant in writing by email he has previously provided with update. Please confirm zoning laws and building department processes and procedures are being followed.

This personal information is for context only. I'm here tonight on behalf of an elderly disabled veteran who has experienced quite a bit of loss and is needs your help. This man in a short period of time has lost his life long partner to illness, lost his house to foreclosure, lost his business, in addition he has certain medical conditions that have gotten worse due to the stresses being brought onto him by his landlord and he most recently lost his pet who kept him company.

Please investigate this matter and take actions to have landlord either legally convert single family house or evict illegal unit that was added without disabled vet permission. This was forced onto him and he tried to get the town to address this matter.

The property address is 101 Rockland Rd Sparkill NY according Zillow was bought for 550,000 on 11/30/21 according to Zillow and has a value today of over 900,000. The landlord bought the house with current disabled vet who occupied house and was the previous recorded owner. She was able to acquire this property at such a steep discount because the bank didn't want to go through the cost and bad press to evict a disable vet who just lost the love of his life Helen. The building department came and took some pictures and to this day no communication has been given as to whether the investigation is complete and if their has been determination made by the town to the tenant.

His longtime neighbor is taking action in court to evict him even after she promised him that he wouldn't have to move if he signed paper which he did and it was a lease that she had given him and later she had given him another paper to sign that was a new lease that had a clause in it that if ownership changed the landlord could increase the rent by 200%. This exactly what she did she changed the ownership of the property by switching LLC's and nearly doubled his rent and she had converted the house into multi-family without making application to the town for approvals. Construction work was performed on the house and altered it without permits to create an additional rental dwelling with a separate entrance. The landlord benefited from additional rent and didn't for permits and didn't have to pay additional property taxes that would have increased from the work performed. Looking maximized her return on investment and to force this vet out by raising his rent close to 4000 per month and having him pay for utilities for an

illegal tenant against his will and taking possession of part of his house through intimidation and threats of eviction and money judgements. Causing him to hire an attorney and withhold rent.

I understand there are many sides to a story and I believe once you learn the facts you will be able to take informed actions to help resolve zoning enforcement.

To summarize my request is that the town board investigate this matter and make determination as to proper and legal course of action to be taken to either legalize apartment or to enforce the current zoning.

Also going forward maybe the town attorney can draft law that gives reasonable protections for tenants with disabilities from excessive rent increases and still preserve the rights of property owners.

Sincerely,
Andrew Wiley

EXHIBIT
10-08-B

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

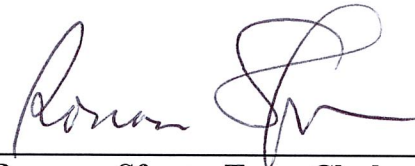
SS.

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 30th day, 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.

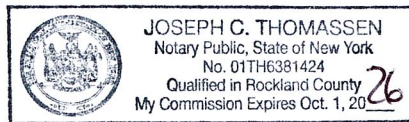
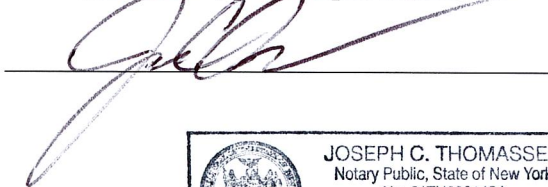
1. Town Hall Bulletin Boards
2. Town's Website
- 3.
- 4.
- 5.



Rosanna Sfraga, Town Clerk

Subscribed and sworn to before me

This 30th day of September, 2024



**TOWN OF ORANGETOWN
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on September 24, 2024, a public hearing will be held by the Town Board 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 the Year 2025. This public hearing is scheduled for the 8th of October, 2024, at 7:00 pm, Orangetown Town Hall, 26 W Orangeburg Rd, Orangeburg, NY.

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

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

Dated: September 24, 2024
Orangeburg, NY

Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney

AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown

N Heyman 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:

10/02/2024

N Heyman

Subscribed and sworn to before me this 02 day of October, 2024

Kathleen Allen
Exp 1-7-25

Notary Public
State of Wisconsin, County of Brown

KATHLEEN ALLEN
Notary Public
State of Wisconsin

TOWN OF ORANGETOWN
NOTICE OF PUBLIC HEARING

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

Dated: September 24, 2024
Orangeburg, NY

Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney
October 2 2024
LNYS0168030

**TOWN OF ORANGETOWN
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that pursuant to a resolution of the Town Board of the Town of Orangetown, duly adopted at a meeting held on September 24, 2024, a public hearing will be held by the Town Board to consider contracts between the Town 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 (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. This public hearing is scheduled for the 8th of October, 2024, at 7:10 pm, Orangetown Town Hall, 26 W Orangeburg Rd, Orangeburg, NY.

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

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

Dated: September 24, 2024
Orangeburg, NY


Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney

AFFIDAVIT OF PUBLICATION

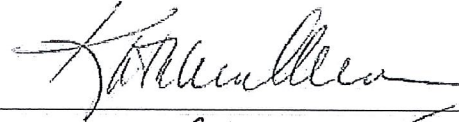
State of Wisconsin
County of Brown

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10/02/2024



Subscribed and sworn to before me this 02 day of October, 2024



EX 1-7-95

Notary Public
State of Wisconsin, County of Brown

KATHLEEN ALLEN
Notary Public
State of Wisconsin

**TOWN OF ORANGETOWN
NOTICE OF PUBLIC HEARING**

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

Dated: September 24, 2024
Orangeburg, NY

Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney
October 2 2024
LNYS0168044

**NOTICE OF HEARING
PRELIMINARY BUDGET
TOWN OF ORANGETOWN
FOR YEAR 2025**

NOTICE IS HEREBY GIVEN that the Preliminary Budget of the Town of Orangetown, Rockland County, New York for the fiscal year beginning January 1, 2025, has been completed and filed in the Office of the Town Clerk of said Town at 26 W Orangeburg Road, New York, 10962, where it is available for inspection by any interested person at all reasonable hours and is also available on the Town's website, www.orangetown.com.

FURTHER NOTICE IS HEREBY GIVEN that the Town Board of the Town of Orangetown will meet and review said preliminary budget and hold a public hearing thereon at the Orangetown Town Hall at 7:15 PM on the 8th day of October, 2024, and that at such hearing any person may be heard in favor of or against the preliminary budget as compiled for or against any item or items therein contained.

AND FURTHER NOTICE IS GIVEN, pursuant to Section 108 of the Town Law, that the following are proposed yearly salaries of Town Officers of this Town, to wit:

Supervisor	\$166,909.00
Councilperson	\$ 34,500.00
Councilperson	\$ 34,500.00
Councilperson	\$ 34,500.00
Councilperson	\$ 34,500.00
Town Clerk	\$121,450.00
Judge	\$ 77,991.00
Judge	\$ 77,991.00
Superintendent of Highways	\$144,100.00

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

Dated: September 24, 2024
Orangeburg, New York

ROSANNA SFRAGA
Town Clerk

ROBERT V. MAGRINO
Town Attorney

AFFIDAVIT OF PUBLICATION

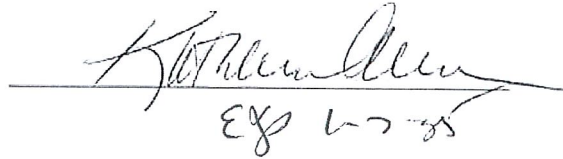
State of Wisconsin
County of Brown

A Heyrman 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:

10/02/2024



Subscribed and sworn to before me this 02 day of October, 2024



Notary Public
State of Wisconsin, County of Brown

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF HEARING PRELIMINARY BUDGET
TOWN OF ORANGETOWN FOR YEAR 2025

NOTICE IS HEREBY GIVEN that the Preliminary Budget of the Town of Orangetown, Rockland County, New York for the fiscal year beginning January 1, 2025, has been completed and filed in the Office of the Town Clerk of said Town at 26 W Orangeburg Road, New York, 10962, where it is available for inspection by any interested person at all reasonable hours and is also available on the Town's website, www.orangetown.com.

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Town Clerk	\$121,450.00
Judge	\$ 77,991.00
Judge	\$ 77,991.00
Superintendent of Highways	\$144,100.00

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

Dated: September 24, 2024
Orangeburg, New York

Rosanna Sfraga
Town Clerk

ROBERT V. MAGRINO
Town Attorney
October 2 2024
LNYS0168107

**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 Sept. 10, 2024, a public hearing will be held by the Town Board on October 8, 2024 at 7:20 pm, on a proposed Local Law, amending Chapter 1, "Code of Ethics" regarding the audio and video recording of individuals on Town related matters.

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: Sept. 10, 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:

09/23/2024

Linda Tuttle

Subscribed and sworn to before me this 23 day of September, 2024

Kathleen Allen
EX 1-7-25

Notary Public
State of Wisconsin, County of Brown

KATHLEEN ALLEN
Notary Public
State of Wisconsin

TOWN OF ORANGETOWN
NOTICE OF PUBLIC HEARING

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

Dated: Sept. 10, 2024

Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney
September 23 2024
LNYS0158947

Town of Orangetown

DATE: October 08, 2024

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	091824	\$ 36,482.43 utilities & other
	092524	\$ 75,915.66 utilities & other
	100824	\$ 755,162.09
		\$ 867,560.18

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
10-08-F

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 10/3/24
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 10/8/2024 consists of 3 warrants for a total of \$867,560.18.

The first warrant had 22 vouchers for \$36,482 and was for utilities.

The second warrant had 8 vouchers for \$75,915 and was for utilities and dental benefits.

The third warrant had 150 vouchers for \$755,162 and had the following items of interest.

1. Chemung Supply Co. (p11) - \$6,990 for Highway materials.
2. Corsi Tire (p13) - \$6,479 for sewer tires.
3. Fleet Pump & Service (p18) - \$115,281 for pump station repairs (bonded).
4. Garden State Engine (p19) - \$7,311 for sewer equipment repair.
5. Global Montello (p21) - \$18,886 for fuel.
6. Kuehne Chemical Co (p26) - \$7,425 for sewer chemicals.
7. RCSWMA (p35) - \$5,615 for solid waste removal.
8. Rockland Paramedics (p36) - \$127,642 for paramedic services.
9. Schultz Ford (p39) - \$17,649 for Police vehicle repairs.
10. Slack Chemical Co. (p40) - \$17,095 for sewer chemicals.
11. State Comptroller (p42) - \$35,069 for Justice fines.
12. Swarco America (p43) - \$11,228 for Highway materials.
13. Trius Inc. (p45) - \$37,887 for Highway equipment (bonded).
14. Troon Golf (p46) - \$205,563 for GC management contracts.

15. Verde Electric (p48) - \$5,600 for traffic signal maintenance.

16. WW Grainger (p52) - \$12,216 for supplies various departments.

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

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