



**TOWN OF ORANGETOWN  
REGULAR TOWN BOARD MEETING MINUTES  
December 17, 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 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  
James Dean, Superintendent of Highways  
Jane Slavin, Director of OBZPAE  
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  
James Acheson, Police Captain  
Michael Shannon, Police Captain

**Pledge of Allegiance to the Flag**

**ANNOUNCEMENTS:**

**Public Hearing on January 7, 2025 / Amending Chapter 18 Hawking and Peddling of the Town Code / Requiring licensees to adhere to the most current list of properties registered under the Do Not Knock Registry**

**PRESENTATIONS:**

- **James Burns, Troop 2055 Eagle Scout Presentation - Designed and constructed a memorial garden at the Blauvelt Library in memory of two beloved librarians, Dolores Doyle and Maria De Lisser**
- **2024 Tappan Zee High School Girls Cross Country New York State Champions Certificate Presentation**

**DISCUSSION:**

Workshop of Agenda Items

**RESOLUTION NO. 552**

**RESUME PUBLIC HEARING FROM SEPTEMBER 24, 2024 / 7:05 P.M. / 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 resumed.

**RESOLUTION NO. 552 - 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 Jerry Bottari, Councilperson Brian Donohue, Supervisor Teresa M. Kenny

Noes: None

Abstained: Councilperson Dan Sullivan

Summary of Public Comments:

Frank Clements and Gerry Brady, Blauvelt, are against the zone change, R-80 to R-15. The Town should buy it and make it a park.

Larry Vail, Tappan, is opposed to the zone change. It lacks imagination.

Wayne & Mary Ann Gavioli, Orangeburg, are opposed to this zone change. This plan is a "Disaster". It goes against the Comprehensive Plan. They do not want Orangetown becoming the Bronx.

Tom Shalvey, Blauvelt, is against the zone change. There is no reason to bail out builders that made a bad choice.

Joy Macy, Vanessa Lapins, Don Gabel, Henry Wemmer, Kathy Buckley & Family, Josephine Buckley, Frank & Florence Zuvich, Robert Wolodkowicz, Liz Pagnani, and Deborah Franzblau, Blauvelt submitted comments by email (Exhibit 12-17-A).

**RESOLUTION NO. 553  
ENTER EXECUTIVE SESSION**

**RESOLVED**, at 8:30 pm, the Town Board entered Executive Session to discuss this zone change petition.

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. 554  
RE-ENTERED RTBM**

**RESOLVED**, at 8:50 pm, the Town Board re-entered this Regular Town Board Meeting.

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. 555  
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 January 28, 2025 at 7:20 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, Supervisor Teresa M. Kenny

Noes: None

Abstained: Councilperson Dan Sullivan

**RESOLUTION NO. 556  
OPEN PUBLIC COMMENT PORTION**

**RESOLVED**, that the public portion 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

Summary of Public Comments:

Ronald Fritz, Pearl River, asked about the "Do Not Knock Registry". He complained of real estate solicitation.

Barbara Delo, Blauvelt, spoke against overdevelopment.

**RESOLUTION NO. 557  
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. 558  
SET FEE FOR HAWKING AND PEDDLING LICENSE / RESIDENT / NON-RESIDENT /  
EFFECTIVE JANUARY 1, 2025**

**WHEREAS**, pursuant to Chapter 18, §18-9 of the Town Code, entitled "Hawking and Peddling" the Town Board is authorized to determine and set the fees for hawking and peddling licenses issued pursuant to said Chapter; and

**WHEREAS**, the Town Board having taken into consideration the current costs, time and effort of the Town Clerk's Office in reviewing and issuing such licenses and maintaining the Do Not Knock Registry as part of its duties under Chapter 18,

**NOW THEREFORE IT IS HEREBY RESOLVED THAT**, the Town hereby sets the fees for hawking and peddling licenses as follows: Resident fee: \$300; Non-resident fee: \$400.00, effective January 1, 2025.

**BE IT FURTHER RESOLVED THAT**, these fees shall remain in effect until further resolution of the Town Board.

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. 559  
SET PUBLIC HEARING / JANUARY 7, 2025 AT 7:05 PM / PROPOSED AMENDMENT TO  
CHAPTER 18 TOWN CODE / HAWKING AND PEDDLING / DO NOT KNOCK REGISTRY**

**RESOLVED** that the Town Board will hold a public hearing on January 7, 2025 at 7:05 p.m., on a proposed Local Law Amending Chapter 18 Hawking and Peddling, Section 18-3 regarding requirements of licensees to adhere to the most current list of properties registered under the Do Not Knock Registry law as publicly available.

**RESOLUTION NO. 559 - 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. 560****SET PUBLIC HEARING / JANUARY 28, 2025 AT 7:05 PM / PROPOSED AMENDMENT TO CHAPTER 43 TOWN CODE / DEFINE FAMILY / USE AND OCCUPANCY OF RESIDENTIAL DWELLINGS**

**RESOLVED**, the Town Board will hold a Public Hearing on January 28, 2025 at 7:05 pm on a proposed amendment to the Town Code, Chapter 43, Zoning, Article XI, Section 11.2 to define "Family" and to enact a new article to Chapter 43, to be entitled "Article XIX - Illegal Occupancies" to address issues related to the use and occupancy of residential dwellings.

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. 561****DECLARATION OF INTENTION OF TOWN BOARD TO SERVE AS LEAD AGENCY PURSUANT TO SEQRA / CHAPTER 43 TOWN CODE / DEFINE FAMILY / USE AND OCCUPANCY OF RESIDENTIAL DWELLINGS**

**WHEREAS**, the Town Board is desirous of providing for a clearer definition of "Family" in accordance with established precedent in the State of New York and with current practice, and

**WHEREAS**, the Town Board also seeks to more clearly define the circumstances where an occupancy of a residential dwelling is not legal, and thus seeks to amend Chapter 43 of the Town Code entitled "Zoning" by adoption of a Local Law, and

**WHEREAS**, upon review of the proposed Local Law, Short Environmental Assessment Form, and related documents and filings, the Board makes the following preliminary determinations:

1. The proposed action is one subject to review under the State Environmental Quality Review Act ("SEQRA");
2. The proposed action as an "Unlisted" action; and
3. The following are involved or interested or involved agencies in the review process:
  - Orangetown Planning Board;
  - Rockland County Department of Planning

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby declares its intention to serve as Lead Agency for the purpose of environmental review under SEQRA, and directs that a Lead Agency Coordination Letter with relevant documents be circulated to and among the various above referenced agencies; and

**BE IT FURTHER RESOLVED**, that the circulation to the Rockland County Department of Planning further be for the purpose of review pursuant to General Municipal Law §§ 239- l & m; and

**BE IT FURTHER RESOLVED**, that, pursuant to Town Code Chapter 43, § 10.5, the Town Board hereby refers the said proposed Local Law, amending the Town Code, to the Town Planning Board, inviting its input regarding, among other things, the implications of such an amendment, and requesting a response within 30-days.

**RESOLUTION NO. 561 - Continued**

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. 562**

**SET PUBLIC HEARING / JANUARY 28, 2025 AT 7:10 PM / PROPOSED AMENDMENT TO CHAPTER 11, SECTION 3, DUMPING AND TRESPASS OF THE TOWN CODE**

**RESOLVED** that the Town Board will hold a public hearing on January 28, 2025 at 7:10 p.m., on a proposed Local Law Amending Chapter 11 Dumping and Trespass, Section 11-3.2 Disposal of Food Scraps and Section 11-4(B), Violations and penalties with respect to the addition of a provision defining food scraps and the proper disposal thereof and violations and penalties for violating same

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. 563**

**SET PUBLIC HEARING / JANUARY 28, 2025 AT 7:15 PM / PROPOSED AMENDMENT TO CHAPTER 18A TOWN CODE / HISTORICAL AREAS BOARD OF REVIEW (HABOR) / CHAPTER 2 OF TOWN CODE / ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW (ACABOR)**

**RESOLVED** that the Town Board will hold a public hearing on January 28, 2025 at 7:15 p.m., on a proposed Local Law Amending the Town Code, Chapter 18A Historical Areas Board of Review (HABOR) and Chapter 2 Architecture and Community Appearance Board of Review (ACABOR) to provide for 5 members on HABOR and for HABOR to review building permits as required for all matters in the historic districts of 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. 564**

**APPROVE AND ACCEPT / HOLD HARMLESS AND INDEMNIFICATION AGREEMENT – GINA L. HARRIS, 6 WINDSOR BROOK LANE, TAPPAN, NY (77.07-3-10)**

**WHEREAS**, Gina L. Harris, the owner of property located at 6 Windsor Brook Lane, Tappan, New York, has applied to the Town Highway Department for permission to reconstruct a fence on an existing Town easement; and

**WHEREAS**, the matter has been reviewed by the Highway Department and the Highway Department has required that the fence may be rebuilt provided the owners of the property provide to the Town an indemnification and hold harmless agreement,

**NOW, THEREFORE, BE IT RESOLVED**, that the Town hereby grants to 6 Windsor Brook Lane, Tappan, New York (77.07-3-10), a revocable license, in the form of a Covenant, Hold Harmless and Indemnification Agreement, which provides in sum and substance that the fence may be rebuilt, but that the owner must defend, indemnify and hold harmless the Town for any damage related thereto and caused thereby, and that said structure must be removed upon notice as set forth therein, otherwise to be removed by the Town at the expense of the property owner and,

**RESOLUTION NO. 564 - Continued**

**BE IT FURTHER RESOLVED**, that the Supervisor or his designee is hereby authorized to execute the Covenant, Hold Harmless and Indemnification Agreement and any and all other documents necessary in order for same to be recorded in the Rockland County Clerk's Office, at the expense of the owner.

Councilperson Jerry Bottari 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. 565  
PURCHASE / LEXISNEXIS SUBSCRIPTION AGREEMENT / LEGAL RESEARCH TOOL**

**RESOLVED**, upon recommendation of the Town Attorney, the Town Board authorizes the execution of a purchase order and agreement with LexisNexis, a division of RELX, Inc., to provide legal research services, known as LexisNexis + AI, for the Town Attorney's Office. The term is for 3 years; the month of December 2024 is free; January 1 to December 31, 2025 at a cost of \$2,000/month; January 1 to December 31, 2026 at a cost of \$2,100/month; and from January 1 to December 31, 2027 at a cost of \$2,205/month, to be funded through budget line A.1420.445 entitled Books and Publications, and the Town Board hereby authorizes the Supervisor or her designated representative to execute any documents necessary to effectuate said purchase order and agreement.

Councilperson Dan Sullivan 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. 566  
AUTHORIZE / REVOCABLE LICENSE TO PEARL RIVER PUBLIC LIBRARY / STORAGE CONTAINERS AT WILLIAM STREET COMMUTER LOT**

**WHEREAS**, the Town of Orangetown is the owner of certain property located in the hamlet of Pearl River identified as tax lot 68.20-2-79 and known as the William Street commuter parking lot, and

**WHEREAS**, the Pearl River Public Library located at 80 Franklin Avenue, Pearl River is undergoing construction and renovations such that it has or will temporary relocate its operations and is in need of an area for temporary storage of furniture and equipment in two 20-foot storage containers, and

**WHEREAS**, the Town has indicated a willingness to grant a revocable license to the Pearl River Public Library to permit their storage of the containers at the William Street commuter lot for a period of no longer than two years, or as sooner revoked by the Town in its discretion, at a cost of \$500.00 per year to be paid annually, and

**NOW THEREFORE, BE IT RESOLVED**, the Town Board hereby authorizes a revocable license to the Pearl River Public Library, at the annual fee of \$500.00, for the use of a portion of the William Street commuter parking lot for purposes of placing two 20-foot storage containers in a location at the lot as determined by the Town Superintendent of Highways, and

**BE IT FURTHER RESOLVED**, that the Supervisor or her designee is authorized to execute any documents to implement the terms of this resolution, upon 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: 5 - 0

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

Noes: None

**RESOLUTION NO. 567  
APPROVE INTERMUNICIPAL AGREEMENT / ROCKLAND COUNTY DRUG TASK FORCE  
ASSIGN DETECTIVE / REIMBURSEMENT**

**WHEREAS**, the Town of Orangetown has been requested to assign a Detective from the Town Police Department to the Rockland County District Attorney’s Drug Task Force, 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 work with the County of Rockland and assign a Detective to the Rockland County Drug Task Force, for which the Town will be reimbursed the sum of \$35,000.00 from the County pursuant to written agreement; 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 Intermunicipal Agreement (“IMA”) by and between the County of Rockland and the Town of Orangetown, which IMA was previously approved by Resolution 541 of 2024 of the Rockland County Legislature, pursuant to which the Town agrees to assign a Detective to the Rockland County Drug Task Force and for which the Town will be reimbursed the sum of \$35,000.00, for the time period of August 26, 2024 through August 26, 2026; and,

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

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. 568  
APPROVE/ AWARD BID/ TRIUS INC./ HEAVY DUTY HOOK LIFT TRUCK**

**WHEREAS**, the Superintendent of Highways duly advertised for sealed bids for One (1) Heavy Duty Cab, Chassis & Hook Lift Hoist System with Dual Auger Spreader & Hi-Capacity Liquid Anti-Icing System, which were received and publicly opened on December 12, 2024; a copy of the Affidavit of Publication, Notice of Posting and Bid Sheet is labeled Exhibit 12-17-B, and made a part of these minutes. Now, Therefore, Be It

**RESOLVED**, upon the recommendation of the Superintendent of Highways, award the bid for One (1) Heavy Duty Cab, Chassis and Hook Lift Hoist System With Dual Auger Spreader And Hi -Capacity Liquid Anti-Icing System to Trius, Inc., Bohemia, New York, in the amount of \$196,887 to be charged to account # H.5130.200.24.

**BE IT FURTHER RESOLVED**, that the Supervisor or her designee is authorized to enter into an agreement with Trius Inc, in accordance with the bid award and terms of this resolution, subject to review and approval of the Town Attorney's Office.

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. 569  
APPROVE AGREEMENT / 2024 STORMWATER II EDUCATION PROGRAM / CORNELL  
COOPERATIVE EXTENSION ROCKLAND COUNTY**

**WHEREAS**, the Town of Orangetown contracts with Rockland County Cornell Cooperative Extension to provide educational services as part of meeting NYS DEC's Minimum Control Measures for Stormwater Phase II Regulations; and,

**RESOLUTION NO. 569 - Continued**

**NOW THEREFORE, BE IT RESOLVED**, the Town of Orangetown hereby authorizes the renewal of Stormwater II Education Program Agreement with Cornell Cooperative Extension of Rockland County for 2024 for the period of April 1, 2024 - March 31, 2025 in the amount of \$9,134.28, between Highway D.5110.457.00 and DEME G.8120.443.

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. 570**

**APPROVE / AGREEMENT EXPENDITURE OF HIGHWAY MONIES / TOWN OF ORANGETOWN/ 2025 PAVEMENT PRESERVATION REPAIR / IMPROVEMENT PROGRAM**

**WHEREAS**, pursuant to the provisions of Section 284 of the Highway Law, we agree that monies bonded by the Town and received from the State for State aid for the repair & improvement of highways, shall be expended as follows:

1. GENERAL REPAIRS, the sum of \$ 1,694,000 shall be set aside to be expended for primary work and general repairs upon 15.05 miles of town highways.
2. PERMANENT IMPROVEMENTS, below contains a list of roads which will be treated in the 2025 Pavement Preservation Program:

**PEARL RIVER**

Maggiolo Dr	Sandhage Dr	Butternut Dr
Perillo Ct	Guttman Ln	Mouacdie Dr
Salina Rd	Highland Ave	Hunderfund Ln
Nicole Terr	Graney Ct	Margaret Keahon Dr
Jensen Pl	May Rd	Laurel Rd
Center St N	E Lewis Ave	Jefferson Ave
Azalea Dr	Tulip Ln	Nancy Rd
Harold St	Peach St	Pear Cir
Plum Ct	Apple Ct	Stone Haven Rd
Franklin Ave (S John St – Henry St)	Jefferson Ave (Rte 304 – S Main St)	Railroad Ave
		(Rollins – Crooked Hill Rd)

**ORANGEBURG**

Henry St	Kings Hwy (Hickey St – Rte 303)
----------	---------------------------------

**BLAUVELT**

Diane Dr	Regina Ct	Lt Wheeler Ct
Sylvanus Ct	Shorn Dr	Hobbs Dr
Red Bud Ln	Cottage Ln	Lt Birch Ct
Colony Dr	Greenhedges Ln	Old Western Hwy
Renie Ln	Mary Jane Ave	South Moison Rd
McKenna St	Arthur St	Hayes St
Pine Glen Dr	Bradley Hill Rd	

**SOUTH NYACK**

Berachan Ave	Smith Ave	Gesner Ave
Depot Pl	Voorhis Ave	Division Ave
Gurnee Ave	Glen Byron Ave	Edgewater Ln
Cornelison Ave	Mansfield Ave	Washington Ave
Prall Pl		

There will be money spent on other Town Highways as needed to maintain a safe driving surface. This agreement shall take effect when it is approved by the Town Board.



**RESOLUTION NO. 570 - Continued**

**RESOLVED**, approve Agreement for expenditure of Highway monies, between the Town Superintendent of Highways of the Town of Orangetown, Rockland County, New York and the undersigned members of the Town Board.

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. 571****APPOINT CHRISTINE SMYTH-BONARDI / ACCOUNT CLERK-TYPIST / PROBATIONARY GRADE 4, STEP 2 / EFFECTIVE DECEMBER 18, 2024**

**RESOLVED**, that upon the recommendation of the Superintendent of Recreation and Parks, appoint Christine Smyth-Bonardi to the position of Account Clerk-Typist from Eligible List #22184, Probationary, Grade 4, Step 2 at a salary of \$45,296, effective December 18, 2024.

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. 572****APPOINT /DAVID BROADHURST / GROUNDWORKER / PROBATIONARY / GRADE 9, STEP 8 / EFFECTIVE JANUARY 2, 2025**

**RESOLVED**, that upon the recommendation of the Superintendent of Recreation and Parks, appoint David Broadhurst to the position of Groundworker, Probationary, Grade 9, Step 8 no change in salary, effective January 2, 2025.

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. 573****APPOINT KATLYN BETTMANN / ADMINISTRATIVE AIDE (PLANNING) / PROBATIONARY GRADE 11, STEP 1 / EFFECTIVE DECEMBER 18, 2024**

**RESOLVED**, that upon the recommendation of the Director of Office of Building, Zoning and Planning Administration and Enforcement and Rockland County Personnel, appoint Katlyn Bettmann to the position of Administrative Aide (Planning) from Eligible List #22044, Probationary, Grade 11, Step 1 at a salary of \$65,205, effective December 18, 2024.

Councilperson Dan Sullivan 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. 574  
APPROVE EXTENSION / 6-MONTH POLICE REGULATION / STOP SIGN AT  
INTERSECTION OF SOUTH BROADWAY AND ELIZABETH PLACE IN SOUTH NYACK**

**WHEREAS**, pursuant to Resolution No. 2024-266, a stop sign was installed on South Broadway, heading south, at the intersection of South Broadway and Elizabeth Place in South Nyack due to the limited sight distance caused by the temporary repair of the South Broadway bridge over the New York State Thruway; and,

**WHEREAS**, the New York State Thruway has not commenced permanent repairs to the bridge; and,

**NOW, THEREFORE, BE IT RESOLVED** that, upon the recommendation of the Orangetown Traffic Advisory Board, the Town Board approves to extend the 6-month police regulation of the stop sign on South Broadway, heading south, at the intersection of South Broadway and Elizabeth Place, in South Nyack to be reviewed after another 6 months.

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. 575  
ACCEPT WITH REGRET, RESIGNATION/RETIREMENT OF JUSTINE FAVRE / CHEMIST  
D.E.M.E./SEWER DEPARTMENT / EFFECTIVE DECEMBER 28, 2024**

**RESOLVED**, that the Commissioner of D.E.M.E. and the Town Board accepts with regret, the resignation/retirement of Justine Favre, Chemist, from D.E.M.E./Sewer Department, after 35 years, effective December 28, 2024.

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. 576  
APPROVE/ LEND ASSISTANCE / VOLUNTEER FIRE ASSOCIATION OF TAPPAN  
HOLIDAY DRIVE- THRU EVENT / DECEMBER 21, 2024**

**RESOLVED**, upon completion of all necessary paperwork and the recommendation of the Superintendent of Highways, the Town Board hereby approves the request for assistance from the Volunteer Fire Association of Tappan, which includes the use of barricades, cones, and two message boards from the Highway Department for their Holiday Drive Thru Event to be held on Saturday, December 21, 2024 from 4:30pm-7:30pm with a rain date of December 22, 2024.

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. 577  
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 four (4) warrants (*Exhibit 12-17-C*) for a total of **\$3,682,371.40**.

**RESOLUTION NO. 577 - Continued**

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. 578  
ENTER EXECUTIVE SESSION**

**RESOLVED**, at 9:11 pm, the Town Board entered Executive Session to discuss matters relating to personnel and the proposed acquisition/sale/lease of real property when publicity might affect value.

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. 579  
RE-ENTER RTBM / ADJOURNED / MEMORY**

**RESOLVED**, at 10:12 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Peter Finning**, *Brother of Orangetown Town Justice Richard Finning*; **Robert Kelly**, *Resident of Pearl River*; **Kevin McCarthy**, *Resident of Blauvelt*; **Leo Michaels**, *Resident of Sparkill and Father of Orangetown Deputy Town Attorney Dennis Michaels*; and **James O'Connell**, *Former Resident of Blauvelt, Retired from the Orangetown Department of Environmental Management and Engineering and Father of Orangetown DEME Employee Kevin O'Connell*.

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

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

**Allison Kardon**

---

**From:** Joy Macy <joydmacy@gmail.com>  
**Sent:** Monday, September 9, 2024 8:15 PM  
**To:** Orangetown Supervisor; Paul Valentine; Brian Donohue; Gerald Bottari; Dan Sullivan; Cheryl Coopersmith; Cc: Elizabeth Dudley; CUPON Hamlets of Orangetown; Allison Kardon; Jane Slavin  
**Cc:** Vanessa Lapins  
**Subject:** Western Hwy Blauvelt Rezoning Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear All,

I live next to the property that is under consideration for downzoning. I'm very concerned that not only would this proposed zone change have an adverse environmental effect on this flood prone area, but also that it would compromise the rural, historical character of this stretch of Orangetown.

26 years ago, after living in Tappan for 12 years, my husband and I moved our family up the road to 690 Western Highway North, Blauvelt, to one of the early Dutch sandstone houses that dot Western Hwy. Driving from Tappan to Western Hwy North felt like driving to the country. Western Hwy is one of the earliest Rockland county roads with many homes and other structures dating back to the late 18th century and early 19th century.

Let's stand by our town motto "Rich in History" and preserve the rural, historical character of Western Hwy, one of the few roads dating back to colonial times in Orangetown.

Anyone who drives this road regularly is aware that in heavy rain the road floods and a large lake forms at the southeast corner of my property. All the water from the road and all the houses south of us flows down the hill to my property and a large stream forms on the property that is requesting downzoning. The runoff in that stream runs directly into the wetlands and our drinking water. I hate to think of the health consequences. As more houses are built, the flooding just gets worse.

I request that you think hard and consider what would be lost for future generations if we allow more houses to be built on this precious land so close to the wetlands, on one of the few roads that still feels 'like the old days' in our our town.

Thank you for your consideration,

Joy Macy

690 Western Hwy N  
Blauvelt, NY  
10913

Joy Macy  
Bluefield Farm  
690 Western Hwy  
Blauvelt, NY  
December 12, 2024

Orangetown Town Board  
Orangetown, NY

REF: Application for Zone Change at 676 & 680 Western Hwy, Blauvelt

Dear Supervisor Kenny and Town Board Members,

I've been reviewing the Orangetown Comprehensive Plan 2023 that was adopted by the town board in October 2023.

"The real success of any Comprehensive Plan lies in its implementation. Without successful implementation, the plan is of little benefit to a municipality."<sup>1</sup>

In the Community Survey conducted in November 2021, the two top concerns of the residents were:

- "1. The town is experiencing overdevelopment,
2. The town should preserve more open space."<sup>2</sup>

Throughout the Plan there is also concern for the environmental impact of development, and an interest in strengthening zoning and code protections for natural resources such as wetlands, trees and stormwater, etc. Part of the property at 676 & 680 Western Hwy is wetlands.

I have lived at 690 Western Hwy adjacent to 676 & 680 Western Hwy for over 25 years. When my husband and I purchased our property, a 10.8-acre parcel, it was under threat of development. Since we have lived in Blauvelt we have seen many housing developments built nearby, for example: Western Hwy across from us, Van Wyck Road and Erie Road. I say, "It is time to STOP."

In the Comprehensive Plan there is also great interest expressed in protecting historic resources and community character. Although Western Hwy is not designated a 'historic road' and its many early Dutch Sandstone structures are not in the listings of historic properties in

---

<sup>1</sup> Orangetown Comprehensive Plan 2023, page 8

<sup>2</sup> Orangetown Comprehensive Plan 2023, page 55

Orangetown, they would certainly qualify. Western Hwy is one of the oldest county roads and one that still has the rural character of Orangetown before the bridge and thruway came through. Over the years, my husband and I have gone to great lengths to preserve our historic house that dates to the early 1800's, to restore our 100-year-old barn and to protect the land by farming organically.

In closing I would like to plead with the Town Board to think hard on these concerns that were raised in the Comprehensive Plan in 2023. This is an opportunity for the town to make a difference and benefit ALL the residents of Orangetown. By preserving open space on a well-traveled, historic road and by protecting an environmentally sensitive piece of property you would be following the wishes of the residents of Orangetown that were expressed in the Comprehensive Plan that was adopted a year ago.

And lastly, I would like to invite the Town Board to my property to experience a step back in time to feel what Blauvelt used to be like before all the housing development and to see the property we are discussing and what a difference it would make to the community if it were left undeveloped.

Sincerely,

Joy Macy

845-598-4109

joydmacy@gmail.com

**Allison Kardon**

---

**From:** Vanessa Lapins <vanessalapins@gmail.com>  
**Sent:** Monday, September 9, 2024 4:19 PM  
**To:** Orangetown Supervisor; Paul Valentine; Brian Donohue; Gerald Bottari; Dan Sullivan; Cheryl Coopersmith  
**Cc:** Elizabeth Dudley; CUPON Hamlets of Orangetown; Allison Kardon; Jane Slavin  
**Subject:** Western Highway Blauvelt Rezoning Request

Dear Supervisor Kenny, Town Board Members & Planning Board Members, Jane Slavin:

From: CUPON Hamlets of Orangetown

Date: 9/9/2024

Re:

- Rezoning for 3 Lots in Blauvelt from R-80 to R-15
- 676 and 680 Western Highway and the north end of Ellsworth Drive, Blauvelt
- Section 70.05, Block 1 - Lots 14.1, 14.2, 17,11

We are writing in reference to the properties on Western Highway that have a petition before the board for a zone change from R-80 to R-15. As you know, this is pristine woodland, adjacent to the public drinking water supply.

One of the lots is, in fact, **a federal wetland** (Exhibit 1) and should not be built on at all. This lot is adjacent to Bluefield Farm which floods regularly in the southeast corner adjacent to this property.

**Exhibit 1:**



# Environmental Resource Mapper

Base Map: Topo

Search  
Tools  
Layers and Legend  
Other Wetland Layers

- National Wetlands Inventory
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

Reference Layers  
Tell Me More...  
Need A Permit?  
Contacts

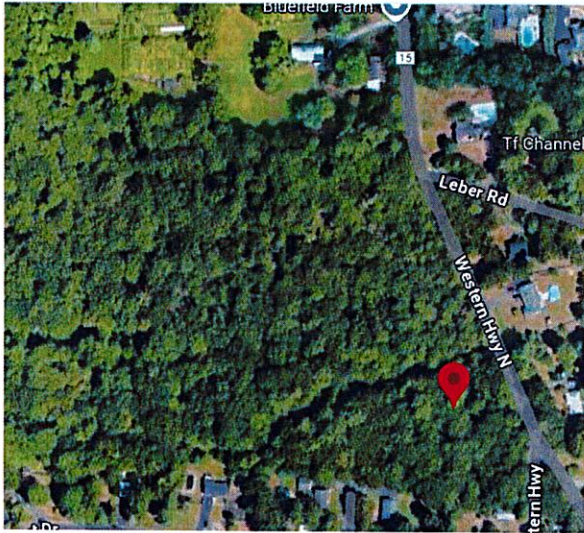


Removing this many trees will have a detrimental impact to air quality as well as reduce the resiliency of the area to handle water and it will eliminate habitat for wildlife. Oil, herbicides, pesticides and fertilizer will flow right into the drinking water supply and non-native plants and monoculture lawns will take the place of native plant life.

By creating a dense band of housing, we will destroy the wildlife corridor that leads to the adjacent woods. Take a look at recent development in Orangetown (Exhibit 2): we will go from open space to a dense, fenced patchwork of houses where trees are replaced by plastic fencing.

## Exhibit 2:





When the nearby church wanted to take down a large number of trees adjacent to the same area, the planning board denied this request and they modified their project.

We should not allow the developer to sway the board with the promise of more housing for young families because the prices these houses will sell for are well beyond the reach of most first-time home buyers or downsizing seniors.

Finally, there were decisions made in the comprehensive plan to protect open space, limit the removal of trees and focus on the impacts of increased flooding. These types of projects run contrary to the plan which became law last year. These three parcels need thoughtful planning with the guidance of the boards so that we retain trees and the wildlife corridor and address neighborhood character and the negative effects of increasing the density 300% in one fell swoop.

Thank you for your time and consideration.

Vanessa Lapins  
Elizabeth Hara Dudley  
CUPON Hamlets of Orangetown

--  
*Vanessa Lapins*  
[vanessalapins@gmail.com](mailto:vanessalapins@gmail.com)  
914 912 6816

## Allison Kardon

---

**From:** Vanessa Lapins <vanessalapins@gmail.com>  
**Sent:** Monday, December 9, 2024 12:54 PM  
**To:** Orangetown Supervisor; Paul Valentine; Allison Kardon; Brian Donohue; Dan Sullivan; Gerald Bottari  
**Cc:** CUPON Hamlets of Orangetown; Elizabeth Dudley  
**Subject:** Blauvelt Western Hwy Rezoning Dec 17th

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Supervisor Kenny & Town Board Members:

This email is in reference to the item before you on December 17 regarding the petition for Amendment to the Zoning Ordinance of the Town of Orangetown from an "R-80" District to an "R-15" District. Western Highway and Ellsworth Drive. In the Hamlet of Blauvelt. Section 70.05, Block 1 and Lot(s) 14.1, 14.2, 17.1

On September 24, the public was cautioned by several of you, that under current R-80 status, a landowner could build more than just houses, ie. schools, churches, etc. implying that any number of houses on the property would be more favorable than other uses. A list of uses from the R-80 zoning code was read into the record by the town attorney implying that all of them could be built.

***This appears to be inaccurate.***

### **Lot size too small for churches, schools, community centers**

- The 3 properties that are requesting rezoning from R-80 to R-15 are between 1.94 and 2.32 acres.
- A close inspection of the bulk tables states that uses 3,4 and 6 require **five** acres to develop any of these items: " *churches and similar places of worship, Sunday school buildings, parish houses and rectories, libraries and similar community facilities, schools of general instruction, schools of religious instruction*".
- **Since there is no requirement to join the lots, the lot size in and of itself prevents these types of structures to be built.**
- This is quite dissimilar to Gatto Lane, where a similar argument was used, which is a ten acre property.

### **Federal wetlands make 680 Western Hwy unsuitable for development on half the property**

- Federal wetland covers a large portion of the property leaving approximately ½ the property available for a single-family residence.

**Each lot can be independently developed as a single family residence, but the remaining R80 uses are not viable.**

- Agricultural Use 2) requires 160,000 sq ft which is larger than each of the properties
- Police, fire or government facility (Use 8) will requires emergency vehicle access and turnarounds which makes each not viable
- Uses outside of those referenced here require special permitting and zoning.

**Each lot becomes smaller when you incorporate the need for drainage into the wetland and the requirement for sidewalks and curbs that exist on a county road.**

The 49 acres that are adjacent could be deemed unneeded by the water company and sold off in the coming years, just as we have seen before so this zoning precedent would be disastrous for the community.

I enumerated the environmental issues in my email dated September 9. However, I would like to note that the new Orangetown Comprehensive Plan 2022, called R-80 and R-40 "the most environmentally sensitive areas of the town", "minimum lot sizes would be 1 to 2 acres", "...clustering encouraged to preserve open space." Turning everything into R15 zoning is not the answer.

Additionally, setting this downzoning precedent, while aware of the implications for the surrounding acreage creates further pressure to increase density rather than preserve open space.

Thank you for your consideration,  
Vanessa Lapins  
Blauvelt Western Hwy Resident & member CUPON Hamlets of Orangetown

--  
*Vanessa Lapins*  
[vanessalapins@gmail.com](mailto:vanessalapins@gmail.com)  
914 912 6816

December 16 2024

Dear Supervisor Kenny & Town Board Members:

This email is in reference to the item before you on December 17 regarding the petition for Amendment to the Zoning Ordinance of the Town of Orangetown from an "R-80" District to an "R-15" District. Western Highway and Ellsworth Drive. In the Hamlet of Blauvelt. Section 70.05, Block 1 and Lot(s) 14.1, 14.2, 17.1

I have spoken to many neighbors and they all are concerned about the negative impact on the community. Most don't have the time to come out to address this issue, but they are not in favor of this rezoning request.

On September 24, the public was cautioned by several of you, that under current R-80 status, a landowner could build more than just houses, ie. schools, churches, etc. This appears to be misleading. A more careful look at the requirements and limitations for this kind of development shows that there is no clear path to do this and the town has tools to thwart this. This was the case 20 years ago when this property owner proposed to use the properties for a landscaper yard. The land use was denied, predominantly because Of SEQRA, and no clear development pathway.

I would like to note that the new Orangetown Comprehensive Plan 2022, called R-80 and R-40 "the most environmentally sensitive areas of the town", "minimum lot sizes would be 1 to 2 acres", ". The courts have ruled on this already, as Mr Gavioli reminded us last month.

The lack of a full SEQRA environmental review, masques the environmental sensitivity of this area. A full review would also include a review of how the project would effect the local community. I live directly across from these properties and would like to share with you some issues in this area.

These are public safety and environmental problems that would be aggravated by this zone change.

Heavy truck traffic to various commercial business

chronic speeding in that portion of Western Hwy.

Narrow county road

no sidewalks

proposed development will have more homes backing out on to western hwy. ( even the Federal Gov. doesn't allow mail trucks to back out on to roads )

Western Hwy is a major bike pathway hosting events like The Grand FONDO bike event!

Other considerations

Paved and lawn areas create a tremendous amount of runoff surface water that presently can infiltrate in to the open soils. The development will greatly increase this water run off in to this environmentally sensitive area.

Beach leave disease will kill most all beach in our area in the next several years. This tree species dominates parts of the watershed area adjacent to this area. This will add additional environmental pressure to the area.

Lastly the remaining 49 acres or so, are held by a reality company owned by the water company. undoubtedly they will make it available for sale in the future. We have seen this scenario play out before. There are a number of remaining 2 acre or more properties in north Blauvelt. Allowing this zone change will set precedent and the Town will lose it's ability to stop further down zoning, for these and other properties.

Considering all that has been presented by myself and others, this zone change should be completely denied. Thank you for your consideration.

Don Gabel

## Allison Kardon

---

**From:** henryw107@gmail.com  
**Sent:** Saturday, December 7, 2024 7:14 PM  
**To:** Orangetown Supervisor  
**Subject:** Proposed Zoning Change Western Highway

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Teresa ,  
Please read and forward to the other board members. I asked Joan to get your work email.  
Thanks,  
Henry

Members of the Board,

Hello, I am writing to ask questions of the board regarding the proposed Zoning change on Western Highway, Blauvelt N.Y.

According to the amendment submitted by Donald Brenner to the Town Attorney on April 15<sup>th</sup> 2024, the petitioner is looking to develop parcels under an R -15 zoning vs the current R -80 Zoning.

The petitioner states, and I quote "granting such relief will promote the general health and welfare of the community, will preserve property values and will be beneficial to the "owners""end quote. By beneficial to the "owners", I assume he means financially beneficial to the current R -80 "owners", not the community. Clearly, building a cluster of homes is much more lucrative to the "owners" than the currently zoned Very Low Density Residential R -80 for which they are zoned. We all know that there will be nothing affordable about these homes, if in fact the aim of this zoning change is to provide residents with affordable housing options. In fact, Mr. Brenner stated in a previous zoning meeting, that these homes would be affordable. That begs the question, how will affordable homes impact the surrounding property values. Unlike adding more expensive homes, which tend to increase surrounding property values, affordable housing does the exact opposite.

The petition also states "that the proposed change would be compatible with the present and proposed uses of the adjoining and neighboring properties. Further, this would be the most practical way, economically and beneficially, in which the property could be utilized." Again, I assume that economically and beneficially refers to the "current" property owner, not the community. This property has a very tiny sliver of land that adjoins an R 15, whereas the majority of the surrounding area contains almost entirely R -80 and R -40 zoning. If any changes were to be approved, the area calls for R-40 (low density residential) which is more in character of the neighborhood and the surrounding area.

The Orangetown Comprehensive Plan for 2023, page 60, Question 16 asks the community the following:

Thinking about each of the Hamlet areas, please indicate whether or not you think residential development should be encouraged, discouraged, no change or no opinion. Regarding the Hamlet of Blauvelt, Only 21% of those respondents encouraged future development, 59% Discouraged or

preferred no change at all and 22% had no opinion. Clearly, the majority of the community that you represent, does not encourage residential development of any kind in Blauvelt. It is right there in your own comprehensive plan.

My questions are as follow:

1. If this zoning change is approved, what assurances do we have from this board and future boards that the properties surrounding this area will not also be granted a zoning variance since clearly a precedent has been set? See zoning exhibit below.
2. Based on your own survey of Town Residents as exhibited below, why would the board approve this major deviance in zoning?

It appears the only people that will benefit from this project are local tradesman and professionals. They will benefit short term, as they build, pave, remove trees, perform legal work, plumbing, real estate, construction etc. and of course the current property owner will benefit greatly. The long term negative effects will impact the local community for years and years to come.

I believe that the members of this board will be above reproach regarding their decision and want to avoid the appearance of impropriety. I am asking that you vote no to this zoning change request.

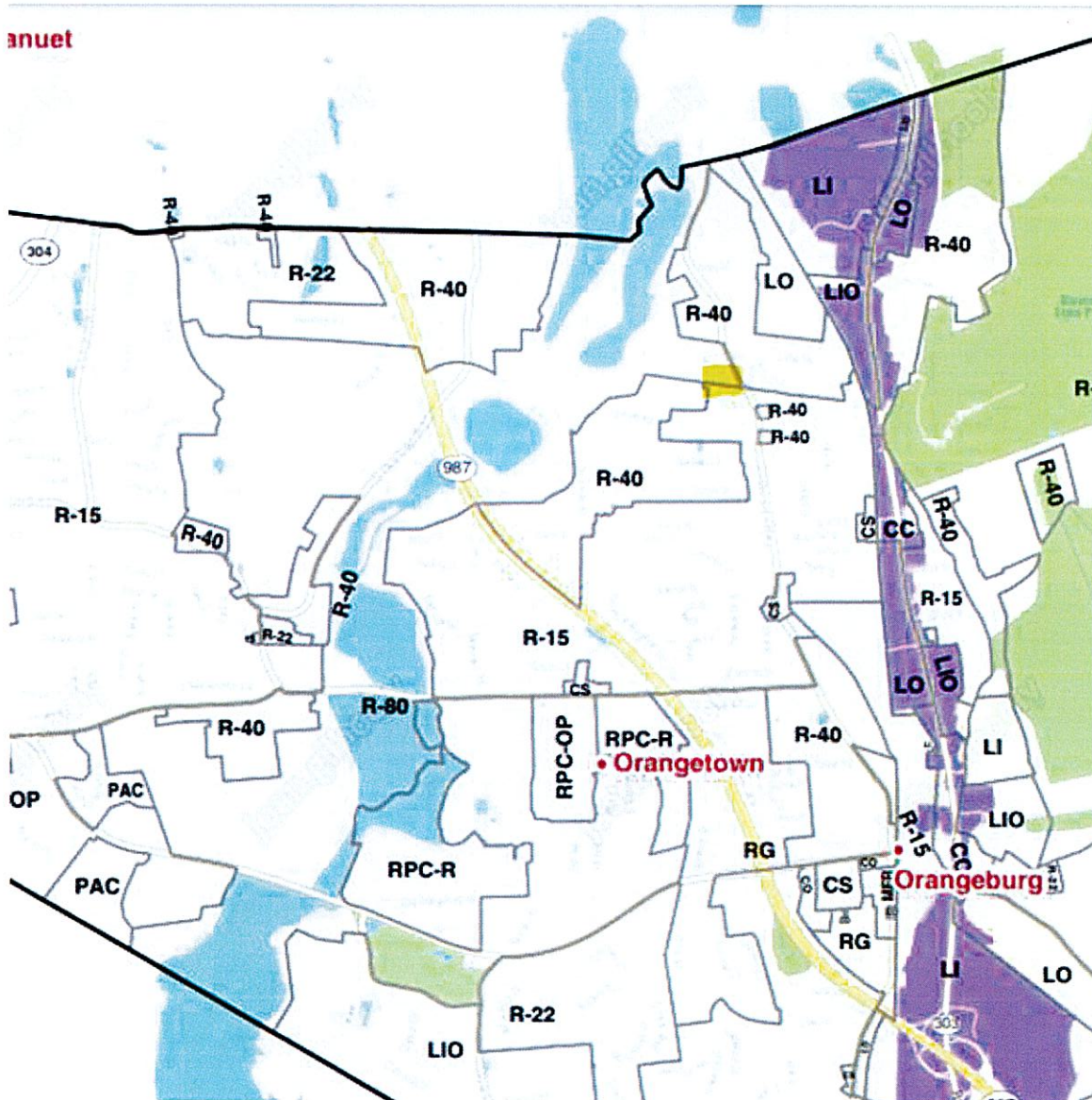
Thank you for your time.

Sincerely,

Henry Wemmer

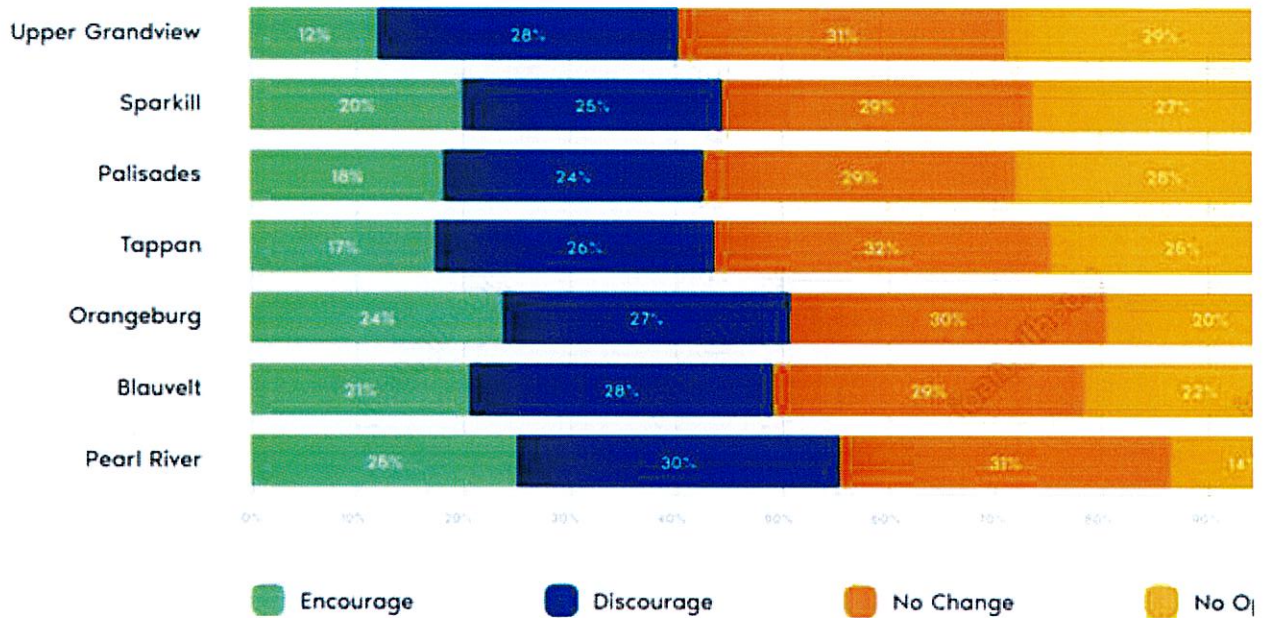
107 Sunset Rd

Blauvelt, NY 10913



**Question 16**

Thinking about each of the following Hamlet areas, please indicate whether you think residential development should be encouraged, discouraged, or change, or no opinion.



Metropolitan Urban Design (MUD) Wo



**Allison Kardon**

---

**From:** ward9buck@aol.com  
**Sent:** Thursday, September 19, 2024 9:37 AM  
**To:** Orangetown Supervisor  
**Subject:** Western Highway proposed building

Good morning Mrs. Kenny

I hope you will support the people in Blauvelt who are opposed to building on our federal wetlands and increasing the density by 300%.The detrimental impact to our land, water and wildlife would be a travesty.

Thank you,  
Kathy Buckley

**Allison Kardon**

---

**From:** ward9buck@aol.com  
**Sent:** Thursday, December 12, 2024 5:46 PM  
**To:** Orangetown Supervisor  
**Subject:** Dec 17 Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Supervisor Kenny and Town Board Members,

This email is in regards to the petition for Amendment to the zoning ordinance change on West Hwy in Blauvelt.

We believe this lot size is too small for churches, schools and community centers as you alluded to during the last meeting.

We are also concerned as Federal Wetlands cover a large portion of this property.

We are hoping that the property in question does not get downsized in any way. We also hope the Comprehensive Plan of 2022 will preclude this from happening

Thank you for your time and attention

Best,

The Buckley Family  
36 Ellsworth Drive

**Allison Kardon**

---

**From:** Josephine Buckley <jjosieb@gmail.com>  
**Sent:** Tuesday, September 24, 2024 12:28 PM  
**To:** Orangetown Supervisor  
**Subject:** Re: Zoning change

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Supervisor Kenny,

Thank you for getting back to me. I really appreciate it and will be there to express my concerns.

I also realize I made a typo and meant to say "turtles of western highway".

Thank you,  
Josephine

On Tue, Sep 24, 2024 at 12:04 PM Orangetown Supervisor <[supervisor@orangetown.com](mailto:supervisor@orangetown.com)> wrote:

Hi Josephine,

I will share your email with the Town Board. I have not made a decision and do, in fact, have many questions about the proposal. I do not suspect there will be any vote taken tonight but, if possible, you should try to make it to the meeting to express your concerns.

Teresa M. Kenny

Town Supervisor

Town of Orangetown

26 Orangeburg Road

Orangeburg, New York 10962

(845) 359-5100

**IMPORTANT NOTICE:**

This e-mail is meant only for the use of the intended recipient. It may contain confidential information which is legally privileged or otherwise protected by law. If you received this e-mail in error or from someone who was not authorized to send it to you, you are strictly prohibited from reviewing, using, disseminating, distributing or copying the e-mail. PLEASE NOTIFY US IMMEDIATELY OF THE ERROR BY RETURN E-MAIL AND DELETE THIS MESSAGE FROM YOUR SYSTEM. Thank you for your cooperation.

**From:** Josephine Buckley <[jjosieb@gmail.com](mailto:jjosieb@gmail.com)>  
**Sent:** Tuesday, September 24, 2024 11:14 AM  
**To:** Orangetown Supervisor <[supervisor@orangetown.com](mailto:supervisor@orangetown.com)>  
**Subject:** Zoning change

Hi Supervisor Kenny,

My name is Josephine Buckley, and I have lived on Ellsworth Drive in Blauvelt for 25 years, my entire life.

I ask you tonight to oppose the zoning change regarding the property on Western Highway.

If the zoning change were to pass, this substantial increase in the number of homes would destroy the beautiful woodland that our town has enjoyed for so many years. The pollution to be caused by this project is directly adjacent to a public water supply as well. I hope the town takes proper measures to ensure that pesticides and fertilizer to be used on that property do not flow into our drinking water supply. Reducing the number of trees in this area will have a detrimental impact to the air quality in our town and ruin the beautiful landscape that our town should aim to preserve. This project will destroy local wildlife that we have aimed to preserve for so many years, namely "the titles of western highway". If Orangetown is a place where I can dream of being a homeowner and raising a family, we need to become a sustainable Orangetown.

On Ellsworth Drive, there are young, special needs children who enjoy riding their bikes up and down our road. There are families who walk up and down our peaceful road that make this town feel more like a lively community and not just a road made for expansion. A project of this mass as proposed tonight will disturb these children and these families with never ending trucks, chaos and noise pollution. As a fellow Orangetown resident, I hope that you consider these people in tonight's decision and advocate for those who have been life-long Orangetown residents like myself.

Thank you,

Josephine Buckley

## Allison Kardon

---

**From:** Josephine Buckley <jjosieb@gmail.com>  
**Sent:** Sunday, December 15, 2024 9:00 PM  
**To:** Orangetown Supervisor; Gerald Bottari; Dan Sullivan; Brian Donohue; Paul Valentine  
**Subject:** Zoning change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Supervisor Kenny and Town Board Members,

This email is in reference to the item before you on December 17 regarding the petition for Amendment to the Zoning Ordinance of the Town of Orangetown from an "R-80" District to an "R-15" District. Western Highway and Ellsworth Drive, in the Hamlet of Blauvelt. Section 70.05, Block 1 and Lot(s) 14.1, 14.2, 17.1

As there is no requirement to join the lots on this property, the lots as they are now are too small for churches, schools, or larger centers. These structures need at least 5 acres to be built. Changing the zoning for these properties would be a dangerous precedent for our community, especially regarding nearby lots.

Contrary to what Mr. Lane's attorney will tell you, nobody in the community wants the current zoning to change. A zone change would be noisy, annoying, and cause more pollution to our beautiful town. At the end of the day, more houses on this area of land will end up costing our town more in expenses like police visits, utilities usage, and environmental loss. The cost of these homes are likely to be totally out of reach for new families in our area. A dream of local families moving in that Mr. Lane will try to sell you is unlikely. Although many townspeople would prefer to compromise to an R-40 zone, that would still set a dangerous precedent for what the meaning of our current zoning regulations are. As a recent graduate of law school, I hope that the town will show me there is a meaning behind our current zoning laws, and that precedent cannot so easily be turned.

I am also aware that a long form environmental impact must be completed before the zoning can change, and I would hope that these findings would be shared with local families who would be directly impacted by the detrimental environmental ramifications of a zone change as proposed.

I am also concerned about the potential for one of the town board members to have received campaign support from the family of the property owner. This board member clearly has somewhat of a financial interest in the decision and I would encourage this board member to recuse him or herself from the decision on Tuesday night.

Thank you,

Josephine Buckley, Esq.

CUPON Member

## Allison Kardon

---

**From:** Florence Zuvich <flozuvich@gmail.com>  
**Sent:** Tuesday, September 10, 2024 7:01 PM  
**To:** Orangetown Supervisor; Paul Valentine; Dan Sullivan; OBZPAE; Eamon Reilly; Cheryl Coopersmith; Katlyn Bettmann; Gerald Bottari; Brian Donohue  
**Subject:** 676/680 western highway down zone

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We will be unable to attend the mtg on 9/11 to discuss the down zone of the western highway property in blauvelt.

A downzone from r80 to r15 would have a tremendous impact on our area and town. In addition to over development of the land, it would impact on the school district, emergency services, and other services and utilities, and would adversely change the character of our town.

Going one step too far, cannot be undone and sets the precedent to chip away at well-intentioned master plans, painstakingly detailed to prevent overdevelopment and maintaining quality of life.

An example so glaring right now, the new houses on western by the Tappan fire house. The house stuck in the middle, in everyone else's backyard, was one step too far in the wrong direction. It's there now, and not going anywhere. It's a sore thumb that emphasizes.... going too far.

In the almost 50 years I've lived here, residents have consistently petitioned the Board to reject overdevelopment.

So, as elected representatives of the people, which way will you vote? With the voters who have consistently voiced their objection to overdevelopment ..... or not....., finding convincing arguments to the contrary.

Yes, develop, but responsibly. The voters have spoken numerous times in the past. You know our opinion and wants. To do anything else would not be carrying out the will of the people you represent.

Frank and Florence Zuvich  
Blauvelt

Sent from my iPad

**Allison Kardon**

---

**From:** robfromrockland@optonline.net  
**Sent:** Wednesday, September 11, 2024 1:03 PM  
**To:** Orangetown Supervisor; Paul Valentine; Dan Sullivan; OBZPAE; Eamon Reilly; Cheryl Coopersmith; Katlyn Bettmann; Gerald Bottari; Brian Donohue  
**Subject:** zone change from R-80 to R-15. 676 and 680 Western Highway

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon – unable to attend today’s meeting but need to be heard, I live at 591 Western Hwy Blauvelt. There is no need to change the zoning of this property just so that some developer can make a larger profit by building more homes. There is no benefit to the community by downzoning these lots, it’s out of character with other properties on that stretch of road, and damages a vital wetland area and wildlife living on the property including snapping turtles. In addition, the sewer department has a problem handling the current volume of effluent and adding more volume only compounds the odor problem. Has anyone noticed the uncontrolled foul odor coming from the sewer dept while walking on the rail trail? I have lived here for over 50 years and the odor only gets worse – no improvement whatsoever. So why don’t you focus on solving the towns quality of life problems instead of creating new ones by needlessly downzoning residential property. You should also focus on the odor coming from Aluf Plastics – I have left so may complaints on your town web site regarding this and no one ever addresses the issue.

Seven homes seems more than enough, they can build high end homes on one acre lots and still make a ton of money.

Robert Wolodkowicz

## Allison Kardon

---

**From:** Liz Pagnani <liz.pagnani@gmail.com>  
**Sent:** Wednesday, September 11, 2024 8:54 PM  
**To:** Orangetown Supervisor; Paul Valentine; Dan Sullivan; OBZPAE; Eamon Reilly; Cheryl Coopersmith; Katlyn Bettmann; Gerald Bottari; Brian Donohue  
**Subject:** Re: Town Zoning Map Parcels known as 676 & 680 Western Highway, Blauvelt Section 70.05, Block 1, Lots 14.1, 14.2 and 17.1



### This message needs your attention

- No employee in your company has ever replied to this person.
- This is a personal email address.

Report or Mark as Safe

Powered by Mimecast

I apologize for the second email but please disregard my typo in the first sentence as intended for it to say "I strongly OPPOSE the proposed zoning change".

Thank you

Sent from my iPhone

On Sep 11, 2024, at 7:09 PM, Liz Pagnani <liz.pagnani@gmail.com> wrote:

Hello,

As a resident of Blauvelt and in the immediate vicinity of 676 & 680 Western Hwy, I strongly allows the proposed zoning change for the following agenda item:

**Town Board Referral:** Proposed Local Law Amending Town Zoning Map  
Parcels known as 676 & 680 Western Highway, Blauvelt  
Section 70.05, Block 1, Lots 14.1, 14.2 and 17.1

This zoning change will affect the character of the neighborhood and have an adverse effect on individual properties.

They are obviously able to develop the property - not saying don't develop, but it's the change in zoning that's the issue. 21 homes to be proposed to be built on water property is screaming future issues.

As a 36 year old, lifetime Blauvelt resident, I have many young family members, friends and coworkers who are looking for homes. When I ask them where they are considering they immediately say 2 things:

1. SOCSO
2. Our top choice is Blauvelt.



They say Blauvelt because of how beautiful our area is and what it has to offer. This includes the undeveloped land that allows for peace, tranquility and nature.

They say Blauvelt because you won't find houses on top of each other, instead you will find houses with land that allows people to enjoy the outside of their home.

With the Leber Rd Amazon entrance being approved, this will create everything against what people see in Blauvelt. The traffic in that little corner will become more dangerous than it already is.

Please do not allow this zoning change it will negatively change the landscape of this area.

I am happy to discuss my thoughts further if anyone would like to do so and can be reached at  
845-598-6631.

Thank you,

Elizabeth Pagnani-Harding and Kevin Harding  
11 Milton Grant Dr  
Blauvelt NY 10913

Sent from my iPhone

## Allison Kardon

---

**From:** Deborah Franzblau <Deborah.Franzblau@csi.cuny.edu>  
**Sent:** Sunday, November 17, 2024 11:27 AM  
**To:** Orangetown Supervisor  
**Cc:** Allison Kardon  
**Subject:** Comments on Western Hwy zoning change/housing development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

These comments are intended as additional public input on the zoning proposal below for the Town Board meeting scheduled Dec 17, 2024. –Thanks, Deborah F

-----  
11/17/2024

From: Deborah Franzblau, 645 Western Hwy, Blauvelt (845-365-2327)  
Re: Zoning petition by Hegarty Homes/Hudson Valley Nursery for property at 676 and 680 Western Hwy (between Old Western Hwy and Leber Rd), to change R-80 (v low density) to R-15 (medium density).

Dear Supervisor Kenny and Orangetown Town Board,

I have lived on Western Highway for over 20 years, not far from the proposed development. After listening to the recorded presentation and public comments from the Town Board Meeting on September 24, it seems that near neighbors and local environmental groups are fearful of any development at this site.

I believe the main issue is that the property is about 2000-3000 ft from the Hackensack River (a NYS DEC, class A, drinking water stream) and its wetlands. Moreover, Western Highway, which is a fairly busy narrow road with poor visibility, and essentially no shoulders, cannot safely support more vehicles that block lanes (like delivery trucks or landscapers), or more driveways.

Ideally, before this zoning decision is made, the Town should create a broader plan for future development along Western Highway, and the river basin, which takes the following needs into consideration (CP = Comprehensive Plan):

(1) Protecting the drinking water supply.

This includes protecting surrounding wetlands and watersheds.

One of the goals in the CP is to develop a “wetlands protection ordinance” (p 225)

(2) Protecting against flooding and/or erosion in the area.

The CP identifies flooding as “the most significant environmental concern for Orangetown” (p 198)

(3) Making Western Hwy a safer road, and providing better options for bicyclists and pedestrians, following the Orangetown “Complete Streets” policy.

(4) Planning for possible protected open space and/or recreation along the Hackensack River.

This is given in the first goal in the CP on p 232.

Since the current owner purchased the property over 30 years ago, postponing the zoning decision while the Town develops such a plan does not seem to impose a hardship. If the Town decides otherwise, the goals above should be still be used in making the zoning decision and decisions about the planned housing development.

Here are my own feelings about the proposed project. Assuming that it is not feasible for the owner to leave the property as open space, a modestly-sized, well-designed development of single-family homes seems like the next best option at present. Locating all of the homes off a new cul-de-sac with a truck/bus turnaround is sensible. Note that,

because of the cost of the planned homes, such a development will do nothing to address the shortage of affordable housing for young residents, seniors, or local workers. So the only benefit to the Town seems to be the net revenue from taxes.

R-15 zoning does seem much too dense for the area, which is basically rural-suburban, high-end homes, on fairly large lots. So one of the recommended compromises, rezoning to R-40, may be the most practical current solution.

I hope this analysis will be helpful,  
Deborah Franzblau

NOTICE OF POSTING: NOTICE TO BIDDERS: HEAVY DUTY CAB, CHASSIS & HOOK LIFT  
HOIST SYSTEM WITH DUAL AUGER  
SPREADER & HI-CAPACITY LIQUID  
ANTI-ICING SYSTEM

**EXHIBIT**  
12-17-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 26th day, November, 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 26<sup>th</sup> day of November, 2024

Rima A. DelVecchio

## 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. on December 12, 2024, and will be publicly opened and read aloud at 11:00 A.M. for furnishing **Heavy Duty Cab, Chassis And Hook Lift Hoist System With Dual Auger Spreader And Hi - Capacity Liquid Anti-Icing System**, in accordance with the Contract Documents on file with and which may be obtained at the Town Clerk's Office.

The Superintendent of Highways will submit a report to the Town Board of all bids received and his recommendation concerning the awarding of a Contract at a meeting of the Town Board of the Town of Orangetown.

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

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

No contract is deemed to have been created until approved by a Town Board Resolution and the Town Attorney, and until after it has been executed by the Supervisor of the Town of Orangetown, at the direction of the Town Board. All contracts are subject to appropriations approved by the Town Board, after having been provided for in the Town Budget.

Each proposal must be accompanied by a certified check of the bidder or by a bid bond satisfactory to the Town of Orangetown, duly executed by the bidder as principal, having surety thereon, and a surety company approved by the Town of Orangetown in the amount of five percent (5%). Such checks or bid bonds will be returned to all, except the three (3) lowest bidders with forty-eight hours after the bids have been opened by the Town. The bid security of the three (3) lowest bidders will be returned after the accepted bidder has executed the contract and furnished the required performance bond and insurance.

The successful bidder upon failure or refusal to execute and deliver the contract and bond required within ten (10) days after it has received notice of the acceptance of the proposal, shall forfeit to the Town of Orangetown and as liquidated damages for such failure or refusal the security deposited with this proposal.

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

DATED: November 27, 2024

JAMES J. DEAN  
SUPERINTENDENT OF HIGHWAYS

ROSANNA SFRAGA  
TOWN CLERK

### 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:

11/27/2024

Linda Tuttle

Subscribed and sworn to before me this 27 day of November, 2024

Nicole Jacobs  
exp: 8-21-26

Notary Public  
State of Wisconsin, County of Brown

NICOLE JACOBS  
Notary Public  
State of Wisconsin

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. on December 12, 2024, and will be publicly opened and read aloud at 11:00 A.M. for furnishing **Heavy Duty Cab, Chassis And Hook Lift Hoist System With Dual Auger Spreader And Hi - Capacity Liquid Anti-Icing System**, in accordance with the Contract Documents on file with and which may be obtained at the Town Clerk's Office.

The Superintendent of Highways will submit a report to the Town Board of all bids received and his recommendation concerning the awarding of a Contract at a meeting of the Town Board of the Town of Orangetown.

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

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

No contract is deemed to have been created until approved by a Town Board Resolution and the Town Attorney, and until after it has been executed by the Supervisor of the Town of Orangetown, at the direction of the Town Board. All contracts are subject to appropriations approved by the Town Board, after having been provided for in the Town Budget.

Each proposal must be accompanied by a certified check of the bidder or by a bid bond satisfactory to the Town of Orangetown, duly executed by the bidder as principal, having surety thereon, and a surety company approved by the Town of Orangetown in the amount of five percent (5%). Such checks or bid bonds will be returned to all, except the three (3) lowest bidders with forty-eight hours after the bids have been opened by the Town. The bid security of the three (3) lowest bidders will be returned after the accepted bidder has executed the contract and furnished the required performance bond and insurance.

The successful bidder upon failure or refusal to execute and deliver the contract and bond required within ten (10) days after it has received notice of the acceptance of the proposal, shall forfeit to the Town of Orangetown and as liquidated damages for such failure or refusal the security deposited with this proposal.

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

DATED: November 27, 2024

JAMES J. DEAN  
SUPERINTENDENT OF  
HIGHWAYS

ROSANNA SFRAGA  
TOWN CLERK  
10797438

Town of Orangetown

DATE: December 17, 2024

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	112024	\$ 1,088,985.69 utilities & other
	112724	\$ 1,951.78 utilities & other
	120424	\$ 119,602.98 utilities & other
	121724	\$ 2,471,830.95 Audit
		\$ 3,682,371.40

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  
112-17-C



---

**TOWN OF ORANGETOWN  
FINANCE OFFICE MEMORANDUM**

---

**TO:** THE TOWN BOARD  
**FROM:** JEFF BENCIK, *DIRECTOR OF FINANCE*  
**SUBJECT:** AUDIT MEMO  
**DATE:** 12/12/24  
**CC:** DEPARTMENT HEADS



---

The audit for the Town Board Meeting of 12/17/2024 consists of 4 warrants for a total of \$3,682,371.40.

The first warrant had 33 vouchers for \$1,088,985 and was for healthcare and dental benefits.

The second warrant had 8 vouchers for \$1,951 and was for utilities.

The third warrant had 15 vouchers for \$119,602 and was for utilities.

The fourth warrant had 187 vouchers for \$2,471,830 and had the following items of interest.

1. A+ Technology & Security (p3) - \$13,951 for IT software.
2. Calgi Construction (p6) - \$5,000 for part time construction management services.
3. Capasso & Sons (p13) - \$205,853 for recycling (Oct. & Nov.).
4. Christmas Lighting Co. of NY (p13) - \$7,450 for Christmas lights in Pearl River.
5. Eurofins Lancaster Laboratorie (p16) - \$12,709 for sewer testing.
6. Fanshawe (p19) - \$97,395 for new town hall electrical.
7. Global Montello (p26) - \$17,153 for fuel.
8. Goosetown Enterprises (p24) - \$24,210 Police leases.
9. Mediastar (p33) - \$48,355 for PEG equipment services.
10. NYPA (p34) - \$21,278 for streetlight project.
11. NYS Dept. of Civil Service (p35) - \$1,051,473 for healthcare benefits.
12. NYS Dept. of Environmental Conservation (p36) - \$15,500 for SPDES permit.
13. Pat Paving (p37) - \$254,159 for sewer plant paving (bonded).

14. RCSWMA (p43) - \$8,955 for solid waste removal.
15. Rockland Paramedic Services (p43) - \$127,642 for December Paramedics.
16. Ron's Quality Automotive (p45) - \$6,616 for police vehicle repair.
17. Slack Chemical Co. (p48) - \$8,584 for sewer chemicals.
18. SOCSO (p49) - \$40,852 for pool rental.
19. State Comptroller (p52) - \$40,991 for Justice fines.
20. Storr Tractor Co. (p54) - \$26,711 for replacement of irrigation system at Blue Hill GC.
21. Swarco America (p55) - \$10,047 for hot tape for paved roads.
22. Tilcon NY (p56) - \$5,340 for Highway materials.
23. Troon Golf (p57) - \$198,047 for golf course contracts.
24. Virtuit Systems (p60) - \$49,443 for IT equipment.
25. WW Grainger (p62) - \$19,661 for DEME parts.

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

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