

Town of Orangetown Department of Recreation and Parks 2025 Proposed Fee Schedule

Non-Resident Park Access Fees	Annual	Daily
Annual Pass	\$250.00	\$25.00
Senior (65 and over)	\$150.00	\$15.00
Young Adult (age 12-18)	\$165.00	\$16.00
Child (age 2-11)	\$150.00	\$15.00
Veterans	No Charge	No Charge

Orangetown Youth Groups 2.5 hrs. (softball 2 hrs.)		
Location	2020 Fees	2025 Fee
Field/Courts/Rink w/o Light Use	No Charge	No Charge
Softball Fields/Courts w/Lights	\$25.00	\$20.00 hr.
Baseball Fields w/Lights	\$35.00	
In-Line Rink w/Lights	\$25.00	
Athletic Sports Camps (for profit)	\$55.00	\$30.00 hr.

Orangetown Adult Groups and Leagues 2.5 hrs. (softball 2 hrs.)		
Location	2020 Fee	2025 Fee
Softball Fields w/o Lights	\$45.00	\$30.00 hr.
Baseball Fields w/o Lights	\$55.00	
Athletic Fields/Courts w/o Lights	\$45.00	
In-Line Rink Use w/o Lights	\$45.00	
Softball Fields w/Lights	\$70.00	\$50.00 hr.
Baseball Fields w/Lights	\$80.00	
Athletic Fields/Courts w/Lights	\$70.00	
In-Line Rink Use w/Lights	\$70.00	

College Use Non-Turf Field		
Location:	2020 Fee	2025 Fee
College Field Use w/o Lights	\$150.00 3 hrs.	\$60.00 hr.
College Field Use w/Lights	\$175.00 3 hrs.	\$100.00 hr.

Artificial Turf Field Per. Hr.				
Location	Resident 2020	Resident 2025	Non-Resident 2020	Non-Resident 2025
Soccer Complex w/o lights	\$100.00 per hr.	\$120.00 hr.	\$200.00 per hr.	\$240.00 hr.
Soccer Complex w/ lights	\$115.00 per hr.	\$140.00 hr.	\$230.00 per hr.	\$280.00 hr.

General Fees		
Location	2020 Fee	2025 Fee
Park Permit for General Use	\$40.00 plus labor	\$25.00 hr./plus labor
Showmobile Use Fee	\$500.00 per event/day plus labor	\$600 per event/day plus labor
Greenbush Auditorium (outside groups)	\$50.00	\$35.00 hr.
Court Room (outside groups) Room Rental	\$50.00	
Commercial Filming/Photography on Parkland	-----	\$100.00 per hr. when public access is limited.

Non-Resident Groups/Organizations/Leagues 2.5 hrs. (softball 2 hrs.)		
Location	2020 Fee	2025 Fee
Softball Fields w/o Lights	\$90.00	\$60.00 hr.
Baseball Fields w/o Lights	\$110.00	
Athletic Fields/Courts w/o Lights	\$90.00	
In-Line Rink Use w/o Lights	\$90.00	
Softball Fields w/Lights	\$140.00	\$100.00 hr.
Baseball Fields w/Lights	\$160.00	
Athletic Fields/Courts w/Lights	\$140.00	
In-Line Rink Use w/Lights	\$140.00	
Park Permit for General Use	\$80.00 plus labor	\$50.00 hr./plus labor

Verified Charity Events 2.5 hrs. (softball 2 hrs.)				
Location	Resident 2020	Resident 2025	Non-Resident 2020	Non-Resident 2025
Softball Fields w/o Lights	\$25.00	\$20.00 hr.	\$50.00	\$40.00 hr.
Baseball Fields w/o Lights	\$30.00		\$60.00	
Athletic Fields/Courts w/o Lights	\$25.00		\$50.00	
In-Line Rink Use w/o Lights	\$25.00		\$50.00	
Softball Fields w/Lights	\$35.00	\$40.00 hr.	\$70.00	\$80.00 hr.
Baseball Fields w/Lights	\$40.00		\$80.00	
Athletic Fields/Courts w/Lights	\$30.00		\$60.00	
In-Line Rink Use w/Lights	\$35.00		\$70.00	
Park Permit for General Use	\$20.00 plus labor	\$15.00 hr./plus labor	\$40.00 plus labor	\$30.00 hr./plus labor

**TOWN OF ORANGETOWN, ROCKLAND COUNTY
ZONING TEXT AMENDMENT**

**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE**

DATE: February 11, 2025

LEAD AGENCY: The Town Board of the Town of Orangetown
Orangetown Town Hall
26 Orangeburg Road
Orangeburg NY 10962

This Notice is issued pursuant to Part 617 of the implementing regulations of Article 8 (SEQRA) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant effect on the environment.

TITLE OF ACTION:

Adoption of Local Law No. __ of 2025 of the Town of Orangetown, amending the Town Zoning Law, and Zoning Map, to change the zoning classification of the parcels located at Ellsworth Drive and Western Highway in the hamlet of Blauvelt, identified as tax lots Section 70.05 Block 1 Lots 14.1, 14.2, and 17.1 from “R-80” to “R-15”.

SEQRA STATUS:

Unlisted Action

DESCRIPTION OF ACTION:

The proposed action consists of review of a petition by Hegarty Homes, Inc. and Hudson Valley Nursery, Inc. as owners of the subject properties for a zone change, and the granting of a change to the zoning classification of the parcels located at Ellsworth Drive and Western Highway in the hamlet of Blauvelt, New York, identified as tax lots 70.05 Block 1 Lots 14.1, 14.2 and 17.1 from “R-80” to “R-15”.

DETERMINATION:

There will be no significant adverse environmental impact(s) as a result of the proposed action.

REASONS SUPPORTING THIS DETERMINATION:

The proposed action changes the zoning district of three contiguous existing tax parcels which are currently zoned as a “Residence” district in the Town of Orangetown Zoning Code known as “R-80”, to another “Residence” district in the Town of Orangetown Zoning Code known as “R-15”. Two of the three subject parcels currently abut the R-15 district, in the vicinity of Ellsworth Drive and Western Highway. The third would be a continuation of the R-15 designation of the other two parcels.

The change in zoning does not change the permitted “as of right” uses, as proposed, in terms of permitting single-family detached residences. The change in zone from R-80 to R-15 permits additional single family residences to be constructed.

The change in zoning is consistent with the Town’s Comprehensive Plan dated October, 2023, which calls for maintaining the Town’s community and neighborhood character, while balancing the need for growth and development. See Chapter 1, Page 17, Goal 1. Objective 1 calls for the Town to encourage an appropriate balance of residential and non-residential development. Objective 8 calls for the Town to maximize, revitalize, and redevelop underutilized or vacant or neglected properties as the Town may deem necessary for the benefit of the community, with the purpose of enhancing sound growth of the Town, increasing its tax base and preserving environmental features and resources of such sites.

This zone change, as conditioned will permit no more than 13 single family residences to be constructed. Current zoning would permit 3 larger single family residences as well as other uses as set forth in the Code, particularly if the lots were to be merged into one larger lot. If the zone were R-40, approximately 6 single family residences would be permitted. The total area of the parcels included in this zone change is approximately 6.95 acres.

The zone change encourages an appropriate balance of residential development. R-15 zoning is prevalent in the area and permitting the additional single family residences of similar size in the area, on land that is currently vacant, provides for additional housing opportunities in the are without a significant negative impact on the environment as compared to current zoning.

The Rockland County Planning Department, pursuant to General Municipal Law §§ 239 L & M, has reviewed the proposed law in a letter dated September 10, 2024 and requested a traffic study be performed, recommended that the County Highway Department provide comments, and that all necessary permits from the US Army Corps of Engineers be obtained.

The applicant provided a traffic study by Harry Baker & Associates dated November 30, 2024. The traffic study indicated that, as shown on a proposed subdivision map, five homes would have access to Western Highway (since reduced to four homes in the map revision of December 18, 2024) with additional homes having access from a new street

that would be a cul-de-sac and concluded that the proposed zone change would generate a minimal number of additional vehicle trips as compared with current zoning. The charts provided indicate an approximate 5-6% increase in traffic if the property is developed under R-15 as opposed to a development under R-80.

The Town of Orangetown Planning Board provided comments recommending the zone change. Two Members of the Board had no objection to the proposed zone change from R80 to R15. Four Members of the Board felt the change was “too drastic” and recommended that if a change to the zoning were to be made, that it be limited to R40.

The Rockland County Highway Department provided comments in a letter dated December 30, 2024 indicating that the proposed zone change “may have a significant impact on adverse impact on the environment” and that “a SEQRA review may be required.” The County Highway letter claimed an “overcrowding” if three individual tax lots would occur and raised generalized issues concerning traffic, transportation, noise levels and flooding or drainage issues. The County Highway Department further commented that other land owners could come in and seek a similar zone change. Several of these comments were beyond the purview of the Rockland County Highway Department’s area of review, but were nevertheless considered by the Board. Any development of the property will be required to result in a zero net increase in storm water runoff under current guidelines. Traffic issues have and will be further addressed as part of the approval process for any subdivision of the property. The County Highway Department provided updated comments in a letter dated January 9, 2025. The second set of comments were more germane to the Rockland County Highway Department’s area of expertise and related to traffic issues. Many of the issues raised in the second letter were addressed through the process, including the elimination of a lot in an area where wetlands are located, and the traffic study referenced previously.

POTENTIAL IMPACTS DETERMINED NOT TO BE SIGNIFICANT:

Based on the Long Environmental Assessment Form, Part I, prepared by the applicant, and the Part II prepared with the assistance of the Town’s Director of the Office of Building, Zoning, Planning and Enforcement, and the Town Board’s familiarity with the parcels and the area in which they are situated, the Town Board has concluded that there will be no significant environmental impacts by the adoption of the zoning change specifically relating to:

- Traffic;
- Agricultural Land Resources
- Historic and Archaeological Resources
- Surface or Groundwater Quantity or Quality
- Critical Environmental Areas
- Energy
- Public Health
- Air Quality and Noise Levels

- Human Health, or
 - Future Development of Adjacent and Nearby Lands
-

In summary, after having taken a hard look at the potential environmental impacts associated with the proposed action, the Town Board concludes that such action will not result in a significant adverse environmental impact.

For Further Information, Contact:

Town Supervisor Teresa M. Kenny
Town Hall, Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-5100

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

WARRANT

Warrant Reference	Warrant #	Amount
Approved for payment in the amount of		
	122624	\$ 17,629.22 2024 utilities
	122924	\$ 178,113.17 2024 Expenses
	012325	\$ 54,523.59 2025 utilities & other
	012925	\$ 271,720.33 Rockland Paramedics (2 months) & utilities
	020325	\$ 12,471,279.00 Special Districts
	021125	\$ 607,913.19 2025 Expenses
		\$ 13,601,178.50

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

**TOWN OF ORANGETOWN
FINANCE OFFICE MEMORANDUM**

TO: THE TOWN BOARD
FROM: JEFF BENCIK, *DIRECTOR OF FINANCE*
SUBJECT: AUDIT MEMO
DATE: 2/7/25
CC: DEPARTMENT HEADS



The audit for the Town Board Meeting of 2/11/2025 consists of 6 warrants for a total of \$13,601,178.50.

The first warrant had 1 vouchers for \$17,629 and was for utilities (2024 items).

The second warrant had 33 vouchers for \$178,113 and had the following items of interest (2024 items).

1. Endpress & Hauser (p4) - \$8,995 for sewer equipment repairs.
2. Keane & Beane (p7) - \$7,725 for outside legal counsel.
3. Office of Mental Health (p7) - \$22,981 for utility costs.

The third warrant had 17 vouchers for \$54,523 and was for utilities (2025 items).

The fourth warrant had 8 vouchers for \$271,720 and had the following items of interest (2025 items).

1. Rockland Paramedics (p2) \$264,166 for January & February paramedic services.

The fifth warrant had 13 vouchers for \$12,471,279 and was for special districts funding (2025 items).

The sixth warrant had 130 vouchers for \$607,913 and had the following items of interest (2025 items).

2. Arkel Motor (p6) - \$7,695 for Highway equipment.
3. Atlantic Salt (p6) - \$93,757 for Highway salt purchases.
4. Beckmann Appraisals (p9) - \$15,000 for tax certiorari defense.
5. County of Rockland (p11) - \$309,600 for Pearl River Campus Pilot (pass-through).
6. Hauser Brothers (p18) - \$15,025 for boiler installation at DEME.

7. Helmke Industries (p20) - \$18,295 for OHA snow removal.
8. Nyack School District (p28) - \$7,573 for Nyack Point Appt Pilot.

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

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