



**TOWN OF ORANGETOWN
REGULAR TOWN BOARD MEETING MINUTES
February 11, 2025**

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
Eamon Reilly, Commissioner of DEME
Aric Gorton, Superintendent of Parks, Recreation & Building Maint.
Bob Urban, Human Resource Coordinator
Matthew Lenihan, Computer Network Specialist
Brendon Carton, IT Department
Donald Butterworth, Police Chief
James Acheson, Police Captain

Pledge of Allegiance to the Flag

ANNOUNCEMENTS:

- **2025 Summer Camp Counselor Job Applications are being accepted until Friday, March 14th. Visit orangetown.com for more information.**

PRESENTATIONS:

- I. **Black History Month Ceremony / February 2025**
- II. **Hudson Valley iCampus - Repurpose Building B140 as Residential Use**

DISCUSSION:

**PARKS & RECREATION 2025 FEE SCHEDULE
WORKSHOP OF AGENDA ITEMS**

RESOLUTION NO. 96

OPEN PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby opened.

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

Summary of Public Comments:

Yasmin Dhar, S. Nyack, asked for an update regarding the Kaiser buses and the golf carts. Henry Wemmer, James McCaffrey, Francis Clements and Tom Macy, Blauvelt and Liz Dudley, Orangeburg, are opposed to the zone change for property located at Western Hwy and Ellsworth Drive.

RESOLUTION NO. 97
CLOSE PUBLIC COMMENT PORTION

RESOLVED, that the public portion is hereby closed.

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 98
ADOPT A NEGATIVE DECLARATION / AMENDING THE TOWN ZONING LAW / WITH RESPECT CHANGING THE ZONING DISTRICT / WESTERN HIGHWAY AND ELLSWORTH DRIVE / TAX LOTS SECTION 70.05 BLOCK 1 LOTS 14.1, 14.2 AND 17.1 FROM "R-80" TO "R-15"

WHEREAS, the Town Board has considered the petition of Hegarty Homes, Inc. and Hudson Valley Nursery Inc., as owners of the subject properties, for the adoption of an amendment to Chapter 43, § 2.2, of the Town Code, establishing the Town Zoning Map, to change the zoning classification of the parcels located in the vicinity of 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", and

WHEREAS, on or about, pursuant to Town Board Resolution 2024-344 the Town Board circulated amongst various potential interested agencies notice of its intention to assume Lead Agency status for the purpose of the environmental review of the above referenced action; and

WHEREAS, being the only Involved Agency, the Town Board hereby assumes the role of Lead Agency for environmental review; and

WHEREAS, acting in its capacity as Lead Agency for environmental review, the Town Board has reviewed Part 1 of the Full Environmental Assessment Form (FEAF) submitted by the applicant as of August 2, 2024 and amended as of February 11, 2025, and Parts 2 and 3 of the FEAF as reviewed and prepared with the assistance of Jane Slavin, RA, Director of the Office of Building Zoning, Planning, Administration and Enforcement (OBZPAE) and

WHEREAS, after taking a "hard look" at all of the potential environmental impacts that might result from the proposed action, the Town Board has concluded that there will be no significant environmental impact or effect caused or occasioned by the proposed change in the existing zoning classification of the subject parcels affected by the proposed Local Law as compared to current zoning regulations,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby adopts the Negative Declaration annexed hereto (Exhibit 02-11-A), and authorizes the Town Supervisor or her designated agent to execute Part 3 of the FEAF and to take such other and further steps as may be necessary to discharge the Town Board's responsibilities as Lead Agency.

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. 99**ADOPT LOCAL LAW NO. 5 OF 2025 / AMEND ZONING CLASSIFICATION / WESTERN HIGHWAY AND ELLSWORTH DRIVE / TAX LOTS SECTION 70.05 BLOCK 1 LOTS 14.1, 14.2 AND 17.1 / "R80" TO "R15"**

WHEREAS, the Town Board of the Town of Orangetown (the "Town Board") is the duly elected legislative body of the Town, authorized to adopt zoning text amendments to the Town's Zoning Law; and

WHEREAS, the Town Board has considered the petition of Hegarty Homes, Inc. and Hudson Valley Nursery Inc., as owners of the subject properties, for the adoption of an amendment to Chapter 43, § 2.2, of the Town Code, establishing the Town Zoning Map, to change the zoning classification of the parcels located in the vicinity of 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", and

WHEREAS, by Resolution No. 98 of 2025, after notice duly given, and there being no other involved agency, by resolution duly adopted this 11th day of February, 2025 the Town Board assumed the role of Lead Agency under SEQRA for environmental review, and, acting in its capacity as such, concluded that there will be no significant environmental impact or effect caused or occasioned by the proposed change in the Town's Zoning Law and determined the issuance of Negative Declaration is appropriate; and

WHEREAS, following due notice, a public hearing was conducted on the proposed zone change amendment wherein the public provided comment and input on the proposal, such meetings taking place on September 24, 2024, December 17, 2024 and January 28, 2025; and

WHEREAS, the Orangetown Planning Board, pursuant to Town Code Chapter 43, § 10.5, and the Rockland County Planning Department, pursuant to General Municipal Law §§ 239 l & m, have each reviewed the proposed law; and

WHEREAS, the Town Planning Board, by Memoranda, dated October 9, 2024 and January 24, 2025, following due consideration at public meetings held on those dates, has indicated that it does not object to the Town Board serving as Lead Agency on the matter and provided input as follows: 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, and

WHEREAS, 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 having raised no objection to the proposed zone change, recommended modifications including, requesting a traffic study be performed, recommending that the County Highway Department provide comments, and that all necessary permits from the US Army Corps of Engineers be obtained, and

WHEREAS, the Town Board is satisfied

WHEREAS, the applicant provided a traffic study by Harry Baker & Associates dated November 30, 2024 which indicated that, as shown on a proposed subdivision map, five homes would have direct 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, and charts provided as part of the study indicate an approximate 5-6% increase in traffic if the property is developed under R-15 as opposed to a development under R-80, and

WHEREAS, 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" and which letter claimed an "overcrowding" of three individual tax lots would occur and raised generalized issues concerning traffic, transportation, noise levels and flooding or drainage issues, and which further commented that other land owners could come in and seek a similar zone change, and the Town Board has determined that these comments were beyond the purview of the Rockland County Highway Department's area of review, but such comments were nevertheless considered by the Board, and 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; and the County Highway Department provided updated comments in a letter dated January 9, 2025 which second set of comments were more germane to the Rockland County Highway Department's area of expertise and related to traffic issues, and many of the issues raised in the second letter were addressed through the hearing process, including the elimination of a lot in an area where wetlands are located, and the traffic study referenced previously, and

RESOLUTION NO. 99 - Continued

WHEREAS, the Board hereby concludes that the proposed zone change, is consistent with the Town's Comprehensive Plan adopted on October 10, 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, and

WHEREAS, as part of the Board's review of the petition, the applicant submitted a revised plan eliminating the development of one lot under R15, thus showing a total of 13 houses, four of which would have driveways onto Western Highway, and a new road with a cul-de-sac also having direct access to Western Highway, and the applicant showing the northern most lot identified as lot "1" on the proposed subdivision map containing approximately 41,440 square feet, to be dedicated to the Town of Orangetown to assist with drainage in the area **and thus minimizing impacts to the wetlands identified therein**, and the Board determining that the dedication of the lot and the development of the subject parcels with no more than 13 houses is hereby determined to be a condition of approval of the local law amending the zoning classification of the subject parcels, NOW, THEREFORE, BASED ON ALL OF THE INFORMATION BEFORE THE BOARD, AND THE FINDINGS MADE HEREIN, BE IT RESOLVED, that the Town Board hereby adopts the within Local Law, amending the Town Zoning Law, and the Town Zoning Map made a part of the Town Code at Chapter 43, § 2.2., and changes the zoning classification of the parcels located at Ellsworth Drive and Western Highway in the Hamlet of Blauvelt, New York and identified as Tax lots Section 70.05 Block 1 Lots 14.1, 14.2 and 17.1 from "R-80" to "R-15".

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

LOCAL LAW 5, 2025

AMENDING CHAPTER 43, § 2.2, OF THE ZONING LAW OF THE TOWN OF ORANGETOWN TO CHANGE THE ZONING DISTRICT OF TAX LOTS SECTION 70.05 BLOCK 1 LOTS 14.1, 14.2 and 17.1 IN THE HAMLET OF BLAUVELT FROM "R80" TO "R15".

Be it enacted by the Town Board of the Town of Orangetown as follows:

Section 1. Amendment to Zoning Map.

The Zoning Map of the Town of Orangetown, which establishes the areas and boundaries of the various Town zoning districts, is hereby amended to change the zoning district of the following properties:

The parcels located at Ellsworth Drive and Western Highway in the Hamlet of Blauvelt, New York and identified as Tax lots Section 70.05 Block 1 Lots 14.1, 14.2 and 17.1 from "R-80" (Rural Residence District) to "R-15" (Medium-Density Residence District).

Section 2. Condition to approval.

It is a specific condition of the amendment of zoning classification of the subject lots pursuant to this Local Law, that any application for subdivision of the property shall be based upon the proposed subdivision map dated prepared by Jay A. Greenwell, PLS dated 03/27/24 and last revised 12/18/24, and which map shows an area of approximately 41,440 square feet and identified as lot "1" on the northern most part of the proposed subdivision shall be dedicated to the Town of Orangetown. Said dedication shall be by deed to the Town and shall be required as part of any grant of subdivision approval of the subject lots by the Town of Orangetown Planning Board. Said map may be revised as part of the subdivision approval process, however, the dedicated lot shall be required to remain as shown, and no more than 13 lots may be approved for development.

LOCAL LAW 5, 2025 - Continued**Section 3. Authority**

This proposed Local Law is enacted and adopted pursuant to NYS Municipal Home Rule Law §10, and in accordance with the procedures prescribed in NYS Municipal Home Rule §20.

Section 4. Severability.

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

Section 5. Effective Date.

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

RESOLUTION NO. 100**AMEND RESOLUTION 2024-445 / STATE AND MUNICIPAL (SAM) GRANT / SHADE STRUCTURES / TWO ORANGETOWN PARKS**

WHEREAS, pursuant to Resolution# 2024-445, the Town Board accepted a grant by the State of New York to receive a State and Municipal Facilities Program (SAM) grant to be administered by the Dormitory Authority of the State of New York (DASNY) for shade structures for three Orangetown parks (Veterans Memorial Park-Orangeburg, Tappan Park-Tappan and Emilio DiFrancesco Park-Sparkill) in the amount of \$75,000, subject to review and approval of DASNY and the submission of further documentation by the Town to DASNY; and,

WHEREAS, upon further research, Tappan Park does not meet the criteria for the grant and will be removed as a location from the grant application; and

NOW THEREFORE, BE IT RESOLVED, that the Town Board hereby amends Resolution 2024-445 to accept the SAM grant from the State of New York, which is to be administered by DASNY, in the amount of \$75,000 towards the purchase of shade structures for **two** Orangetown parks (Veterans Memorial Park and Emilio DiFrancesco Park).

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. 101**COMBINE / APPROVE AGENDA ITEMS #7 TO 17**

RESOLVED, the Town Board hereby combines and approves agenda items #7 to 17.

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 102
REAPPOINT LIAISONS / 2025 / LAND USE BOARDS / COMMITTEES

RESOLVED, that the following Town Officials are hereby reappointed liaisons to the following Land Use Boards and Committees for 2025:

ACABOR - Councilperson Jerry Bottari, Liaison
 Orangetown Blue Hill Golf Advisory – Councilperson Paul Valentine, Liaison
 Board of Assessment Review – Councilperson Daniel Sullivan, Liaison
 Board of Ethics - Councilperson Daniel Sullivan, Liaison
 Orangetown Environmental Committee – Supervisor Teresa M. Kenny, Liaison
 Historical Areas Board of Review – Councilperson Brian Donohue, Liaison
 Orangetown Housing Authority Board – Deputy Supervisor Denis Troy, Liaison
 Office of Emergency Management Committee – Councilperson Jerry Bottari, Liaison
 Orangetown Parks and Recreation Development Advisory Committee–Councilperson Brian Donohue, Liaison
 Orangetown Planning Board – Supervisor Teresa M. Kenny, Liaison
 Orangetown Project Review Committee – Supervisor Teresa M. Kenny, Liaison
 Orangetown Sanitation Commission – Councilperson Paul Valentine, Liaison
 Orangetown Shade Tree Commission – Councilperson Jerry Bottari, Liaison
 Orangetown Senior Citizen Advisory Committee – Deputy Supervisor Denis Troy, Liaison
 Orangetown Substance Abuse Committee – Supervisor Teresa M. Kenny, Liaison
 Orangetown Traffic Advisory Board – Councilperson Paul Valentine, Liaison
 Zoning Board of Appeals – Councilperson Daniel Sullivan, Liaison

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 103
REAPPOINT / BLUE HILL GOLF ADVISORY COMMITTEE / 2025 / 1-YEAR TERM

RESOLVED, that the following are hereby reappointed as Members of the Orangetown Blue Hill Golf Advisory Committee for a 1-year term, commencing on January 1, 2025 and expiring on December 31, 2025:

Patrick J. Shields (Chairperson)	Sean Burke	Joseph Green
Michael Hussey	Martin Fogarty	Matt Willock
Kevin Fagan	Nick Gajovich	Joseph O'Loughlin
Barbara Sabatini		

Liaison: Councilperson Paul Valentine

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 104
APPOINT / REAPPOINT / ORANGETOWN OFFICE OF EMERGENCY MANAGEMENT COMMITTEE / 2025 / 1-YEAR TERM

RESOLVED, that the following are hereby appointed / reappointed as Members of the Orangetown Office of Emergency Management Committee for a 1-year term, commencing on January 1, 2025 and expiring on December 31, 2025:

P. O. Chris Connolly (Chairperson)	Captain Michael Shannon, OPD
David Majewski, Bureau of Fire Prevention	Jane Slavin, Director of OBZPAE
James J. Dean, Superintendent of Highways	Fred Simms, Orangetown Fire Chiefs Council
Maryanne Portoro, Pearl River Ambulance	Stephen Munno, Highway Department
Eamon Reilly, Commissioner of DEME	Christopher Sheehan, DEME
Matt Lenihan, IT	
Christopher Jackson, Orangetown Fire Chiefs Council	
Steve Harris, South Orangetown Ambulance Corps	

RESOLUTION NO. 104 - Continued

Aric Gorton, Superintendent of Parks and Recreation

Liaison: Councilperson Jerry Bottari

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 105**APPOINT / REAPPOINT / ORANGETOWN ENVIRONMENTAL COMMITTEE / 2025 1-YR TERM**

RESOLVED, that the following are hereby appointed / reappointed as Members of the Orangetown Environmental Committee for a 1-year term, commencing on January 1, 2025 and expiring on December 31, 2025:

Michael Andrea (Chairperson)
Don Steinmetz
Susan O'Reilly Turner
Maria Gagliardi
Eve Millard

Alexis Starke
Andrew Goodwillie
June Starke
Fran Oldenburger
Thomas Becker

Heather Hurley
Katherine Copp-Brown
Lawrence Vail
Tom O'Reilly

Liaison: Supervisor Teresa M. Kenny

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 106**REAPPOINT / ORANGETOWN PARKS DEVELOPMENT ADVISORY COMMITTEE / 2025 / 1-YEAR TERM**

RESOLVED, that the following are hereby reappointed as Members of the Orangetown Parks Development Advisory Committee, for a 1-year term, commencing January 1, 2025 and expiring on December 31, 2025:

T. Paul Bailey, Chairperson
James K. Willcox

Anne Byrne
Michele Galle-Looram

Andrew Goodwillie
Orli Eshkar

Aric Gorton, Superintendent of Parks & Recreation

Liaison: Councilperson Brian Donohue

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 107**REAPPOINT / ORANGETOWN PROJECT REVIEW COMMITTEE / 2025 / 1-YEAR TERM**

RESOLVED, that the following are hereby reappointed as Members of the Orangetown Project Review Committee, for a 1-year term, commencing on January 1, 2025 and expiring on December 31, 2025:

Jane Slavin (Chairperson)
David Majewski, Bureau of Fire Protection

Bruce Peters, DEME
James J. Dean, Superintendent of Highways

RESOLUTION NO. 107 - Continued

Aric Gorton, Superintendent of Parks and Recreation

Rick Pakola, Deputy Town Attorney, Legal Advisor
Liaison: Supervisor Teresa M. Kenny

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 108**APPOINT / REAPPOINT ORANGETOWN SENIOR CITIZEN COMMITTEE / 2025 / 1-YEAR TERM**

RESOLVED, that the following are hereby appointed / reappointed as Members of the Orangetown Senior Citizen Committee, for a 1-year term, commencing on January 1, 2025 and expiring on December 31, 2025:

Margaret Raso, Member (Tappan Club) and Chairperson
Phyllis Moehrle, Member (Blauvelt/Orangeburg Club)
Dean Hoffman, Member (Nyack Club)
Caroline Butler, Member (Pearl River A Club)
Elizabeth Settle, (Pearl River B Club)
Carmen Abreu, Member (Sparkill Club)
Jeff McCall, (Piermont Club)

Carmel Reilly, Clerk

Liaison: Deputy Supervisor Denis Troy

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 109**APPOINT / REAPPOINT ORANGETOWN SHADE TREE COMMISSION / 2025 1-YR TERM**

RESOLVED, that the following are hereby appointed / reappointed as Members of the Orangetown Shade Tree Commission, for a 1-year term, commencing on January 1, 2025 and expiring on December 31, 2025:

Mary Vail (Chairperson)
Katja Alberino-Rappaport

Mary Ellen Le Warn
Andrew Goodwillie

Joy Macy
Mary Root

Liaison: Councilperson Jerry Bottari

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 110**REAPPOINT ORANGETOWN TRAFFIC ADVISORY BOARD / 2025 / 1-YEAR TERM**

RESOLVED, that the following are hereby reappointed as Members of the Orangetown Traffic Advisory Board, for a 1-year term, commencing on January 1, 2025 and expiring on December 31, 2025:

RESOLUTION NO. 110 - Continued

Michael Yannazzone (Co-Chairperson)
 Paul Raso
 James Castagna
 George Garrecht, Highway, Advisor

Margaret Warren (Co-Chairperson)
 Robert Simon Robert Morrison
 P.O. Chris Connolly, OPD, Advisor
 Thomas Edattel, DEME, Advisor

Stefanie Schera, Deputy Town Attorney, Legal Advisor
 Allison Kardon, Clerk
 Liaison: Councilperson Paul Valentine

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 111**REAPPOINT JOSEPH KENNETH BRADY-AMOON / MEMBER / ORANGETOWN BOARD OF ASSESSMENT REVIEW / 5-YEAR TERM**

RESOLVED, that JOSEPH KENNETH BRADY-AMOON is hereby reappointed as MEMBER to the Orangetown Board of Assessment Review for a 5-year term, commencing January 1, 2025 and expiring on December 31, 2029.

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 112**REAPPOINT BETH CAHILL / MEMBER / ORANGETOWN BOARD OF ETHICS / 5-YEAR TERM**

RESOLVED, that BETH CAHILL is hereby reappointed as MEMBER to the Orangetown Board of Ethics for a 5-year term, commencing January 1, 2025 and expiring on December 31, 2029.

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

Motion: 5 - 0

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

Noes: None

RESOLUTION NO. 113**APPROVE / AUTHORIZE TOWN ATTORNEY TO SIGN SETTLEMENT DOCUMENTS / TAX CERTIORARI PROCEEDING CARALA VENTURES LTD. V. THE TOWN OF ORANGETOWN ASSESSOR'S OFFICE (66.30-2-68)**

RESOLVED, upon the recommendation of the Assessor, approve and authorize Dennis D. Michaels, Deputy Town Attorney, to sign settlement documents regarding the tax certiorari proceeding Carala Ventures Ltd v. The Town of Orangetown Assessor's Office, tax map designation 66.30-2-68 (50 Gedney Street, Nyack), for the tax assessment years 2023 - 2024 for a total refund by the County of \$332, a total refund by the Town of \$1,076, and a total refund by the School District of \$3,652. Interest on the Town's liability as a result of assessment decrease or refund is waived if payment is made within sixty (60) days after a copy of the order based upon the settlement is served on the Rockland County Finance Department.

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. 114
APPROVE / INSTALLATION OF STREET LIGHT / INTERSECTION OF HUNT RD AND
AMERICAN LEGION POST #1199 / ORANGEBURG**

RESOLVED, that upon the recommendation of the Traffic Advisory Board, the installation of a street light at the intersection of Hunt Road and American Legion Post #1199 (Utility Pole# 59590/37961) is hereby approved to be paid from the following budget line item B.5182.452.17.

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. 115
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 six (6) warrants (Exhibit 02-11-B) for a total of **\$13,601,178.50**.

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. 116
ENTER EXECUTIVE SESSION**

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

RESOLVED, at 8:06 pm, the Town Board entered Executive Session to discuss matters relating to personnel.

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. 117
RE-ENTER RTBM / ADJOURNED / MEMORY**

RESOLVED, at 9:15 pm, the Town Board re-entered the Regular Town Board Meeting and adjourned in memory of: **Sylvia Barone**, *Resident of Pearl River*; **Helen Brady**, *Resident of Pearl River* and **Carol Ann Racca**, *Resident of Orangeburg*.

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


Rosanna Sfraga, Town Clerk

EXHIBIT
02-11-A

**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
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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

Town of Orangetown

DATE: February 11, 2025

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

EXHIBIT
02-11-B

**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