

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- JANUARY 22, 2018

MEMBERS PRESENT: MAYOR DENNIS K LEAHY, DEPUTY MAYOR ROBERT PRITCHARD, TRUSTEE NOREEN REYNOLDS, TRUSTEE KEVIN GREANY, TRUSTEE JAMES R BARNETT

ALSO PRESENT: ATTORNEY KELLY NAUGHTON, ATTORNEY JOHN AHERN, ENGINEER SEAN HOFFMAN, CPA JUSTIN WOOD(NUGENT & HAEUSSLER PC) CHIEF ARNOLD AMTHOR, SERGEANT MICHAEL MARESCA, DPW SUPERINTENDENT MATTHEW THORP, CLERK-TREASURER VALENTINA JOHNSON

PUBLIC PRESENT: JOHN WILSON, JASPREET GILL(WVT), JEN & CHARLIE WOZNICK, LOTTIE & RAY RUMPF

Mayor opened the meeting with the Pledge of Allegiance.

APPROVAL OF MINUTES

Motion by Trustee Reynolds, seconded by Trustee Pritchard, approving the minutes of the January 8, 2018 meeting as presented. 5 ayes, 0 nays.

APPROVAL OF BILLS & CLAIMS

Motion by Trustee Barnett, seconded by Trustee Greany, authorizing the following bills and claims as audited by the Board of Trustees:

GENERAL	\$133,234.72
WATER	\$ 3,737.44
SEWER	<u>\$ 12,661.49</u>
TOTAL	\$149,633.65

TRANSFER OF FUNDS

Motion by Trustee Barnett, seconded by Trustee Reynolds, authorizing the following transfer of funds to cover deficit lines in the budget as requested by Clerk-Treasurer:

From: 1410.120A, Training Courses

To: 1410.420A, Administrative Bank Fees

Amount: \$200.00

From: 1420.400A, Attorney Contractual

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To: 1620.400A, Buildings Contractual

Amount: \$20,000.00

From: 8120.410G, Training

To: 9060.800G, Hospital & Medical Insurance

Amount: \$850.00

From: 1990.400A, Contingent Account

To: 7550.400A, Celebrations Contractual

Amount: \$1,700.00

CORRESPONDENCE

1. LETTER OF RESIGNATION, DPW LABORER BRAD PROTSKO- Everyone exclaimed what a very nice letter from Brad. Matt advised he is moving on, which is good for him, he's done a great job and did very well. Trustee Barnett advised his comments are well taken, and he really means it, he is a member of the U.S. military, just came back from orders in Puerto Rico, spent time in Guantanamo Bay, took over as Scoutmaster for the troop and did an excellent job. Motion by Trustee Barnett, with deep regret, to accept Brad's resignation, effective immediately, seconded by Trustee Reynolds. 5 ayes, 0 nays. Mayor advised Brad will be missed.
2. LETTER OF RESIGNATION, ZBA MEMBER JOSEPH BYRNE-Motion by Trustee Greany, seconded by Trustee Barnett, to accept Joseph Byrne's resignation, effective immediately, as Zoning Board of Appeals Member. 5 ayes, 0 nays. Mayor advised he would like to appoint Sheila Schwartz. Motion by Trustee Pritchard, seconded by Trustee Reynolds, approving the appointment of Sheila Schwartz to the Zoning Board of Appeals to fulfill Joseph's unfulfilled term through April, 2019. 5 ayes, 0 nays.
3. RESOLUTION, 2018 GENERAL ELECTION REGISTRATION- Motion by Trustee Barnett, seconded by Trustee Greany, approving a resolution for the March 20, 2018 Village Election, at the Maybrook Senior Center, from 12 noon to 9PM, and approving the following Election Inspectors, the first names are designated as Chairman thereof: Jane Schimpf, Frances Ryan, Patricia Lyon, Angela Mingoia, Gwen Guzzo, and Lee Howard, all at a rate of \$100 for the day. 5 ayes, 0 nays.
4. RESOLUTION, ZONE CHANGE FEE- Attorney advised it hasn't been updated since 1986, this resolution will include a \$500 fee for the application, plus a deposit of escrow of \$1,000, which must be replenished accordingly. Deputy Mayor Pritchard advised he is 100% behind this, he was confused with something else at the last meeting. Attorney advised the Board of the old

fees and this is more realistic with everything. Motion by Trustee Pritchard, seconded by Trustee Reynolds, approving the resolution to adopt amendment to Planning & Zoning Fee Schedule for Section C (1)Zone Change Local Law. 5 ayes, 0 nays.

5. GALAXY SEQRA EXPANDED EAF PART 3- Attorney advised on the draft scope for expanded Part III, was reviewed and Sean, John Canning of Kimley- Horn has reviewed the transportation section of the EAF and she have provided memos to this Board. Engineer advised he reviewed the outline, and traffic consultants and consultants should be included in the scopes of their studies. Attorney advised if any additional comments or changes, can adopt the scope as amended to include these. Motion by Trustee Pritchard, seconded by Trustee Barnett, to accept the scope, subject to memos and/or changes of consultants . 5 ayes, 0 nays.

MAYOR'S REPORT

1. **Village of Montgomery St. Patrick's Day Parade-** I received an email from the Village of Montgomery St. Patrick's Day Committee that this year's parade will be held on Saturday, March 24th. Line-up will be noon and kick off will be at 1 pm. The Village of Maybrook will have a section in the parade as we have had in the past. I have reached out to several organizations within the village about marching in the Maybrook section of the parade and so far have had all positive responses. Any organizations in the village who would like to march with the Maybrook section can contact me directly by email at dennisk.leahy@gmail.com or Trustee Jim Barnett at jimbarnett@frontiernet.net.
2. **2017 Audit-** Earlier this evening, we had a meeting with our accountant Justin Orth from Nugent& Haeussler, PC to discuss our 2017 Audit. We were informed this evening that the audit went very smooth which Justin credited our Village Clerk/Treasurer Tina Johnson and the Deputy Treasurer Laurie Greany and the Deputy Clerk Linda LaRosa. I'm pleased to report that the village is fiscally sound and we have a Fund Balance of \$465,015.
3. **Budget Work Session-** I would like to request Board approval for a Budget Work Session on Monday, February 26th beginning at 6 pm which will be before the scheduled Village Board Meeting. Motion by Trustee Barnett, seconded by Trustee Reynolds, to set a Budget Work Session on February 26, 2018 at 6PM. 5 ayes, 0 nays.
4. **Resignation submitted by Joseph Bryne from the Zoning Board of Appeals (ZBA)-** ZBA Member Joseph Bryne has submitted his resignation from the ZBA and it is accepted by the Village of Maybrook Board of Trustees this evening.

5. **Economic Development**- We have meeting scheduled in February. The Deputy Mayor Bob Pritchard and I will be meeting with representatives from Galaxy and Empire State Development. We will keep residents updated on any progress.
6. **Next Scheduled Village Board Meeting**- Our next Village Board Meeting is scheduled for Monday, February 12th at 7 pm at the Maybrook Government Center.

TRUSTEES' REPORTS

TRUSTEE KEVIN GREANY-Welcome back Chief.

Advised on issue at the seage treatment plant, Matt will advise, looking to replace a motor and hope that's it.

TRUSTEE JAMES R BARNETT- Tank God Chief is back.

Advised Justin Wood's (from Nugent & Haeussler PC) presentation was great, we're in good sound position, we have a nice Fund Balance, and a lot of hard work.

Advised Tim and Linda are very busy.

Advised on the St. Patrick's Parade in the Village of Montgomery, let us know if you want to be in it. Mayor advised as in the past years, Aylssa and Alexis Scholz will carry our banners for us.

DEPUTY MAYOR ROBERT PRITCHARD- Welcome back Chief!

Advised the Village's budget is astounding, it's nice what we're hearing.

Advised on Orange County getting grants and in an article in the newspaper on the grant for the extension for the runway at the Orange County Airport, and with the Galaxy project and the new casino opening, on February 8th, they said people will be flying into Stewart and Orange County Airport for the casino.

Advised the next EDC meeting is on 2/12/18 at 5PM.

TRUSTEE NOREEN REYNOLDS- Welcome back Chief! Good to see you!

Advised on the audit, it's good to see and hear of the wonderful team effort by all of us and that we are spending money wisely, we're doing a good job with the money, people need to know this.

Advised she spoke to Tina Quinlan at Ms. Claire's regarding an interest they have for the Community Center Story Hour with Kindermusic, this will be on Thursdays, she will let Noreen know when they would like to begin. All is good down at the Community Center.

DEPARTMENT HEADS

DPW SUPERINTENDENT MATTHEW THORP- Welcomed Chief back and thanked Sergeant for help with the last snowstorm.

Advised on the electronic motor which controls the air flow at the sewage treatment plant, this is what Kevin was speaking about, which causes the odor. Motors costs between \$1800-\$2,000.

Advised Central Hudson is out surveying for gas main replacements, which was suppose to be done 15 years ago, big job, all of Homestead Avenue, discussed with Sean this might impact our sidewalk project, they started surveying today.

Advised they are doing a lot of in house work in the wells.

CHIEF ARNOLD AMTHOR- Thanks everyone for everything.

Thanked Senator Larkin , we got a lot of equipment, every officer is carrying the same gun, nice new Beretta APX, new holsters, light systems and holders, very nice .

Advised, just to reiterate, no none understands the taxes that you pay to the School District, Town, and Village, he sits next to the Tax Assessor's office at the Town and hears some of the stories and they really don't understand, he tries to explain , you really need to take time and explain it, they don't understand.

Mayor thanked Chief and welcomed him back.

ENGINEER SEAN HOFFMAN-

1. Country Club Drive Sidewalk Improvements – This work is intended to reduce the width of the pavement between NYS Route 208 and Ted Miller Drive to facilitate the installation of a sidewalk. On November 3, 2017 Superintendent Thorp and I reviewed the concept design in the field and discussed the Village performing survey, traffic control, demolition, excavation, backfill and restoration (topsoil and pavement) work; concrete curbs would be installed by a contractor. Future work includes reclaiming the road and sidewalk installation. Once the revised plan is approved we will provide curb elevations and the work may be surveyed and installed at the Village DPW's schedule.

2. Zoning Code Amendments & Creation of a Traditional Downtown Design (TDD) District – The public hearing on the Draft Genetic Environmental Impact Statement (DGEIS) was held November 27, 2017 meeting. Completion of a Final Generic Environmental Impact Statement (FGEIS) on substantive issues and adoption of Findings are required under SEQRA before your action on the proposed zoning amendments. We conferenced with Planner Stach and understand the FGEIS is anticipated to be considered during your February 12, 2018 meeting.

3. Galaxy Maybrook Rail Yard Redevelopment – This project involves the redevelopment of 70-acres of the former Maybrook Rail Yard for approximately 888,000 square feet of commercial use. During your October 23, 2017 meeting you declared your intent to be lead agency and determined this to be an unlisted action. During your November 27, 2017 meeting you assumed lead agency status and authorized the preparation of a EAF Part 2 which was adopted during your December 4, 2017 meeting. We have reviewed the January 5, 2018 Expanded EAF Part 3 outline and understand this will be reviewed during this evening's meeting.

4. Planning Board Applications – The following provides a summary of ongoing Planning Board applications: a. *Maybrook Glen* – This is an application for a fifty (50) lot residential subdivision on 64.656 acres with frontage on Highland Avenue, Prospect Avenue and Logan's Way. A Resolution of Condition Subdivision Approval was approved during the August 14, 2017 Planning Board meeting. During the January 11, 2018 Planning Board meeting, the Board adopted the performance bond amount of 2,874,700, evaluated the potential visual impacts of the proposed emergency access road and extended the conditional approval to August 9, 2018. The developer is working to submit a number of legal documents, some of which will require your consideration (i.e., performance bond form, offers of dedication, abandonment of a portion of Prospect Avenue right-of-way).

Logan's Way/Primary Construction, LLC – On August 30, 2017 Superintendent Thorp and I met Developer O'Donnell to review the dedication and acceptance of public improvements including the subdivision road. Developer O'Donnell submitted an as-built survey on October 30, 2017. Our request for a legible as-built survey is pending. On January 18, 2018 we received a copy of the letter of credit extension for this project.

5. Sanitary Sewer Lining – HUD Grant FY-2016 – This work involved lining sewers along Tower Avenue, Maiden Lane and Spring Street and was completed in February/March 2017. In accordance with Clerk Johnson's request, we contacted the Contractor and requested submission of the close-out documents to payment could be processed by the Orange County Office of Community Development. This information was received, reviewed and forwarded to the Village for processing and transmission to the County for payment in early December.

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7. **NYSDEC Consent Order** – On January 2, 2018 we were contacted by the NYSDEC who indicated the Village's Order on Consent requires submission of an annual report every January 31st for the preceding calendar year. The DEC has not yet received the 2016 report (due January 31, 2017). We received some background information from the NYSDEC and are working to complete both the 2016 and 2017 reports by the end of the month. We are scheduled to meet with Superintendent Thorp tomorrow to obtain information from the Village's files.

ATTORNEY KELLY NAUGHTON- Advised Tina received the updated Letter of Credit for Logan's Way, so he can finish the work.

Advised on additional properties to be included in the EDC local law, and a Public Hearing is required.

Motion by Trustee Pritchard, seconded by Trustee Reynolds, to set a Public Hearing on February 12, 2018 at 7PM. 5 ayes, 0 nays.

Motion by Trustee Barnett, seconded by Trustee Greany, meeting was adjourned at 7:50PM. 5 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson
Village Clerk-Treasurer