

MEMBERS PRESENT:

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

ALSO PRESENT:

ATTORNEY KELLY NAUGHTON, ENGINEER JIM DEWINTER, POLICE CHIEF ARNOLD AMTHOR, DPW SUPERINTENDENT MATTHEW THORP, CLERK-TREASURER VALENTINA JOHNSON

PUBLIC PRESENT:

DON LILOIA (SENIOR VICE PRESIDENT FOR NY WATERWAYS), ROSS WINGLOVITZ (ENGINEER FOR ENGINEERING & SURVEYING PROPERTIES, BILL FIORANVANTI(ORANGE COUNTY PARTNERSHIP), AL SAUER (VICE PRESIDENT FOR MIDDLETOWN & NEW JERSEY RAILROAD), JOHN LAVELLE , JOSEPH BYRNE, RACHAEL COLEMAN (WVT), EILEEN PURCELL, LOTTIE & RAY RUMPF & DAUGHTER, PLANNING BOARD CHAIRMAN JOHN WILSON, AMANDA SPADARO(THR), ED WILLIAMS

Mayor opened the meeting with the Pledge of Allegiance.

GALAXY PROPERTY CONCEPT

Ross Winglovitz advised on the annexation of a small property, the owner has had it since late 1980's and still currently owns the property and would like to annex an additional 28 acres, the reason being there are a lot of wetlands and it would clean-up the buildable portion. The property is about 80 acres, two accesses, one north of Henry Henning Drive(new road will be New Haven Dr.), and an access to Main Street. The commercial property would have 10 buildings, 750,000 sq.ft(commercial), and redevelopment of the rail yard. The tax benefit would be two million to the school district, \$700,000 to the Village, \$300,000 to the County, \$150,000 to the Fire Department and \$80,000 to the Town. This is an estimate for a yearly basis. This will bring job creation to Maybrook and the area, a recreational trail(2 miles), it will be a significant impact to downtown, lots of benefits to the project but the annexation is needed, the infrastructure will be in the town. This same presentation will be made to the town.

Mayor advised on the Economic Development meeting we had last year, we then advised we welcome projects like this to come and discuss with us.

Trustee Pritchard advised the road access will be on Main Street for vehicles and trucks to Henry Henning Drive. Every one of the Board's concerns has been answered, the road is on the back side, no noise and the road will be away from residents.

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Trustee Barnett advised this is a great thing for the Village, you're very welcome here. If no annexation, is there any plan?

Ross Winglovitz advised yes there is, it becomes more complicated. Trustee Barnett asked time wise, what's the best case scenario? Ross Winglovitz advised the road is significant, they will need help with the funding.

Bill Fioranvanti, director of business attraction for the Orange County Partnership, advised they are always looking for space.

Trustee Pritchard advised the Grant Writer was not able to be here tonight, she will present to the Empire State Development

Bill Fioranvanti advised on the lack of space for things like this, sites on rail are a big demand. This project is enormous for Maybrook and Orange County and he is here to help.

Mayor thanked County Executive Steve Neuhaus, he said he will help in any way.

Al Sauer advised he is very supportive of development of this property and pleased with the layout.

Ross Winglovitz advised it is in the I-3 zone, which is 30% and they would like 50%, so they will ask if we could look at that for flexibility.

Trustee Barnett asked about the size of the buildings. Ross Winglovitz advised it's never what he puts, it depends on the purchaser and type of industry coming in.

John Lavelle advised on a Corporate Park, it envisions a wide range, light industry, buildings that have people in there.

Trustee Greany asked if anyone came to them because there is a company in that was going into Hamptonburgh that doesn't want to go there now.

Mayor advised he wants jobs here. Mayor asked about police services and increased services with that.

Ross Winglovitz advised on part of the project and will look at the demand with use.

Don Liloia thanked the Board for entertaining them this evening, introduced himself and told Board about the Imperatore family, he is very excited about the Main Street development.

Eileen Purcell asked if Henry Henning Drive is new? Ross Winglovitz advised no Henry Henning is in the Town, near Quality Service Center, and the new road will be off of that, it will be New Haven Drive, there's 71 track miles.

Joseph Byrne asked if each individual can apply for a PILOT agreement? Ross Winglovitz advised yes.

The Board gave an affirmative head nod and free to proceed with the project. Attorney Kelly Naughton advised she has spoken to their attorney and what the next step is. Board advised on a nice start.

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Ross Winglovitz advised they won't be back soon, they have to have the property surveyed. They will be going to the Town Board with this same concept and advise of the annexation.

APPROVAL OF MINUTES

Motion by Trustee Barnett, seconded by Trustee Greany, approving the minutes of the February 13, 2017 meeting as presented. 5 ayes, 0 nays.

APPROVAL OF BILLS & CLAIMS

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

GENERAL	\$48,802.60
WATER	\$ 6,122.85
SEWER	\$13,541.05
PAYROLL	\$ 373.20
TOTAL	\$68,839.70

CORRESPONDENCE

1. AUTHORIZATION, INTER-MUNICIPAL AGREEMENT WITH COUNTY OF ORANGE FOR STOP-DWI- Motion by Trustee Reynolds, seconded by Trustee Barnett , authorizing the Village to participate in all STOP DWI and Crack-Down Agreements, with the County of Orange, and authorizing Mayor or Police Chief to sign agreement. 5 ayes, 0 nays.
2. INTRODUCTORY LOCAL LAW #2 OF 2017- A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW 3-c- Motion by Trustee Pritchard, seconded by Trustee Greany, to set a Public Hearing on March 13, 2017 at 7PM. 5 ayes, 0 nays.
3. SEQRA POSITIVE DECLARATION: RE: INTRODUCTORY LOCAL LAW #6 OF 2016:ECONOMIC DEVELOPMENT- Trustee Pritchard advised they will meet on 5PM on March 13, 2017, motion to again table until March 13, 2017 meeting, seconded by Trustee Barnett. 5 ayes, 0 nays.
4. JCO REPORT, JANUARY 2017- Trustee Greany advised everything's good. Engineer Jim Dewinter advised on a change but it's all running fine, issue with sludge and it will be taken care of. Rec. & filed.
5. AUTHORIZATION, TIM IPPOLITO & LINDA LAROSA TO ATTEND ANNUAL HUDSON VALLEY CODE ENFORCEMENT OFFICIALS EDUCATION CONFERENCE 2017- Motion by Trustee Barnett, seconded by Trustee Reynolds, authorizing both to attend conference on April 19-21, 2017 at the Poughkeepsie Grand Hotel at a rate of \$300 each. 5 ayes, 0 nays.
6. AUTHORIZATION, MAYOR TO SIGN CDBG FY-2017 CONTRACTS FOR SEWER LINING- \$50,000- Motion by Trustee Barnett, seconded by Trustee Greany, authorizing Mayor to sign contracts for Community Development Block Grant FY-2017 for sewer main lining for \$50,000. 5 ayes, 0 nays.

MAYOR'S REPORT

Max McComb- This past week we received sad news that Max McComb of Florida, NY, formerly from the Village of Maybrook entered into rest on Thursday, February 23, 2017. Max was a 59-year member and life member of the Maybrook Fire Department. He was Past Chief from 1964-1965, served as President in 1961, Chairman of the 50th anniversary committee in 1964 and was the first Division Marshall for the 100th anniversary parade in 2014. We honor him this evening for his past service to our village and we send our deepest condolences to his family for their loss.

- **Walden Rotary**- I received some very good news today. The Walden Rotary is very active in our town and offer many good projects and programs for the entire town. This past month I met with the Walden Rotary to discuss a project that would be funded by the Walden Rotary for the Village of Maybrook. The project we discussed was building a stage in our Maybrook Senior Center. The cost of the project is roughly around \$8,000.00. The Walden Rotary contacted me today to inform me that they are very pleased to inform the Village of Maybrook that they are going to help pay for a stage in our Maybrook Senior Center. We will be receiving a letter from the Walden Rotary for official notice. I want to thank our Village Clerk/Treasurer Tina Johnson, who is also a Walden Rotarian and past President for her help on this as well!
- **Sewer Lining**- On Friday, 2/24/17, the National Water Main Cleaning Co. started cleaning and videoing sewer mains for sewer lining in the village. Door hangers were put on the homes in the areas where work will be performed the day before the work is to begin. The project is expected to be completed by the week of March 6th. Work will be performed on the following streets; Tower Ave between Prince St. and Jewell St. * Oak St.* and Spring St. This is a continuation of the Villages of Maybrook's on-going progress to repair sewer lines in the village. As always, we thank the village residents for their patience and cooperation. This information was also posted on the Village of Maybrook Website and Facebook Page.
- **Eagle Scout Colin Williams**- On Sunday, February 26th, I attended the Maybrook Troop 236 Boy Scouts held and Eagle Court of Honor for Colin Williams who became the 69th Eagle Scout from the Maybrook

Troop 236 Boy Scout Program. Eagle Scout Colin Williams Eagle Scout Project involved repairing a damaged ceiling from a leak and painting the entire basement in the Maybrook Government Center. We thank Colin for doing his Eagle Scout Project in the Village of Maybrook and wish him all the best in future endeavors. Congratulations to Emeritus Scoutmaster Jim Barnett and Scoutmaster Bill Giannico on their 69th Eagle Scout from their program!

- **Next Village of Maybrook Board Meeting** – will be held on *Monday, March 13th* at 7 pm in the Maybrook Government Center.
- **Village of Maybrook Website**- as always, a reminder that the Village of Maybrook website is up and running so please check it regularly at www.villageofmaybrook.com.

Notes:

Three parts of the Economic Development in the Village of Maybrook

- 1) **Infrastructure**- We are seeing the light at the end of the tunnel. We have worked very hard these past nine years ex. New Sewer treatment plant, new Government Center, parks, roads, sidewalks, etc. all of which need to be maintained going forward.
- 2) **Business and Jobs**- In June 2016, we held a meeting here at the Government Center with realtors, local businesses and elected officials to announce the Village of Maybrook was open for business and welcoming sit downs interested investors. Welcoming businesses and jobs in the village brings in tax revenue and new residents.
- 3) **Economic Development**- New business and jobs will boost our B-2 Zone on the lower half of the village to spark new business.

TRUSTEES' REPORTS

TRUSTEE ROBERT PRITCHARD- Advised Jim Barnett last night was a very nice event, pretty impressive to have 69 Eagle Scouts.

Advised on budgeting for Economic Development next year.

Advised the first meeting of the Economic Development will be held on March 13th at 5PM, immediately prior to the Village Board meeting. The B-2 zoning is a priority, and he was very impressed with the presentation.

TRUSTEE KEVIN GREANY- Advised Jim it was a great night last night, 69 Eagle Scouts is amazing.

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Advised Dennis made a remark that we all work hard here as a Board but nobody works as hard as he does. Advised Bob is on top of the economic development, doing a great job and if we get something like this it will be wonderful.

DEPUTY MAYOR NOREEN REYNOLDS- Advised this project would be wonderful for the village, it's something that would keep the taxes down, we have seniors that would like to afford to remain in their homes, this will help.

JAMES R. BARNETT- Advised the Board they added a lot to the Eagle Court of Honor and to Colin Williams and he thanks them.

Thanks to Dennis and working with Bob, those people came to us looking for us, we didn't go to them.

Advised to keep Officer Chip Lahar and family in your prayers, his Mom died, the wake is Wednesday and the funeral Thursday.

DEPARTMENT HEADS

CHIEF ARNOLD AMTHOR- Advised he is requesting appointment for Lawrence Coe as a part time probationary police officer at the probationary rate of \$19.44 per hr. Motion by Trustee Barnett, seconded by Trustee Greany, approving the appointment of Lawrence Coe as a part time probationary police officer, for 120 hours at the rate of \$19.44 an hour and with the intent to be appointed with the Village of Maybrook as a permanent part time officer. 5 ayes, 0 nays.

DPW SUPERINTENDENT MATTHEW THORP- Thanked Chief and the police department for helping in the last storm.

Advised he will meet with Jason on pavers for the Danny Meyer Memorial Playground for the entrance, and for families to put their names on it and have here in the village.

Advised there were no issues from flooding, it helped we had our lines done, there is a potential for another downpour tomorrow night.

Passes on his condolences to the family of Max McComb, he was a really great guy.

ENGINEER JIM DEWINTER- Advised the FY2016 sewer main lining preliminary video will be done beginning of the week, we have done \$95,000 of the lining, 90% of the zone. It's time to think about the next round, applications are back to May, packages going out next week.

ATTORNEY KELLY NAUGHTON- Advised on the lease agreement between the Village and A T & T, and the Village will receive money monthly. Trustee Barnett has questions, and asked about

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concerns. Attorney advised on hiring a wireless telecommunication because she wants to make sure, to place on 117 ft. water tower, on top of the tank. The Planning Board will be looking at it also.

Motion by Trustee Pritchard, seconded by Trustee Reynolds, to assume Lead Agency for SEQRA, un-coordinated review with the Planning Board and the Village Board. 5 ayes, 0 nays.

Motion by Trustee Pritchard, seconded by Trustee Reynolds, to declare as an Unlisted Action with a Negative Declaration. 5 ayes, 0 nays.

Motion by Trustee Barnett, seconded by Trustee Pritchard, authorizing Mayor to sign , subject to Planning Board review and approval. 5 ayes, 0 nays.

Motion by Trustee Barnett, seconded by Trustee Greany, authorizing Mayor to sign agreement with Mike Musso. 5 ayes, 0 nays.

Motion by Trustee Barnett, seconded by Trustee Greany, meeting was adjourned at 8:20PM. 5 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson
Clerk-Treasurer