

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- MARCH 13, 2017

**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, CLERK-TREASURER VALENTINA JOHNSON, ASSOCIATES FROM BURKE, MIELE, & GOLDEN, LLP

**PUBLIC PRESENT:** LAWRENCE COE, FAMILY OF LAWRENCE COE, EDWARD WILLIAMS, JOSEPH BYRNE, JERRY & NICOLE CARRASQUILLO

Mayor opened the meeting with the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Motion by Trustee Barnett, seconded by Trustee Greany, approving the minutes of the February 27, 2017 meeting as presented. 5 ayes, 0 nays.

**APPROVAL OF BILLS & CLAIMS**

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

GENERAL	\$67370.61
WATER	\$ 8,453.32
SEWER	\$ 6,479.24
PAYROLL	<u>\$19,542.84</u>
TOTAL	\$101,846.01

**TRANSFER OF FUNDS**

Motion by Trustee Pritchard, seconded by Trustee Reynolds, authorizing the following transfer of funds as requested by the Clerk-Treasurer:

From: 1410.200 Clerk Equipment

To: 1410.150A, Special Overtime

Amt.: \$500.00

From: 1420.400A, Attorney Contractual

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To: Administrative Bank Fees

Amt.: \$120.00

From: 8989.200A, Reading Room Equipment

To: 9040.800A, Workers Compensation

Amt: \$570.00

**PUBLIC HEARING-7PM**

**INTRODUCTORY LOCAL LAW #1 OF 2017**

**CONTINUING THE MORATORIUM ON THE ISSUANCE OF PERMITS, CERTIFICATES OF OCCUPANCY AND APPROVALS FOR DEVELOPMENT IN THE B-2 DISTRICT**

Clerk read the Notice of Hearing and presented the Affidavit of Publication.

Motion by Trustee Pritchard, seconded by Trustee Greany, to open the Public Hearing at 7PM. 5 ayes, 0 nays.

Attorney advised on the local law and 6 month moratorium, a hardship clause has been included in the local law on page 2, under section 5: relief.

Jerry Carrasquillo advised on his property at 304 Tower Avenue and the moratorium. He has owned the property since November and with the snowstorm coming tomorrow he is very concerned that the roof will cave in. Jerry also advised it is a really bad section on Tower Avenue, he needs to keep watch on the property for fear of someone breaking the door down, he owns two properties and wants to fix the house and move his Mom here.

Mayor advised we hear what he is saying and that's why we have included the hardship for the B-2 district.

Attorney advised Mr. Carrasquillo to submit a written application to Tina.

Jerry advised he had submitted a letter , plans, blue prints, all done.

Attorney advised once this law takes effect after filing with the State, Tina can copy the Board and Tim for the next Board meeting and schedule a Public Hearing.

Jerry advised Tim said he needs a repair permit first, can he get sheetrock and build.

Attorney advised it depends on what this Board permits.

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Trustee Pritchard advised he has no issues with this, and sees why Jerry is concerned with the house collapsing.

Jerry advised Tim said the permit would be a repair permit.

Attorney advised the Board can consider what he's proposing.

Mayor advised on the B-2 district and what we're proposing.

Trustee Pritchard advised the hardship clause develops options.

Jerry advised a lot of houses are getting broken into, and advised , you can kick the door in and get in. There's a lot of stuff going on there, a lot of stealing.

Mayor advised he will speak to the Sgt, anything he sees call the P.D.

Jerry advised he will, they all know him.

Attorney advised at the next meeting the Board can schedule a Hearing for April 10<sup>th</sup>.

Motion by Trustee Barnett, seconded by Trustee Greany, to close the Public hearing at 7:10PM. 5 ayes, 0 nays.

Motion by Trustee Pritchard, seconded by Trustee Greany, to adopt Local Law #2 of 2017: Continuing The Moratorium On The Issuance Of Permits, Certificates of Occupancy And Approvals For Development In The B-2 District. 5 ayes, 0 ayes Roll Call:

Trustee Pritchard-aye

Trustee Greany-aye

Mayor Leahy- aye

Deputy Mayor Reynolds-aye

Trustee Barnett- aye

**PUBLIC HEARING**

**A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW SECTION**

**3-c**

Clerk read the Notice of Hearing and presented the Affidavit of Publication.

Motion by Trustee Reynolds, seconded by Trustee Pritchard, to open the Public Hearing at 7:11PM. 5 ayes, 0 nays.

Mayor advised the tentative budget must be filed by March 20, 2017, it's impossible to stay under the tax cap levy.

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Mayor advised on the increases to Health Insurance, Workers' Compensation and Retirement without taking care of our own employees.

Trustee Barnett advised no way to vote to stay under the tax cap and be fiscally responsible.

Joseph Byrne asked what does the 1% translate to.

Mayor advised what we have to make up in revenue in property taxes and the tax cap says we can't raise property taxes by more than that percentage, it holds you to the amount to raise in taxes. Mayor explained some of the budgetary line items and figures.

Motion by Trustee Barnett, seconded by Trustee Reynolds, to close the Public Hearing at 7:25PM. 5 ayes, 0 nays.

Motion by Trustee Greany, seconded by Trustee Reynolds, to adopt Local Law #2 of 2017: Overriding The Tax Levy Limit Established In General Municipal Law section 3-c. 5 ayes, 0 nays. Roll call:

Trustee Pritchard- aye

Trustee Greany- aye

Mayor Leahy- aye

Deputy Mayor Reynolds- aye

Trustee Barnett- aye

**CORRESPONDENCE**

1. ECONOMIC DEVELOPMENT POSITIVE DECLARATION- Trustee Pritchard advised on the Positive Declaration (SEQRA) Notice of Intent to Prepare a Draft Generic Environmental Impact Statement and Lead Agency Determination of Significance , advised on the scoping portion of it and spoke to Max and Kelly. Motion by Trustee Pritchard, seconded by Trustee Barnett, to accept the presented declaration, but the scoping document will be changed by March 23, 2017 and then adopt that. 5 ayes, 0 nays.
2. BUILDING INSPECTOR'S REPORT, FEBRUARY 2017- Trustee Barnett advised on the report, cars that were supposed to be in court tomorrow will be cancelled and move to next month. Advised Bluestone Commons is working on the interior now. Rec. & filed.
3. AGREEMENT, VILLAGE OF MAYBROOK & ORANGE COUNTY CAL RIPKIN- Motion by Trustee Reynolds, seconded by Trustee Pritchard, approving agreement for 2017 season from April 1, 2017 to October 31, 2017, and one time fee of \$500 for use of concession stand. 5 ayes, 0 nays.

**MAYOR'S REPORT**

- **“Concept” Proposal for the Galaxy Property**- At our last Village Board meeting held on February 27<sup>th</sup>. Representatives from New York Waterways and their Engineer Ross Winglowitz presented a “Concept” to the Village Board that included development of the Galaxy Property along the old Maybrook Rail. The “Concept” includes the development of a Corporate Park on 80 acres of land adjacent to the rail. This project would require the annexation of 28 acres from the Town of Montgomery into the Village of Maybrook. The wetlands on the property will NOT be developed and remain in the town. The “Concept” includes 10 buildings totaling 750,000 sq. ft. of building space. A road would be constructed that will continue down Main Street (passenger cars ONLY), across the tracks, run parallel to the tracks and connect with Henry Henning Drive in the Town of Montgomery. The village CAN and Will supply water and sewer. There is a potential well located on the site also. There is a Walking and Bicycle Trail along the road included in the “concept”. This project will create tax revenue, jobs, residential growth in the village, the revitalization of the B-2 zone and maybe at the end a need for an elementary school back in our village. In order to move forward with this “concept”, 28 acres of land within the 80 acres would have to be annexed from the Town of Montgomery to the Village of Maybrook. The Village Board was asked if we wished to proceed. We were unanimously in favor of moving forward. On Thursday, March 9, 2017, the “concept” was presented to the town of Montgomery and they have agreed to a joint meeting to discuss and move forward with the annexation process. Just a little history on this property, from 1925 to 1980 the Village of Maybrook thrived because of the railroad. There were 200 plus families who lived and worked for the Maybrook Railroad. When the Maybrook Railroad shut down in 1980, Maybrook pretty much lost its identity and over time became a bedroom community. On June 29, 2016, Trustee Bob Pritchard and I held an “Economic Development Kick Off” here at the Government Center. The County Executive Steve Neuhaus attended along with local businesses and local realtors. At the meeting, we discussed the past eight years and how we came to point we were from the efforts of the Village Board in repairing our infrastructure and plans to maintain going forward. Our message for those who attended this meeting was “the Village of Maybrook is ready to move to the next level and welcome economic development”. Since then, we have had many conversations with investors. The village board moved to “set the table” by purchasing

property on Main St. from the County for a possible municipal parking lot back in 2015. The addition of cameras for increased security on Tower Ave and Main St. will be installed (which we are in the final stages for installation). We have been working with our municipal planner and village Attorney on the B-2 zone that surrounds Main St. It's been a work in progress and we just keep chipping away. The owners of the Galaxy property contacted us and we met for a meeting in October 2016 to discuss a "Concept" proposal. An actual "concept" was reviewed with the Village Board on February 27th as previously mentioned. This past Thursday evening, I stopped into the Village Planning Board meeting to give them a summary of our last Village Board Meeting and the "concept". I explained to the members of our Planning Board that this is a very important moment in the history of the Village of Maybrook and that this project will move the village into the 21<sup>st</sup> century for today and future generations. I told them that the Village Board and I have the utmost confidence that they will be on top of this project and make decisions in the best interest of our village. We still have a long road ahead of us and as we have promised in the past, we will keep pushing forward in making our village the best it can be for our residents. Residents are welcome to attend our meetings. We will keep the residents updated and informed of any new developments going forward. I have spoken to the County Executive Steve Neuhaus, Congressman Sean Patrick Maloney and I have reached out to Senator William Larkin. All are very excited about the "Concept" before the Village Board and have offered any assistance needed that they can provide going forward. I thanked them all for their support! The "Concept" is on display here at the Government Center and residents are welcome to stop in and review it.

- **Sewer Lining-** On Friday, February 24, 2017, the National Water Main Cleaning Co. began cleaning and videoing sewer mains for sewer lining in the village. The project was expected to be completed by the week of March 6<sup>th</sup> however due to the weather, the project has been extended. Residents will be notified the day prior with notices of work being performed. The following is the scheduled work left to be done. The sewer line on Tower between Prince and Jewel. The sewer line on Oak from Maiden 122 feet east and the run on Spring St off Tower Ave. This rehabilitation of the sewer lines is a continuation of the Villages of Maybrook's on-going progress of repairing the infrastructure 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.

- **Major Snowstorm-** We had a few breaks in the weather during February where we thought March may bring us right into an early spring. Well the cold is back along with the possibility of a major snowstorm beginning early Tuesday into Wednesday. The Maybrook DPW is ready for the storm and as always we prepare for the worst and hope for the best. Just a reminder to residents, there is NO PARKING on village streets during snowfall and we thank everyone for their cooperation.
- **Village of Montgomery St. Patrick's Day Parade-** The Village of Montgomery St. Patrick's Day Parade is scheduled for this Saturday, March 18<sup>th</sup>. Line-up is at noon and the parade kicks off at 1 pm. Maybrook will have its own section in the parade which includes; the Village Board and myself, Congressman Sean Patrick Maloney, the Maybrook Troop 236 Boy Scout Band, the Maybrook Police Dept., the Maybrook Fire Dept., Maybrook VFW Post 2064 and Auxiliary, Orange County Cal Ripken Baseball and Softball, Wallkill Savings Bank, Maybrook 4-H, the Maybrook Wind Ensemble, Shoprite and last but not least Alyssa and Alex Scholz who will leading the parade holding the Maybrook banner. Hoping the weather cooperates and the sun is shining. Looking forward to seeing everyone there!
- **Village Elections-** Village Elections will take place on Tuesday, March 21<sup>st</sup> at the Maybrook Senior Center from noon to 9 pm. Trustee Kevin Greany, Trustee Jim Barnett and Judge William Schimpf are running unopposed.
- **Maybrook Easter Egg Hunt-** The Village of Maybrook Easter Egg Hunt is scheduled for Sunday, April 9<sup>th</sup> at the Maybrook Senior Center beginning at noon. There will be an Easter Egg Hunt for toddlers and school aged children from Kindergarten to 5<sup>th</sup> Grade. There will be Easter Basket Raffles, light refreshments provided by Shoprite and a special visit from the Easter Bunny as well. A rain date for this event has been scheduled for Sunday, April 23<sup>rd</sup>.
- **Snow State of Emergency-** A Snow State of Emergency is hereby declared in the Village of Maybrook effective as of 12:00a.m. on March 14, 2017. This State of Emergency has been declared due to the impending snow storm which is expected to produce excessive winds, snow accumulations in excess of eighteen (18) inches and drifting snow.

This situation threatens public safety. This State of Emergency will remain in effect until rescinded by a subsequent order. As the Chief Executive Officer of the Village of Maybrook, I, **Dennis K. Leahy**, exercise the authority vested in me under Section 24 of the New York State Executive Law, to preserve the public safety and hereby render all required and available assistance vital to the security, well-being, and health of the citizens of the Village. I hereby direct all departments and agencies of the Village of Maybrook to take whatever steps necessary to protect life and property, public infrastructure and provide such emergency assistance as deemed necessary. SO ORDERED ON MARCH 13, 2017. Motion by Trustee Pritchard, seconded by Trustee Barnett, authorizing a State of Emergency effective March 13, 2017. 5 ayes, 0 nays.

- **Budget Work Session**- I would like to set a budget work session for Monday, March 27<sup>th</sup> at 6 pm. Motion by Trustee Reynolds, seconded by Trustee Greany, approving to set a work session on March 27, 2017 at 6PM. 5 ayes, 0 nays.
- **Next Village of Maybrook Board Meeting** – will be held on *Monday, March 27<sup>th</sup>* 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](http://www.villageofmaybrook.com).

#### TRUSTEES' REPORTS

**TRUSTEE ROBERT PRITCHARD**- Advised on the development concept of the Galaxy property which will include a hiking and biking trail, a huge deal for us, 4 mile loop, cul-de- sac in Henry Henning Drive with a new road, it's a good thing.

Advised on EDC , will have our Attorney and Planner 's revision of the Scoping , will help get us shovel ready as soon as possible, should be in place by time the present moratorium ends.

Advised on Type II, looking at added security, Attorney has new laws from DEC, increasing development 30% density coverage to 50% to Village. Yellow Freight and Halmar will also be impacted by this, get 900,000 sq. ft. instead of 750,000 sq. f, asked if Attorney could look into this.



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Motion by Trustee Pritchard, seconded by Trustee Reynolds, authorizing Attorney to draft law for Board to look at. 5 ayes, 0 nays

**TRUSTEE KEVIN GREANY-** Advised the sewage treatment plant is running good, everything is up and running.

Advised on a neighboring village and the route they took, we were pro-active , we didn't want those DEC fines. Advised Tina and Dennis did a good job on the interest rate for the bonds, that village is getting fined every single day. Tax rate is still moderate.

Advised everyone to be careful tomorrow and get home safe.

**DEPUTY MAYOR NOREEN REYNOLDS-** Advised due to her foot injury she will not be at the parade Saturday.

Advised the Community Center did 8 passports for this month so far, had appointments for tommorr, had to cancel and tell them to close.

**TRUSTEE JAMES R BARNETT-** Advised Saturday will be fun, will miss Noreen.

Advised it is an honor and a privilege to serve the good people of this village and we both would be honored to receive your vote next Tuesday, running unopposed but it's nice to know we have your support.

**DEPARTMENT HEADS**

**ENGINEER JIM DEWINTER-** Advised on sewer lining schedule for Thursday & Friday, advised on the streets to be completed.

**ATTORNEY KELLY NAUGHTON-** Wished Jim & Kevin good luck in the election and stay safe tomorrow.

Motion by Trustee Greany, seconded by Trustee Pritchard, to enter into executive session at 8PM, to discuss for a particular employment of an individual. 5 ayes, 0 nays.

Motion by Trustee Reynolds, seconded by Trustee Greany, to exit from executive session at 8:30PM. 5 ayes, 0 nays.

Motion by Trustee Pritchard, seconded by Trustee Barnett, meeting was adjourned at 8:31PM. 5 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson

Village Clerk-Treasurer

