

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- JANUARY 8, 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, ENGINEER SEAN
HOFFMAN, SERGEANT MICHAEL MARESCA,
CLERK-TREASURER VALENTINA JOHNSON**

PUBLIC PRESENT:

**EDWARD WILLIAMS, JOSH TYRELL, BOY SCOUT
AARON GOLDSTEIN, JOE BYRNE, CHARLIE
WOZNICK, JENNIFER WOZNICK, JASPREET GILL
(WVT)**

Mayor opened the meeting with the Pledge of Allegiance.

APPROVAL OF MINUTES

Motion by Trustee Reynolds, seconded by Trustee Greany, approving the minutes of the December 4, 2017 meeting as presented. 5 ayes, 0 nays.

APPROVAL OF BILLS & CLAIMS

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

GENERAL	\$52,259.63
WATER	\$ 8,259.32
SEWER	\$ 6,149.50
REFUSE	<u>\$ 19,632.84</u>
TOTAL	86,301.29

TRANSFER OF FUNDS

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

From: 1420.400A, Attorney Contractual

To: 8020.410A, Planner

Amount: \$2,500

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From: 8989.100A, Reading Room Personal Service

To: 8989.400A, Reading Room Contractual

Amount: \$4,000

From: 1410.120A, Training Courses

To: 1410.150A, Special Overtime

Amount: \$500

From: 1410.400A, Clerk Contractual

To: 1410.420A, Administrative Bank Fees

Amount: \$300

CORRESPONDENCE

1. THANK YOU LETTER, ABBY WILLIAMS- Very nice, rec. & filed.
2. THANK YOU LETTER, CHIEF AMTHOR & LISA AMTHOR- Mayor advised Chief is recovering well and will be back to work this month. Rec. & filed.
3. THANK YOU LETTER, THE REYNOLDS, PICKNEY, GEROW, & KOCSIS FAMILIES- Mayor advised how sorry we all are for the passing of Mrs. Reynolds, Noreen's mother in law.
4. JCO REPORTS, NOVEMBER & DECEMBER 2017- Trustee Greany advised all is good. Rec. & filed.
5. AUTHORIZATION, PARTNERS-IN-SAFETY 2018 SERVICE AGREEMENT- Motion by Trustee Reynolds, seconded by Trustee Pritchard, authorizing the renewal for Partners In Safety 2018 Service Agreement. Rec. & filed.
6. AUTHORIZATION, ELECTION NOTICE- Motion by Trustee Barnett, seconded by Trustee Pritchard, authorizing a resolution for the next general Village Election to be held on March 20, 2018 for the terms of Mayor- 2 years, Trustee-2 years, Trustee-2 years, and authorize Clerk to publish notice. 5 ayes, 0 nays.
7. POLICE REPORT, NOVEMBER & DECEMBER 2017- Trustee Barnett advised on the large number of medical calls, they guys are busy, thinks the Board needs to take a look at the guys to be better prepared for medical calls, our police department is the first there, the Fire Department and Ambulance do a good job, but we should consider and the Board look at. Sgt. Maresca advised Kris Kolvenbach is doing well, but his grandfather passed away. Board advised we all wish him and his family well.

MAYOR'S REPORT

1. **Passing of Allene Reynolds “Mrs. Reynolds”** - Since our last Village Board meeting, a special lady passed away in our village. Allene C. Reynolds, “Mrs. Reynolds”, of Maybrook, NY passed away on December 8, 2017 at Legacy Hospice, Ocala, FL. Mrs. Reynolds was the daughter of the late Issac and Donita Tuttle Bemler, she was born November 2, 1915 in Broadview, Montana. She was 102 years old. Mrs. Reynolds was widow of the late Charles A. Reynolds. She was also the mother of Robert Reynolds, husband of Trustee Noreen Reynolds. Mrs. Reynolds was a school teacher, teaching kindergarten at Maybrook Elementary School and will always be remembered by the students she taught over those years. She was also a member of the Maybrook Golden Links Senior Citizens, a Cub Scout Leader, and she enjoyed quilting and sewing. Mrs. Reynolds was a wonderful person who lived a wonderful life. She will be missed by all her knew her and always remembered. We send our deepest condolences to the Reynolds Family and may Mrs. Reynolds rest in peace.....
2. **Dr. Inder Jit Kumar, PhD** – Over the Christmas break I also received the sad news that Dr. Inder Jit Kumar who was once a Village of Maybrook Engineer from Eustance and Horowitz PC passed away on Saturday, December 30, 2017 at Orange Regional Medical Center. We send our deepest condolences to the Kumar family and may he rest in peace as well.....
3. **Maybrook Police Officer Kristopher Kolvenbach**- On December 5, 2017, I received a phone call that Maybrook Police Officer Kristopher Kolvenbach who works part-time in the Maybrook Police Department (and also in the Villages of Walden and Montgomery) was involved in a serious head on motor vehicle accident. I spoke to Officer Kolvenbach before Christmas and he has a long road ahead of him. We are all very thankful Officer Kolvenbach is recuperating and wish him a speedy recovery. I spoke to Officer Kolvenbach today and he is in good spirits and on the mend. I ask all village residents to keep him and his family in your prayers.
4. **IRS Phone Scam**- Over the holidays, a Code Red announcement was sent out by the Maybrook Police Department reminding residents of the “IRS Phone Scam”. Remember to never give any personal information to anyone over the phone. A new method the scammers are using is calling pretending to be from your local police department while also finding a way to disguise the number they’re calling from by having the local police departments phone number come up on your caller ID. The scammers are then stating there is a warrant for your arrest and telling you to turn yourself into the Police Department if you don’t pay the amount over the phone. We urge all residents to NOT give any information to the “IRS Phone Scam” calls! Simply hang up the phone and report the incident to the Maybrook Police Department at 845-427-2226. If you do not feel comfortable calling the Maybrook Police Department to report the incident, please feel free to come to the station to report it. Be advised, the IRS will NOT contact you by phone if you owe money. Even though tax season did not begin yet they are already starting this scam up again as we had one report earlier today. If you have any questions or concerns do not hesitate to contact the Maybrook Police Department. This information is also available on the Village of Maybrook website. A CODE RED was sent out to residents as well.
5. **Maybrook Wind Ensembles Annual Holiday Concert**-Our very own Maybrook Wind Ensemble, an inter-generational community wind ensemble under the direction of Kevin Scott, held a concert with a selection of holiday favorites celebrating Christmas and Hanukkah on Friday evening, December 15th at the Maybrook Senior Center. This was our 3rd annual Holiday performance and a nice turn out as well. We are very proud and thankful to have such talented

musicians who perform for our residents in the Village of Maybrook. I'm looking forward to the next concert which will be held in the spring.

6. **Maybrook Christmas Lights Decorating Contest-** Trustee Noreen Reynolds and her committee made their rounds for the Maybrook Christmas Lights Decorating Contest during the Christmas season. The winner are **1st place** went to 822 Abbey Avenue -\$100 Gift Certificate to Lowes **2nd Place** went to 106 Christian Lane- \$75 Gift Certificate to Lowes **3rd Place** went to 913 Homestead Ave – \$50 Gift Certificate to Lowes. **Honorable Mentions** were 111 Prospect Ave., 110 Indian Trail, 111 Country Club Dr., and 213 Maiden Lane. Each received a \$25 Gift Card to Lowes. Thank you to Trustee Noreen Reynolds for making the rounds for the Christmas Lights Contest and thank you to the residents for adding the Christmas spirit and making the village festive.
7. **DPW Supervisor Matt Thorp-** Matt was not feeling well and unable to make tonight's meeting. He did send an email to the Village Board with an update. The DPW and the Police Department did a great job working together in getting vehicles off of the road so the roads could be cleared for the safety of residents and the passage of emergency vehicles during the snowstorm. There still is an issue with some residents who are putting snow back in to the street and not clearing sidewalks. Letters will be going out reminding residents of their responsibility to clear sidewalks in front of their homes. We seem to go through this every year and people need to be reminded. We had a water leak on Palmer Court today. The DPW was on it early this morning and the issue was resolved by early afternoon.
8. **Happy New Year and a Fantastic 2018 to All-** This year, like many years past is going to be very busy in the Village of Maybrook. As promised, we continue to move forward with economic development in Maybrook. We took a major step this past year in putting together the Draft Generic Environmental Impact Statement (DGEIS). We plan on taking more big steps towards the revitalization of our village in 2018. Our progress in Maybrook has not gone unnoticed. You have my word we will be pressing forward as we have done the past ten years. I made a promise to make Maybrook the best it can be and I plan on doing everything possible to make it happen! Today, we begin a new year, I know I speak for the entire board when I say, we are ready to hit the ground running in 2018! I wish everyone a Healthy, Prosperous and Happy New Year in 2018!
9. **Next Scheduled Village Board Meeting-** Our next Village Board Meeting is scheduled for Monday, January 22nd at 7 pm at the Maybrook Government Center.
10. **Village Website and Social Media-** Last but not least please stay in touch with the website at www.villageofmaybrook.com. and also the social media Facebook page Village of Maybrook.
11. **Set A Work Sesseion-** Motion by Trustee Barnett, seconded by Trustee Pritchard, to set a Work Session on January 22, 2018 at 6PM. 5 ayes, 0 nays.

TRUSTEES REPORTS

TRUSTEE KEVIN GREANY- Welcome back!

Advised the plant is good with all the cold weather, had one small problem, we had a water break on Palmer Court this morning, we have a lot of work done and a lot to do.

Advised Sgt. Maresca if he wants to go to Bluestone Commons on a Monday afternoon and speak to the residents there about the IRS scam, he'll go with him, Sgt. Advised and also go and speak to the seniors meeting. Mayor advised to speak to Jane Schimpf.

Wished all the best of health in the New Year.

TRUSTEE JAMES R BARNETT- Advised he spoke to Tim Ippolito and the house on Tower Avenue is getting done, there is another one that is in Court tomorrow night.

Advised the DPW did an extraordinary job with the snowstorm and the cold.

Advised the police department did a phenomenal job working with the DPW.

Advised he commends the police department and all officers on the job and from all municipalities for raising funds for Kris Kolvenbach, thank you!

Advised on foreclosures being sold, people are buying houses, it's a good sign, he knows at least three.

Advised on December 23rd, Abbey Williams, Bill Giannico, him and some of the scouts did the bell ringing for the Walden Rotary Club Salvation Army bell ringing and rased \$1300, the scouts did a great job, they played all day and people loved it! Very proud!

Wished all a blessed healthy New Year.

DEPUTY MAYOR ROBERT PRITCHARD- Advised there were 27 properties and as of 2 weeks ago there were now 7 for sale and sold

Happy New Year and welcome back.

Advised on grant invitation he received to attend the award ceremony from the Governor's office, requesting he be there, he and Mayor went up and no award. He believes he thinks they thought we had the zoning in place, the DGEIS was not complete, there are some loose ends, Galaxy is working on the annexation petition, but we didn't have all the i's dotted and t's crossed for them to consider. All will be complete this year and in better position. It was a surprise to a lot of people, including us.

Advised on contract for grant writer Jennifer Lima and the fees that would have been paid if we did receive the grant, will look to cap rate at million dollars, if we receive it the total would be \$31,750, if we received 3 million, it would be the same payout. He should have the new contract by January 22, 2018 and will present on 2/12/18. If anyone has any questions, see him, he'll explain later.

Advised the DGEIS is complete, no additional comments, Max is doing the FEIS on 2/12/18 and we should be able to adopt on 2/26, THANKED Kelly and Sean.

Advised Jim and he will attend NYCOM Abandoned Buildings Seminar in Fishkill tomorrow.

Advised Jennifer Lima also runs programs for rehabs and is meeting with Steve Neuhaus tomorrow, he will have her contact Sgt Maresca to see if it's something that we can offer and extend information here for residents.

TRUSTEE NOREEN REYNOLDS- Thanked Mayor for his kind words for her mother in law, her father in law was a Trustee in the village too.

Advised and distributed 2017 patron totals for the Community Center, advised on patron numbers, everything else is going good, there was a problem with the heat last week, thinks that's ok now.

Advised on new hours for the Community Center, beginning on 1/19 they will be open from 10AM to 2 PM, instead of 9AM to 1PM.

Wished all a Happy New Year.

DEPARTMENT HEADS

Mayor advised Matt Thorp is not here tonight, was not feeling well.

Mayor advised on leak on Palmer Court, it was fixed within a couple of hours.

Advised sidewalk notices are going out, people are responsible for their sidewalks. Sgt. Maresca advised don't throw the snow in the street.

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 understand Planner Stach is compiling the comments and we anticipate submission of the FGEIS shortly thereafter.

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

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unlisted action. During your November 27, 2017 meeting you assumed lead agency status and authorities the preparation of a EAF Part 2 which was adopted during your December 4, 2017 meeting. The applicant has provided under their January 5, 2018 cover (received January 8, 2018), an outline for the Expanded EAF Part 3.

4. Planning Board Applications – The following provides a summary of ongoing Planning Board applications: a. *OC Transit* – The applicant submitted revised plans December 4, 2017 in compliance with the Planning Board's resolution of approval. We provided Chairman Wilson with our recommendation regarding plan signing and filing on December 5, 2017. The developer requested posting a bond to ensure construction of the required sidewalk which was provided under our December 13, 2017 cover.

b. *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. The applicant was scheduled for the December Planning Board meeting to discuss the performance bond but requested rescheduling to the January Planning Board meeting due to a conflict.

c. *Bluestone Commons (formerly The Evergreens)* – The applicant submitted revised plans November 7, 2017 in compliance with the Planning Board's resolution of approval. We provided Chairman Wilson with our recommendation regarding plan signing and filing November 15, 2017. During your November 27, 2017 meeting you set the bond amount for the recreation improvements. The performance guarantee was received by the Village Board November 29, 2017.

d. *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 Thursday, January 4, 2018 we reminded the developer of his obligation to maintain Logan's Way and confirmed with Superintendent Thorp the following day the work was completed.

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.

6. 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.

Attorney advised Sean and she will have their comments at the next meeting.

Advised on the bond for the sidewalk for Orange County Transit in the amount of \$7,700. Motion by Trustee Pritchard, seconded by Trustee Barnett, to adopt the bond amount for the sidewalks (around the side of the building) for \$7,700. 5 ayes, 0 nays. Attorney advised they receive the check when the work is done.

Advised the bond amount for Maybrook Glen will be before the Planning Board on Thursday, once adopted, it will be before the Village Board for approval.

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Engineer advised Tina and he have sent everything to the County for payment approval for the Sanitary Sewer Lining.

Advised he spoke to DEC about the Annual Collection and Monitoring report, last received report was January of 2016, he will try to respond to that.

Mayor advised on issue with Logan's Way, he sent an email to Sean and Sean got in touch with Sean O'Donnell and it was taken care of, thanked Engineer.

ATTORNEY KELLY NAUGHTON- Advised on the DGEIS and extended to 2/8/18, Max can keep writing the FEIS, for 2/12 and 2/26, it will be tight, but he can work on it and move forward.

Advised on the request to review the Planning & Zoning Fee Schedule, the last one is from 1986. Advised on resolution and amend Local Law of 1986. Trustee Pritchard wants to look at it and discuss with the Board. Motion by Trustee Pritchard, seconded by Trustee Reynolds, to table until the 2/12/18 meeting. 5 ayes, 0 nays.

Motion by Trustee Barnett, seconded by Trustee Greany, meeting was adjourned at 7:45PM. 5 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson

Village Clerk-Treasurer

