

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,
SERGEANT MICHAEL MARESCA**

PUBLIC PRESENT:

**ED WILLIAMS, LOTTIE & RAY RUNPF, JENNIFER
WOZNICK, DONNA BARLETTA, LAUREN
BARLETTA, JOSEPH BYRNE, TOM WALCOTT, ED
LEONARD, JASPREET GILL (WVT), DARYL
CAPOZZOLI**

APPROVAL OF MINUTES

Motion by Trustee Greany, seconded by Trustee Reynolds, approving the minutes of the February 12, 2018 meeting as presented. 5 ayes, 0 nays.

APPROVAL OF BILLS & CLAIMS

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

TRANSFER OF FUNDS

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

From: 1410.120A, Training

To: 1410.150A, Special Overtime

Amount: \$300

From: 7310.440A, Maybrook 5K

To: 7550.400A, Celebrations

Amount: \$100

From: 1420.400A, Attorney Contractual

To: 9060.800A, Health Insurance

Amt. \$7,243.29

PUBLIC HEARING- 7PM

INTRODUCTORY LOCAL LAW #1 OF 2018 CREATING CHAPTER 162 OF THE CODE OF THE VILLAGE OF MAYBROOK ENTITLED STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

Motion by Trustee Pritchard, seconded by Trustee Reynolds, to open the Public Hearing at 7:00PM. 5 ayes, 0 nays.

Attorney Naughton advised on the local law that sets forth Type II list, no significant environmental impact .

Attorney advised on what was studied.

Mayor asked if there was any public comment.

Motion by Trustee Pritchard, seconded by Trustee Reynolds, to close the Public Hearing at 7:03 PM. 5 ayes, 0 nays.

CORRESPONDENCE

RESOLUTION, STOP DWI-

1. Motion by Trustee Greany, seconded by Trustee Reynolds, authorizing the Village of Maybrook 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. POLICE REPORT, JANUARY 2018- Sergeant Maresca advised on report. Rec. & filed.
3. JCO REPORT, JANUARY 2018- trustee Greany advised the report is good. Engineer advised all is within the limits. Rec. & filed.
4. ELECTION NOTICE 2018- Motion by Trustee Reynolds, seconded by Trustee Barnett, authorizing Clerk-Treasurer to publish the 2018 Election Notice with the polling place, time, and names, addresses, office and terms of each candidate. 5 ayes, 0 nays.
5. STATE ENVIRONMENTAL QUALITY REVIEW ACT GENERIC ENVIRONMENTAL IMPACT STATEMENT FINDINGS STATEMENT, ADOPTION OF LOCAL LAW #6 ZONING CODE AMENDMENTS AND CREATION OF THE TRADITIONAL DOWNTOWN DESIGN (TDD) ZONING DISTRICT- Attorney Naughton advised this is the conclusion of the entire process, amendments and creation of the zoning for the village, the Board can take action/after adoption. Attorney advised on a few revisions. Motion by Trustee Pritchard, seconded by Trustee Reynolds, to adopt the Findings Statement as presented. 5 ayes, 0 nays. Motion by Trustee Pritchard, seconded by Trustee Reynolds, to adopt Local Law #6 and become Local Law #1 of 2018. 5 ayes, 0 nays. Motion by trustee Pritchard, seconded by Trustee Reynolds, to adopt Local Law #2 of 2018, Creating Chapter 162 ("State Environmental Quality Review Act") SEQRA of the Code of the Village of Maybrook. 5 ayes, 0 nays. Mayor advised a lot of work went into this, thanked Kelly, Sean, Bob, and the Board, this is a positive thing for the village.

MAYOR'S REPORT

TRUSTEES REPORTS

TRUSTEE KEVIN GREANY- Advised the sewage treatment plant is good, even after 5 inches of rain this weekend, the report and all are good.

TRUSTEE JAMES R BARNETT- Advised on Wednesday of last week, Sebastian manning, a very nice young man, became the 72nd Eagle Scout, and also an Assistant Scoutmaster.

DEPUTY MAYOR ROBERT PRITCHARD- Many of you are probably tired of hearing my John Maxwell quote,

“Mission provides a purpose – answering the question why
Vision provides a picture – answering the question what
Strategy provides a plan – answering the question how”

You've all heard that before and you all know I'm a Maxwell fan. It is only part of the equation. So here's another Maxwell quote:

"Vision without action is merely a dream,
Action without vision just passes time,
Vision with action can change the world."

So, in the context of these quotes, what significance to economic development does this passing of LL-6 represent? It is not the Mission (the purpose). It is not the Vision (the what). It is, quite simply, a piece of Strategy (the how). From here there will be many more pieces of the "How" to complete in order to realize the "Vision" (the what).

With that in mind I'd like to briefly describe the "Vision" this board unanimously agreed to pursue. After studying the data from a SWOT analysis, and with the proximity of the Stewart State Recreational Forest, among other things, this board agreed to pursue for our village the title of "Outdoor Recreation Destination" of Orange County. Circumnavigating the entire Stewart state forest one will not find a single place to eat or drink after enjoying a day hiking, bicycling, hunting, snowmobiling, bird watching or any of the many other uses this land encourages. The proximity of Maybrook makes the Stewart state forest a great asset to this village.

But LL6, by default, does not address this Vision! It essentially has nothing to do with it. There is no access to the Stewart State Lands from any point within the village. So in parallel effort I reached out to the good folks at New York Waterways about investing and developing property they own. Property they have owned since the early 1980's. After three visits to their Weehawken NJ headquarters, they accepted an invitation to come meet with us, I credit Mayor Leahy in closing the sale, selling them on investing in Maybrook during their visit. The one thing a developer needs to know is that there is support for any investment they might make. Mayor Leahy convinced them they have this boards

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support. I had several additional meetings with them including walks through the property looking for access points before they agreed to embrace our vision. They agreed to our demand to extend Main Street for access to their lands and they included our two mile long hiking / bicycling trail along their new road on their plans presented to the DEC during a meeting last Nov., which I attended.

The vision calls for parking, serving recreation users and businesses in the downtown. A new park accessible to the high concentration of seniors in the area, wider sidewalks and open air plaza's. We also agreed to pursue a amphitheater for entertainment venues for our citizens as well as an added draw for the local businesses we are trying to attract.

This conceptualization also required rethinking many other areas. Maybrook always had very capable and talented consultants but, our 2014 ECD kickoff meeting made it painfully aware the work load required of these consultants would greatly exceed the capabilities one person firms - and painful changes were made. I am now very proud to include Max Stach and the entire team at Nelson, Pope and Voorhees as our Planner, Sean Hoffman, of H2M Architects and Engineers as our village Engineer and Jennifer Lima, an independent but very capable grant writer. I am also quite proud of Kelly Naughton, now Partner at Burke, Miele, Golden and Naughton.

So, why should I begin explaining all this right at the very moment we seemingly have all the pieces falling into place?

Well, to point out the criticality of action. NY Waterways has owned the Galaxy property since the middle 80's. That's over 30 years. Which included the run-up in the economy of the 1900's and 2000's before the crash. They had little interest in developing this land in part because they knew - politically - it would be an uphill battle. The political climate of support this board has shown these investors and developers and others, is that it is willing, capable and determined to pursue the Action needed to execute this Vision. Make no mistake, the good folks of NY Waterways had been contacted numerous times before my tenure on this village board. By realtors, developers, economic advisors and politicians. I suspect these presentations asked them to provide vision while reeking of non-commitment as my own first meetings demonstrated. Education through persistence. Action.

This board of trustees and the consultants on this team are the quintessential generator of forward momentum bent on defining the future for the Village of Maybrook and its economic outlook. Not in the forty years since the Poughkeepsie railroad bridge burned derailing the economic engine of Maybrook has the Mission portion of John Maxwell's quote been addressed.

Diversity is the future of Maybrook. Diversity in people, activities, tax ratables and in business ventures. The passing this evening of LL's 1 and 6 do not mark the end of anything. They mark the beginning

TRUSTEE NOREEN REYNOLDS- Advised the Community Center is moving along nicely.

Thanked Bob and Mayor for all of their hard work they did to get us to this point, this is the beginning for the Village, the Village is moving forward and the person elected to this Board must be on board with where we are headed, i t's a project and a vision, of a new Maybrook that is coming.

DEPARTMENT HEADS

ENGINEER SEAN HOFFMAN-

1. **Community Development Block Grants (CDBG)** a. *FY-2019* – Application packet received February 21, 2018; due to the Orange County Office of Community Development Office (OCCD) by 3:00 PM Friday, April 27, 2018. We will review the requirements and prepare a memorandum for your review. If a project other than sewer lining is to be considered, we recommend submission of an eligibility determination to OCCD prior to preparing an application.

b. *FY- 2018* – This work includes lining of sewer segments including Prospect Avenue, Volunteer Place and several easements. During your February 12, 2018 meeting, you authorized the Mayor to sign the CDBG Municipal Agreement (received February 1, 2018) which will provide the Village with \$50,000 in grants. After receipt of the executed agreement from the County we will finalize the sewers to be completed with Superintendent Thorp and coordinate bidding.

c. *FY-2016* – This work included lining of sewer segments on Tower Avenue, Maiden Lane and Spring Street and was completed in February/March 2017. Application for Payment No. 1 was submitted by the contractor in December and forwarded to OCCD for processing and payment. On February 21, 2018 we confirmed with OCCD all documents have been received and the payment is being processed.

2. **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. We discussed the project with Superintendent Thorp on February 21, 2018 and provided a revised plan for his review today (February 26, 2018). If there are no further comments the work may be surveyed and installed at the Village DPW's schedule.

3. **Refuse and Garbage Collection** – In accordance with discussions during your February 12, 2018 meeting, we have prepared specifications for bidding refuse and garbage collection. Attached is a summary of the bid and preliminary schedule; copies of the draft specifications will be provided to Clerk Johnson for the Board's review and comment.

4. **Homestead Avenue Sidewalk Improvements** – On January 31, 2018 Superintendent Thorp and I met with representatives from Central Hudson to discuss their plans to upgrade the gas main along Homestead Avenue. This is a relatively large project intended to replace approximately 6,500 linear feet of welded steel main with plastic. The project will run from Houston Street south to Volunteer Place and includes tie-ins at several streets between. Superintendent Thorp attended a field meeting today (February 26, 2018) with Central Hudson; we will coordinate tomorrow and likely attend Friday's meeting with NYSDOT.

Mayor advised the natural gas lines are being replaced on Homestead Avenue, Open House meeting is set for Monday, March 5, 2018 at 5PM at the senior center, letters are going out.

Motion by Trustee Reynolds, seconded by Trustee Barnett, meeting was adjourned at 7:30PM. 5 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson
Village Clerk-Treasurer

