

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- MARCH 26, 2018

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

**MEMBERS ABSENT:** TRUSTEE JAMES R BARNETT

**ALSO PRESENT:** ATTORNEY KELLY NAUGHTON, ATTORNEY JOHN AHERN, ENGINEER SEAN HOFFMAN

**PUBLIC PRESENT:** JIM DEMILO, EDWARD WILLIAMS, DONNA BARLETTA, LAUREN BARLETT, JENNIFER & CHARLIE WOZNICK, THOMAS WALCOTT, DARYL CAPOZZOLI, JIM TAYLOR( TAYLOR BIOMASS INC) JAY MORROW, JOE BETRO

Mayor opened the meeting with the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Motion by Trustee Pritchard, seconded by Trustee Reynolds, approving the minutes of the March 23 2018 meeting as presented. 4 ayes, 0 nays.

**APPROVAL OF BILLS & CLAIMS**

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

GENERAL	\$47,677.79
WATER	\$ 2,440.47
SEWER	<u>\$ 6,606.26</u>
TOTAL	\$56,724.52

**TRANSFER OF FUNDS**

Motion by Trustee Pritchard, seconded by Trustee Reynolds, authorizing the following bills and claims as requested by Clerk-Treasurer to cover deficit lines in the budget:

From: 1410.120A, Training Courses

To: 1910.400A, Unallocated Insurance

Amount: \$800

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From: 9730.600A, Bond Anticipation Notes

To: 1990.400A, Contingent

Amount: \$5500

From: 3120.115A, Contigent Manpower

To: 3120.400A, Police Contractual

Amount: \$1100

From: 7140.100A, Playgrounds Personal Services

To: 7140.200A, Playgrounds Equipment

Amount: \$600

From: 9730.600A, Bond Anticipation Notes

To: 8989.100A, Reading Room Personal Services

Amount: \$5,000

From: 9730.600A, Bond Anticipation Notes

To: 8989.110A, Reading Room Clerk

Amount: \$1,000

From: 9730.600A, Bond Anticipation Notes

To: 8989.200A, Reading Room Equipment

Amount: \$1,000

From: 9010.800A, State Retirement

To: 8989.110A, Reading Room P.S.

Amount: \$5,000

From: 9010.800A, State Retirement

To: 9060.800A, Hospital & Medical

Amount: \$7085.

From: 9010.800A, State Retirement

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To: 9040.800A, Workers Compensation

Amount: \$3,260

From: 8340.100F, Trans/Distribution P.S

To: 9030.800F, Social Security

Amount: \$3,000

From: 9730.600A, Bond Anticipation Notes

To: 1320.400A, Auditor Contractual

Amount: \$1800

From: 9730.600A, Bond Anticipation Notes

To: 9040.800A, Workers Compensation

Amount: \$3,500

From: 1620.100A, Buildings Personal Services

To: 9045.800A, Life Insurance

Amount: \$410

From: 8320.100F, Source of Supply Pumping Personal Services

To: 9030.800F, Social Security

Amount: \$500

**PUBLIC HEARING-7PM**

**COMMUNITY DEVELOPMENT- FY2019**

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

Motion by Trustee Greany, seconded by Trustee Reynolds, to open the Public Hearing at 7PM.

Engineer advised on the Community Development Block Grant funding this year has a \$125,000 limit, the Village has done sewer lining in the past.

Deputy Mayor Pritchard advised to finish the sewer lining is the way to go.

Engineer advised zones 1 & 2 are complete, 3 & 4 had some camera done, but there may be some areas to do again, he met with Matt and was advised there were some with minor problems.

Trustee Greany advised Community Development has been very good to us in the past.

Mayor asked if there is anything from the public?

Mayor advised then we will proceed with the sewer lining for the application to Community Development.

Engineer advised he will get with Matt and submit the application, he will need a couple of signatures for the Mayor.

Motion by Trustee Pritchard, seconded by Trustee Reynolds, to close the Public Hearing at 7:05PM. 4 ayes, 0 nays.

Motion by Trustee Pritchard, seconded by Trustee Reynolds, approving application submittal to Community Development FY2019 for sewer lining project. 4 ayes, 0 nays.

**JIM TAYLOR**

**TAYLOR BIOMASS, LLC**

Jim Taylor reported on the property he owns up to the substation and Biagini's , he went to the Town of Montgomery Board to start the BioMass Gasification project, advised on the 100 million dollars happening now, 10 million is approved and it looks like they will have the 100 million and closing 60-90 days thereafter, the financial markets have opened up and are open to business. Mr. Taylor showed plan with the 95 acres, where it's located, he received a permit to cut trees by 3/31, filed all for the tree cutting and it was done Friday. The first thing to do is build a maintenance shop, and relocate wood by 7/4 weekend, then prepare the site to receive next year's wood, and he will start construction of (steel metal) 12,000 square foot bays approved by the Town of Montgomery. It's all about money, permits and construction, a privacy fence will also be installed.

Mayor asked about the Biagini property and where that is at this time.

Mr. Taylor advised he had a contract with Biagini and he said he ripped it up.

Mayor asked Mr. Taylor if he could please keep us updated.

Mr. Taylor advised he pledged to keep it wooded and it is their intent to the Village.

Board thanked Mr. Taylor for his time and update.

**CORRESPONDENCE**

1. LETTER, ROSS WINGLOVITZ, P.E., GALAXY MAYBROOK RAIL YARD REDEVELOPMENT UPDATE- Apologized for not being able to be present at tonight's meeting, will be here on April 23<sup>rd</sup>, the survey and preliminary wetland delineations are completed, the wetland maps have been submitted to NYSDEC and a site walk will take place once the snow stops and vegetation is re-

established. Other studies have also been delayed due to the weather, but work is expected to pick up as winter finally comes to an end.

2. PETITION FOR ZONE CHANGE- KNOLLWOOD DEVELOPMENT, LLC- Attorney advised on property which was formerly Maybrook Homestead, and the request for a zone change from RA-3 to R5 ( 15,000 square ft.) Attorney Jay Morrow advised on a lot of constraints on this lot, asking Board if they can consider setting a Public Hearing for the change to R5 (22 lots) with loop road going in. Attorney advised on local law for zone change and Planning Board and Orange County, April 23<sup>rd</sup> is the earliest for a Public Hearing, SEQRA can be an unlisted action. Mr. Joseph Betro advised he doesn't see a problem with DOT. Attorney Naughton distributed copies of the local law for amending the zoning map. Motion by Trustee Greany, seconded by Trustee Pritchard, to set a Public Hearing on April 23, 2018 at 7PM. 4 ayes, 0 nays. Attorney Naughton advised she doesn't know if you will hear back from the County. Motion by Trustee Greany, seconded by Trustee Pritchard, approving to assume Lead Agency and type as an Unlisted Action. 4 ayes, 0 nays. Attorney Naughton will refer to the Planning Board and County.
3. JCO REPORT, FEBRUARY 2018- Trustee Greany advised on the flows being pretty high, rec. & filed.
4. THANK YOU, GINA & KEVIN BRADSHAW- Mayor advised very nice letter, we were sorry on the loss of her father.
5. SET BUDGET HEARING- Motion by Trustee Pritchard, seconded by Trustee Greany, to set the Budget Hearing on April 9, 2018 at 7PM. 4 ayes, 0 nays.
6. AUTHORIZATION, BUDGET ADJUSTMENT FOR \$25,000, RE: POLIC DEPARTMENT GRANT- Motion by Trustee Pritchard, seconded by Trustee Reynolds, authorizing a \$25, 000 budget adjustment to increase State Aid PD( Revenue) and Expenditure Account PD Grant, to cover deficit caused by police department expenditures from Grant money not received yet. 4 ayes, 0 nays.
7. LETTERS OF RESIGNATION/RETIREMENT: TRUSTEE-ELECT DARYL J. CAPOZZOLI- Board congratulated Daryl on his election to the Village Board of Trustees, advised and thanked him for his very nice letters of resignation from the Maybrook Police Department and the Planning Board and thanked him for his many years of dedicated service. Motion by Trustee Greany, seconded by Trustee Reynolds, to accept Daryl's letters of resignation from the Maybrook Police Department and Planning Board, with regret, effective April 1, 2018. 4 ayes, 0 nays. Board advised welcome aboard!!!!

#### MAYOR'S REPORT

1. **Village of Montgomery St. Patrick's Day Parade**- the Village of Montgomery St. Pat's Ramble Parade was held this past Saturday, March 24<sup>th</sup>. The Village of Maybrook had our own section in the parade. Those who participated were the Maybrook Police Department, Alyssa and Alexa Scholz (Maybrook Banner), The Village Board of Trustees, Maybrook VFW Post 2064 and Auxiliary, the Regular Peoples Baptist Church, The Maybrook Wind Ensemble, the Maybrook 4-H, Wallkill Federal Savings and Loan, Shoprite and the Maybrook Engine Company #1. Congratulations to Mayor

Brescia and the St. Pat's Ramble Parade Committee on hosting a great parade!

2. **Montgomery D.A.R.E. Graduation**- This past Friday, I attended the Montgomery Elementary D.A.R.E Graduation. Congratulations to Town of Montgomery Police Officer Jack Smith, Montgomery Principal Matthew Canino, and the parents for their support of the 5<sup>th</sup> Grade D.A.R.E. Graduates. I left kids with a message and that was "store what you learned from this program and remember is as you go through middle school, high school and beyond. Know that everyone here today stands behind you! I was honored to recognize these kids wish them all the best.
3. **Police Negotiations**- Negotiations between the Village of Maybrook and the Teamsters Local 445 representing the Village of Maybrook Police Department were scheduled for Wednesday, March 21<sup>st</sup> and postponed until Tuesday, April 3<sup>rd</sup>.
4. **Central Hudson Gas and Electric** - Central Hudson crews have started their replacement of the gas mains throughout the village. Work started on Tower Avenue and they have made their way up towards Homestead Ave, on Schipps Lane, Heard Ave and Houston St. The project is moving along.
5. **Tentative Village Budget 2018-19**- The Village of Maybrook Tentative Budget was filed by the due date on Tuesday, March 20, 2018 and hard copies were available for residents. **Montgomery** - The tax rate for **Montgomery** residents for 2017-18 was \$13.99. **Example:** A \$150k assessed home in the Village of Maybrook paid \$2,098.50. The tax rate for **Montgomery** residents for 2018-19 will be \$14.17 which is an increase of \$0.18 which equates to 1.2%. **Example:** A \$150k assessed home in Maybrook will pay \$2,125.50 which is an increase of \$27.00. **Hamptonburg**- The tax rate **Hamptonburg** residents for 2017-18 was \$9.95 and **DECREASED** to \$9.21 for 2018-19 which is a \$0.74 **DECREASE** and equates to 8% **DECREASE**. A \$150k assessed home paid \$1,492.50 in 2017-18 and will pay \$1,381.50 which is a **DECREASE** of \$111.00.
6. **Village of Maybrook Easter Egg Hunt**- The Village of Maybrook Easter Egg Hunt was held this past Sunday, March 25<sup>th</sup> at noon at the Maybrook Senior Center. I want to thank the Gabby Myoshi of the Maybrook 4-H for volunteering to help out, our Easter Bunny (Julie Williams) and Shoprite for supplying refreshments for the kids! There were over 100 kids who participated and plenty of Easter

Eggs for all of the kids. We even raffled off 7 Easter Baskets for girls and 7 Easter Baskets for boys. Thank you to Village Clerk Treasurer Tina Johnson, Deputy Treasurer Laurie Greany and Trustee Kevin Greany for their help as well.

7. **Maybrook Engine Company #1**- The Maybrook Engine Company #1 held their 103<sup>rd</sup> Annual Installation and Awards Banquet on Friday, March 23<sup>rd</sup>. I was invited to participate and presented Service Awards to members. It was a nice evening. Congratulations to all of the award recipients!
8. **Election Day**- On Tuesday, March 20<sup>th</sup>, Village Election Day took place in the Village of Maybrook. I want to thank all of the residents who came out to vote and supported me on Election Day. Your text messages, phone calls and emails of support truly mean a lot to me. You are an inspiration for me and you have my promise that I will do everything possible in making our village the best it can be. My door has been and will continue to be open to any resident who wishes to voice his or her concerns. I also would like to congratulate the Deputy Mayor Bob Pritchard on his re-election and Daryl Capozzoli on his election to the Village Board. I look forward to working with both of them along with Trustees Kevin Greany and Trustee Jim Barnett in our efforts to keep Maybrook moving forward! Thank you.
9. **Trustee Noreen Reynolds**- Today, is a sad day in that it is the last meeting for Trustee Noreen Reynolds as an elected official. People don't realize how much work goes into being an elected official until you actually have done it. Trustee Reynolds has served on the Village of Maybrook Board of Trustees for 23 years. She has been our liason to the George C. Bullis Community Center, Liason to the Building Department, the Holiday Decorations Committee, Maybrook Day Committee and the Beautification Committee. Trustee Reynolds has been very instrumental in our revitalization efforts of our village. Trustee Noreen Reynolds was a Deputy Mayor for 16 years, 9 of those years were next to me. In March 2017, Trustee Reynolds had met with me and informed me that she would not be running for reelection in 2018. This would be her last term. Trustee Reynolds cares very deeply about this village. She is the first female Deputy Mayor ever in the Village of Maybrook. She has been by my side every step of the way in our revitalization efforts of our village. During our conversation, she acknowledged that the Village

Board would be moving forward economic development in the coming year. She knew the economic development was moving forward and that Bob Pritchard's work load would increase. Deputy Mayor Noreen Reynolds volunteered to step down as Deputy Mayor and pass the torch onto Trustee Bob Pritchard. She decided it was the right move for the village. That is the Noreen Reynolds that a lot of people don't know. As the Mayor of the Village of Maybrook, I want to thank my former Deputy Mayor Noreen Reynolds for her dedication, her service of 23 years to the Village of Maybrook and the residents of our great village. I wish her nothing but the best in health and happiness! Noreen, you made a difference in our village for the past 23 years. Thank you.

10. **Next Scheduled Village Board Meeting**- Our next Village Board Meeting is scheduled for Monday, April 9th at 7 pm at the Maybrook Government Center. This is also our Reorganization Meeting.

### **TRUSTEES' REPORTS**

**TRUSTEE KEVIN GREANY-** Advised tonight is a good night and a sad night for Daryl and Noreen.

Thanked Noreen for her service, put in a lot of good years and was always there, Joe Dineen and Noreen showed me a lot and Dennis said it all, your integrity, pride and dignity and love for this village for 23 years, wishes her the best.

Congratulated Daryl, big shoes to fill, they will help him and thanks him for his 20 years of service.

**DEPUTY MAYOR ROBERT PRITCHARD-** Advised that Noreen is an absolute source on this Board, like Dennis and Kevin said, always open and helpful, and wishes Noreen the best, as well as congrats to Daryl.

Advised he was not here but thanks everyone for their support, his son got married in San Francisco CA and he now has a beautiful daughter-in-law, they are in Iceland for their honeymoon.



Advised he will have more on economic development at the next meeting, busy night on April 9<sup>th</sup>.

Congrats to Noreen & Daryl.

**TRUSTEE NOREEN REYNOLDS-** Advised on the Community Center, 479 patrons last month and advised on the totals, the fee for passports will go to \$35 from \$25 on April 2<sup>nd</sup>.

Advised she was appointed in 1995 by Mayor Schimpf, she wanted to get involved because of her love for this village and then she fell in love with the job. So many things have happened and everyone here works together, she wasn't born in Maybrook, shared her history of coming to Maybrook, this is her husband's hometown. This is her home and she is very happy here, thanks all for their support and welcomes Daryl with open arms.

#### **DEPARTMENT HEADS**

**ENGINEER SEAN HOFFMAN-**Advised he has known and worked with Noreen for a short amount of time, but clearly sees the wonderful impact she has on the village and wishes her the best.

Wished Daryl good luck in his endeavor.

**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. During your March 12, 2018 meeting you scheduled a public hearing for this meeting. Attached is a memorandum outlining the CDBG program. 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 on February 26, 2018. Subsequently, Mayor Leahy and Superintendent Thorp requested a minor modification to clarify the Village is performing the restoration work. A revised plan was distributed prior to your March 12, 2018 meeting. The work may be surveyed and installed at the Village DPW's schedule.

**3. Refuse and Garbage Collection** – The specifications were finalized, and the Notice of Bid published in the Village's official newspaper. To date, three (3) sets of specifications have been obtained by potential bidders. The bid opening is scheduled for 10AM Tuesday, April 3, 2018.

**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. On March 16, 2018 Superintendent Thorp participated in a field meeting with Central Hudson and NYSDOT and hand delivered the revised sidewalk plans. To date, we have not received any further comments from NYSDOT and will follow-up at the end of this week.

**5. 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. During your January 22, 2018 meeting you adopted the Expanded EAF Part 3 outline. We understand this matter will be listed on your agenda for an update from the Project Engineer.

**6. 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. 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). On Friday, February 9, 2018, we contacted Developer Gueron and were advised he is currently working to secure funding necessary to fund the project.

b. *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.

**7. NYSDEC Consent Order** – The 2017 Annual Report was submitted to NYSDEC by March 16, 2018. We understand this concludes the items outlined in the 2014 Order and will submit a request to NYSDEC that they confirm all items have been completed and the Village is in compliance.

**8. SPDES Permit Modification** – In February 2018 the Village received correspondence from NYSDEC indicating the SPDES permit will be modified to require seasonal effluent disinfection commencing 2023. We requested a meeting with NYSDEC to discuss the proposed modification and understand NYSDEC representatives are available April 3, 2018 (meeting time to be confirmed).

**ATTORNEY KELLY NAUGHTON-** Congratulated Daryl, Dennis and Bob.

Advised she has worked with Noreen for 10 years and she will be missed and congratulations on retiring from the Village Board.

Motion by Trustee Reynolds, seconded by Trustee Pritchard, meeting was adjourned at 7:45PM. 4 ayes, 0 nays

Valentina Johnson  
Village Clerk-Treasurer