

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- JULY 24, 2017

**MEMBERS PRESENT:**

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

**ALSO PRESENT:**

**ATTORNEY RICHARD GOLDEN, ENGINEER SEAN  
HOFFMAN, SERGEANT MICHAEL MARESCA,  
DPW SUPERINTENDENT MATTHEW THORP,  
ATTORNEY JOHN AHERN, CLERK-TREASURER  
VALENTINA JOHNSON**

**PUBLIC PRESENT:**

**MARIE MARX, BRIAN RIVENBURGH, LAUREN  
ROWLEY, DONNA BARLETTA & DAUGHTER,  
CHARLIE WOZNICK, RACHAEL COLEMAN (WVT)**

Mayor opened the meeting with the Pledge of Allegiance to the flag.

**APPROVAL OF MINUTES**

Motion by Trustee Barnett, seconded by Trustee Greany, approving the minutes of the June 26, 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	\$110,091.33
WATER	\$ 15,357.12
SEWER	\$ 18,077.62
PAYROLL	<u>\$ 449.07</u>
TOTAL	\$143,975.14

**TRANSFER OF FUNDS**

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

From: 9045.800A, Life Insurance

To: 9055.800A, Disability Insurance

Amount: \$261.30

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- JULY 24, 2017

Mayor advised we all send our condolences to our Attorney Kelly Naughton, and welcome our Attorney Rick Golden, good to see him. Attorney Golden advised it's good to be here. Board also welcomed Attorney John Ahearn from the firm.

**MOMENT OF SILENCE**

**JIMMY BELLAROSA**

It is with deep sadness that I announce that since our last Village Board Meeting, I was informed of the passing of James (Jimmy) Bellarosa of Montgomery, on Tuesday, June 27<sup>th</sup>, 2017, Jimmy was the son of the late Andrea and Antonia Imperelli Bellarosa, he was born on April 15, 1924 in Maybrook, NY. He was 93 years old. He was the widower of the late June Osterhout Bellarosa. James was a retired employee of the Lehigh & Hudson Railroad in Warwick, NY and a member of the Trinity Lutheran Church. He was a World War II Army veteran serving with Patton's 3rd Army in the European Theater. He was a recipient of the Bronze Star for bravery in the Battle of the Bulge. He was also one of the original members to establish the Maybrook VFW Post 2064. Survivors are his daughter, Jamie Bellarosa of Montgomery; granddaughter, Jacqueline Roebuck; sisters-in-law: Iris and Delia Bellarosa, and numerous nieces and nephews. He was predeceased by his daughter, Barbara Frances Bellarosa; sister, Mary Bellarosa and brothers, Joseph, Michael, Frank, Thomas and John Bellarosa. The Village of Maybrook Board of Trustees and I sent our deepest sympathy and condolences to the Bellarosa family. This evening, can we please take a moment of silence before we start our meeting in honor of Jimmy Bellarosa who will be missed by all who knew him and always remembered. Rest in Peace Jimmy.

We send our condolences to our Building Inspector Tim Ippolito whose mother passed way last week. We also send our condolences to our Village Attorney Kelly Naughton who is absent this evening because of the passing of a family member. We keep both of them and their families in our prayers.

**OATH OF OFFICE**

Clerk administered the Oath of Office to Donna Barletta, ZBA Member, effective immediately. Mayor advised Donna is a great asset to the Zoning Board of Appeals, congratulations and thank you!

**PUBLIC HEARING**

**"INTRODUCTORY LOCAL LAW #4 OF 2017 AMENDING THE ZONING MAP OF THE VILLAGE OF MAYBROOK"**

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

Motion by Trustee Greany, seconded by Trustee Pritchard, to open the Public Hearing at 7:07PM. 5 ayes  
0 nays.

Deputy Mayor advised this is best suited for this property and along the lines of what we are planning for the zoning for the village.

Trustee Reynolds advised this makes the entire street residential.

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- JULY 24, 2017

Trustee Barnett advised he thinks it's a good idea.

Attorney advised it has been referred to Orange County Planning Department, we have not received their review to date, and it has not yet been 30 days, so no action can be taken on the local law tonight, but the Hearing can be closed.

Mayor asked if anything from the public?

Marie Marx asked what does this mean?

Mayor advised we can vote on the local law at the next meeting.

Attorney explained we have to give the County 30 days to comment, still can report, but the Village Board can't vote, can close the Public Hearing, but no final decision.

Mari Marx asked is it still in limbo?

Attorney advised no and explained.

Mayor advised the next meeting is 8/21.

Marie Marx advised she has a person that wants to buy it, but if they can't build they won't buy it.

Attorney Golden advised the Board they will be able to act on it at the next meeting and look at the County's report. Attorney advised Board on how they would proceed.

Deputy Mayor Pritchard asked if we could have a Special Meeting?

Attorney advised yes, you can set a Special Meeting.

Marie Marx advised the gentleman said he'd wait to hear from me tonight.

Mayor advised wait til the 21<sup>st</sup> or let us know and we will set a Special Meeting.

Motion by Trustee Barnett, seconded by Trustee Pritchard, to close the Public Hearing at 7:14PM. 5 ayes  
0 nays.

**PUBLIC HEARING**

**REQUEST FOR RELIEF FROM LOCAL LAW #1 OF 2017 ( THE MORATORIUM ON THE ISSUANCE OF  
PERMITS, CERTIFICATES OF OCCUPANCY AND APPROVALS FOR DEVELOPMENT IN THE B-2 DISTRICT)  
FOR THE PROPERTY LOCATED AT 204 HOMESTEAD AVENUE**

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 7:15PM. 5  
ayes, 0 nays.

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- JULY 24, 2017

Brian Rivenburgh introduced himself and advised on the survey of the property at 204 Homestead Avenue. He purchased it for \$109,000, gutted it, advised on all of the work done on the house, \$68,000 total, paid \$34, 235.73 in taxes to date. Property was listed for four years now, and there is not interest in commercial basis, calls are for residential use. The occupant must live upstairs, he gave handout to from realtor with the information on interest they've received from 12/2016 to 3/2017 over 300 views, hundreds of calls, and they want residence, it was widely listed. He went from leasing for \$1800, to \$1,600 to \$1,400, and a sale for \$229,000 to \$179,000, to \$175,000, \$165,000 and \$5,000 towards closing costs and \$10,000 towards closing costs. This was a residential which was probably changed for Carmen Panaro. Brian advised he hardship is he has spent \$109,000, \$68,000 and \$34, 000 I taxes plus more, doesn't mind paying his taxes but he wants some income from the property.

Mayor advised we're working on the B-2 zone.

Brian Rivenburgh advised he's not getting any younger, nothing has changed on this street, they don't pay their taxes, mortgage, don't keep up their property, hasn't seen anything change in 3 years, he sees towns like Beacon, people there, they have a lot to offer, not sure it's going to happen here, no street on parking. He understands what's going on, will look at that process, he's looking for relief to go to the ZBA for a change of use from B-2 to residential.

Deputy Mayor Pritchard advised on the B-2 zone and the BDD district, what Beacon has, we adopted the same thing, all is coming to fruition, we cleared the parking lot, DOT has told us no one's going to have driveways or parking on Route 208. Deputy Mayor advised on Crestwood, the plan to build a 2 mile road and move a school and conservatory there, it's taken a while, but it's going to take 3 or 4 months through the ZBA anyway and he will be happy to sit down and speak to him and explain what's moving forward which will affect his property.

Trustee Barnett advised he referred Mr. Rivenburgh to Mr. Pritchard because he knows all with the EDC in the village.

Brian Rivenburgh advised but he's here from relief of local law #1 to pursue a variance to the ZBA, you might not agree but he does have a hardship.

Trustee Barnett advised he makes a good point and understands.

Deputy Mayor advised you are free to go to the ZBA.

Attorney Golden advised if this Board gives a waiver, prohibits him from his application to the ZBA, the request is very difficult, there are four factors and any one of them can knock you out, must show and go through every single use and can't get a reasonable rate of return from any of them. The moratorium was a timeout, wait until you determine what these changes are going to be.

Deputy Mayor advised SEQRA also is being done which includes your property.

Trustee Barnett advised he hears what he's saying, tired of hearing 4 years and nothing's happening.

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- JULY 24, 2017

Mayor advised he'd like to clarify. Rome wasn't built in a day, we took care of the infrastructure, the sewage treatment plant and came out on top, we are moving forward and we have this project with Galaxy before us, we drafted a Main Street plan and he'd like to discuss this with him.

Brian Rivenburgh advised nothing's going to change unless you take care of the blight areas.

Deputy Mayor advised that's what we are working on.

Brian Rivenburgh advised no one's going to build there, afraid of who would live there. What happens with the moratorium next month?

Attorney advised another local law would have to be passed.

Mayor advised we don't want to extend it.

Deputy Mayor asked can we do anything prior to?

Attorney advised SEQRA must be completed first.

Deputy Mayor advised that is next month, ready to go by September.

Mayor advised we're aware of what's going on in Beacon, we're working diligently and doing the best we can.

Brian Rivenburgh advised he'll see changes when those blight buildings come down.

Mayor advised understandable.

Deputy Mayor advised if it needed one month, is it possible to extend the moratorium for that?

Attorney advised yes.

Deputy Mayor asked if this was acceptable to Mr. Rivenburgh.

Brian Rivenburgh advised he thinks he has the best for the village at heart, not happy till he see's it.

Mayor advised he explained where we're going, we are all committed.

Brian Rivenburgh advised it should be a good place, location and access and all, he's not criticizing.

Trustee Barnett advised on the new bus company, East End Bus Company, 120 buses.

Mayor advised Brian was one of the first to come in to invest in the village, we'll address and see if it fits in our plans. Sit down and talk to Bob and we'll do what we can do.

Deputy Mayor advised he will call Brian next week.

Motion by Trustee Barnett, seconded by Trustee Greany, to close the Public Hearing at 7:45PM. 5 ayes, 0 nays.

**CORRESPONDENCE**

1. JCO REPORT, JUNE 2017- Trustee Greany advised all is good at the sewage treatment plant. Rec. & filed.
2. TURN MAYBROOK TEAL- Motion by Trustee Barnett, seconded by Trustee Reynolds, authorizing to turn the town teal for national Ovarian Cancer Awareness Month. 5 ayes, 0 nays
3. LETTER, SENATOR WILLIAM LARKIN- Board advised this is good news, grant for police department for \$25,000for weapon and technology upgrades, anti-drug and crime prevention equipment and protective gear. Rec. & filed.
4. THANK YOU LETTER, JEANINE LORD- Mayor advised he doesn't know to say to this sweet girl, it's so, so sad, horrible thing that happened 30 days before her wedding, her fiancé died.
5. POLICE REPORTS FOR MAY & JUNE 2017- rec. & filed.

**MAYOR'S REPORT**

1. **Maybrook Women's Recreation Softball-** started their season on schedule and started on Tuesday, July 11<sup>th</sup> and will run through to September 19<sup>th</sup>. We have four solid teams registered this season!
2. **Maybrook Co-ed Adult Beach Volleyball-** The Maybrook Co-ed Volleyball program continues to move along nicely. Very well attended on Thursday evenings!
3. **Maybrook Family Movie Night-** Maybrook Family Movie Night was held on Thursday, June 29<sup>th</sup> and we had a fantastic turn out! The featured film was "The Secret Life of Pets". We thank our sponsors of this event Stewart Shops and Shoprite who are always supportive of our events in the village. Our next Family Movie Night will be held on Friday, July 28<sup>th</sup> in the Frederick Myers Veteran's Memorial Park and begin at dusk. The featured film will be "Muana" and is sponsored by the Wallkill Valley Federal Savings and Loan. Hoping for great weather and looking forward to another great turn out as well!
4. **Maybrook Kick Off the 4<sup>th</sup> of July Celebration-** The Village of Maybrook hosted our annual 4<sup>th</sup> of July Celebration on Friday, June 30<sup>th</sup>. The weather became a factor in the evening with some heavy rains prior to the event but cleared out in time for us to be able to have the event. We wish to thank all of our sponsors of the event which are posted on the Village of Maybrook Website. We had a great performance by the Village of Maybrook Troop 236 Boy Scout Band and thank them for being a part of our event. The fireworks were spectacular and despite the earlier bad weather we had a great turn out by the end of the evening. I hope everyone had a good time!
5. **Double Wood Utility Poles in the Village-** Some residents may or not notice that there are double woods in the village. A double wood is a damaged or old utility pole that is being replaced with a new pole and the old pole is still in place as the utilities transfer their equipment from the old pole to the new. The order in most cases is electric first, cable and then telephone. The Maybrook DPW Supervisor Matt Thorp and I rode the village and took notes of the ones we had in the village. Two have been removed which were located on the corner of Prospect and Clark and Country Club Drive and Saracino. There are two more that need to be addressed which are

located between 504 and 506 Homestead Ave and 720 Homestead Ave. I have contacted representatives from Frontier and those will be addressed as soon as possible. Matt and I discussed a local law adopted in the Town of Wallkill that addresses the delays by the utility companies when removing these double woods which are sometimes forgotten and pose safety problems as well. The local law puts pressure on the utilities to stay on top of the double woods instead of waiting on complaints from the municipalities. I've asked our attorney to review the local law and then distribute to the village board for review.

6. **Orange County Award**- On Monday, July 10<sup>th</sup>, I had a visit from Orange County Executive Steve Neuhaus. The County Executive presented a check for \$4,999.99. to our village as part of the Orange County's partnering with local municipalities to promote community events which promotes tourism and helps with economic development. County Executive Steve Neuhaus has been very supportive of our village as we continue to move forward with economic development. This has been a busy summer for the Deputy Mayor Bob Pritchard and I as we have had several meetings with the owner and developer of the Galaxy property. The owners of the property are currently seeking funding for the road that will connect Main St and Henry Henning Dr. We have also started the concept of the Main Street revitalization and started applying for grants as well. Our plan is to have public meetings in the not too distant future to present the Village Board's concept and to get public input as well. I ask residents to be patient and to understand that we are doing everything possible move our village along.
7. **George C. Bullis Community Center**- The George C. Bullis Community Center was closed on Thursday and Friday July 6<sup>th</sup> and 7<sup>th</sup> for repairs. We are doing some extensive work on the building which includes a new air conditioning unit, new carpet, seal coating the parking area and some outdoor repairs as well. We appreciate the residents patience as we make repairs.
8. **Celebrate Maybrook 2017**- will be held Wednesday, Thursday, Friday and Saturday, August 23<sup>rd</sup>, 24<sup>th</sup>, 25<sup>th</sup> and 26<sup>th</sup>. There will be amusement rides, live music and food. Hoping for great weather and more information will be available by our next village board meeting on July 24<sup>th</sup>.
9. **Next Scheduled Village Board Meeting**- will be Monday, August 21<sup>st</sup>. There is one meeting in the month of August.
10. **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 KEVIN GREANY**- Advised he rode around the village with Bob today, sewage treatment plant running beautiful, walking through the village and the village looks great, waiting for the new sidewalks.

Wished everyone a safe summer, see you in August.

Jimmy Bellarosa, he remembers him with a story.

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- JULY 24, 2017

Advised this Village Board cares about this village.

Advised Dennis he's glad he's not running for Town Supervisor.

**TRUSTEE JAMES R BARNETT-** Advised he and Linda did their ride along, advised on a few violations.

Thanked Sgt. Maresca for his helps with the Bike Rodeo, the gentleman from ORMC will be there, thanked our attorneys Rick and Kelly for pledging money for bikes for the Bike Rodeo, which is on Saturday, 8/26 at 2PM.

Sgt Maresca advised there will be prevention, bike registration(PD), and helmets.

Thanked Engineer Sean Hoffman for his report.

Advised on scouts attending Ten Mile River Scout Camp, they had a good time, earned 63 Merit Badges, thanked the Board for all of their support.

Thanked Matt Thorp for his help with Dakota Soto's Eagle project, on 8/2 Dakota Soto will become Eagle Scout #71, he painted all 4 dugouts, killed weeds and swept it out.

Advised to keep Tim Ippolito's Mom in your prayers, she passed away, Tim's a good person and does a good job for this village.

**DEPUTY MAYOR ROBERT PRITCHARD-** Advised it's been a rough week, our Planner Max's Dad passed away, keep all in your hearts, he also worked all weekend like the Mayor, advised on two grant applications for new road(\$600,000), we have two very good tenants coming in, the deadline for the applications is 7/28, will do and send out on 7/27.

Advised he met with the property owner and he is extremely interested and willing to build the road on his property which will make his property more valuable.

Advised on Henry Henning Drive, the road's in, Crestwood is fully operational, 10 rail cars, Suburban Propane was there, road will be dedicated to the Town of Montgomery, real good thing.

Advised on the infrastructure, very proud to state this Board did the sewage treatment plant on time and on budget, goes a huge way, it goes a huge way that says about us, maybe they know what they're doing.

Looking forward to Maybrook Day!

**TRUSTEE NOREEN REYNOLDS-** Advised on Community Center and passports they are completing.

Advised she has received three quotes for the carpet in the Community Center: Home Depot- \$6,658.27, Lowes- \$6,170.01, and Scott's- \$1,150.00 which does not have a warranty or include the carpet. ( N/A)

Motion by Trustee Barnett, seconded by Trustee Pritchard, approving the quote for new carpet for the Community Center to Lowe's for \$6,170.01. 5 ayes, 0 nays.

### **DEPARTMENT HEADS**

**DPW SUPERINTENDENT MATTHEW THORP-** Advised on mid-August paving , tentatively, for Clark Place & Country Club Drive.

Advised on finishing up Belgium block repairs.

Advised on Well #3, Tompkins had to come in for repairs and help, Aquafilter will be here tomorrow.

Discussed A T & T status, not ready yet.

**ENGINEER SEAN HOFFMAN-** Advised on sidewalks, DOT has advised they must meet ADA compliance, we need a survey, he was out today to perform the survey, we will submit to the DOT, they will work with us and Sean will keep us informed. We have suspended the contract, it was difficult to address.

Advised on antenna for At & T, reviewed plans, working on this.

Advised East End Bus Company received conditional final approval, waiting for plans.

Advised Maybrook Glen received conditional final approval, will need to work out the emergency access road, he needs a solution and is looking into this.

Advised Bluestone is looking for approvals, set for 8/10 Planning Board Meeting.

Mayor advised on sidewalks for the second grant, thanked Sean for his work on it.

Attorney Golden advised the contractor requested to return the bonds, it is not in the best interest of the Village to do so, do not return the bonds, and explained.

Motion by Trustee Barnett, seconded by Trustee Greany, meeting was adjourned at 8:30PM. 5 ayes, 0 nays.

Respectfully submitted,

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- JULY 24, 2017

Valentina Johnson

Village Clerk-Treasurer