

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- NOVEMBER 27, 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, ATTORNEY JOHN AHERN, ENGINEER SEAN HOFFMAN, PLANNER MAX STACH, DPW SUPERINTENDENT MATTHEW THORP, CLERK-TREASURER VALENTINA JOHNSON

PUBLIC PRESENT: CHARLIE WOZNICK, JOSEPH BYRNE, PASTOR TOM JACKSON, NANCY JACKSON, DENISE MATHLIER, JANE SCHIMPF, WILLIAM SCHIMPF, BRIAN RIVENBURGH, SANDRA KISSAM, SUPERVISOR-ELECT ROD WINCHELL, HEIDI WINCHELL, LAUREN ROWLEY, DAVID HULL, LINDA HULL, FRANK & MARCIA MARTINI, JIM DISALVO, EDWARD WILLIAMS

Mayor opened the meeting with the Pledge of Allegiance.

On Wednesday, November 22, 2017, Congressman Maurice Hinchey passed away at the age of 79. I had the pleasure and honor of working with the Congressman up to his retirement in 2012. He was a gentleman and will be missed by all who knew him. The Village of Maybrook Board of Trustees and I pass on our condolences to his family. Please join me in a moment of silence in remembering Congressman Maurice Hinchey. May he rest in peace.....

APPROVAL OF MINUTES

Motion by Trustee Barnett, seconded by Trustee Greany, approving the minutes of the November 13, 2017 meeting as presented. 5 ayes, 0 nays.

APPROVAL OF BILLS & CLAIMS

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

GENERAL	\$181,075.76
WATER	\$ 19,342.49
SEWER	\$ 2,732.76
TOTAL	\$203,151.01

TRANSFER OF FUNDS

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- NOVEMBER 27, 2017

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

From: 3120.100A, Police Personal Service

To: 9015.800A, Police & Fire Retirement

Amount: \$13,741.00

From: 9010.800A, State Retirement

To: 9015.800A, Police & Fire Retirement

Amount: \$1,342.00

From: 7310.440A, Maybrook 5K

To: 7550.400A, Celebrations

Amount: \$210.00

From: 8510.400A, Comm. Beautification Christmas Lighting

To: 8989.400A, Readin Room Contractual

Amount: \$30.00

From: 8020.400A Planning Contractual

To: 1410.410A, Clerk Codification

Amount: \$1,350.00

From: 1410.200A, Clerk Equipment

To: 1410.420A, Administrative Bank Fees

Amount: \$100.00

From: 1620.100A, Buildings P.S.

To: 1620.400A, Buildings Contractual

Amount: \$2,500.00

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

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

# PUBLIC HEARING ON GEIS FOR ECONOMIC DEVELOPMENT LOCAL LAW

Meeting Held at Maybrook Senior Center

November 27, 2017

**Mayor Dennis Leahy:** Ok, to start tonight we're going to be going into our public hearing. It's a public hearing concerning introductory local law 6 of 2016, and the Draft Generic Environmental Impact Statement. Could I get a motion to open the public hearing?

**Trustee: Motion Trustee Barnett,** seconded by Trustee Greany:

**Mayor Dennis Leahy:** all in favor.

**Board:** Aye.

**Mayor Dennis Leahy:** Ok. As promised, the Village of Maybrook board of Trustees has continued its efforts to move forward with economic development in the village. It took several years for us to get to this point. The Village's infrastructure had to be addressed before we could ever consider economic development in Maybrook. The Deputy Mayor, Bob Pritchard, as mayor and I have worked together side by side with economic development since his first day in office. Bob and I worked together on economic development and getting the sewage treatment plant up online, so were ready to hit the ground running once it was completed. So here we are today.

This is a public hearing to consider local introductory local law number 6 of 2016, amending the zoning code of the village to create a Traditional Downtown Design district, and to consider the Draft Generic Environmental Impact Statement, DGEIS, prepared in connection with this law. The local law is intended to provide the potential for greater economic development within the Village. The purpose of the public hearing is to provide an opportunity for public input on the local law and the DGEIS, which studies the potential environmental impacts stemming from the adoption of the law. If anyone has comments, you can raise your hand and you will be called on. Please state your name and address for the record, and your comment. Also, when this public hearing has closed, you will have the opportunity to submit additional comments in writing to the Village Clerk's office until the close of business on December 7<sup>th</sup>.

Before we go out to the public, Deputy Mayor Bob Pritchard will provide a summary of how this all came about, and of all the work that has gone into this by the Economic Development Committee. Then the Village Planner, Max Stach, will summarize the law, and the DGEIS prepared. I will turn it over to the consultants for any comments they have, and to any questions that the trustees may have. After that, we will open up this public hearing to the public, and with that I'll turn it over to Deputy Mayor Bob Pritchard.

**Deputy Mayor Bob Pritchard:** First, before I start, I'd like to do a quick introduction to the economic development that we put together here in the village. Mayor Dennis Leahy, myself, our planner Max Stach of Nelson, Pope, and Voorhis, our village attorney Rick Golden, sitting in for our village attorney Kelly Naughton of Burke, Meile, Golden and Naughton. That's a mouthful, so; our village engineer Sean Hoffman of H2M Engineering, and Matt Thorp sitting in the back there someplace, our village DPW.

My brief overview of what this is all about and why you're here tonight begins with a quote. I have always used this when organizing any project management criteria, big or small, and this is no different here. This quote is from John Maxwell: "Mission provides a purpose, answering a question 'why?' Vision provides a picture, answering the question 'what?' Strategy provides a plan to answer any question 'how?'" So mission, vision are the 'why' and the 'what.'

In March of 2012, Mayor Leahy asked me to take the role of Economic Development Advisor for the Village. A role which the village had no experts, and I was not one, but a small village like this has to work for what they have. The few things that I could bring to the table—optimism, enthusiasm, and determination. My first task was to learn what the role of economic development advisor was. So I started by recording the existing conditions, after which I'm not afraid to say I had no clue where to go or what to do. But-- I interviewed with realtors, other municipal leaders, county planners, bankers, business owners, who identified what shortcomings and potential solutions there might be. It became somewhat clear that there is no definitive blueprint for success. Everyone had different ideas, but as a common thread suggested talking to developers to see what entices them to spend the money. Interviews with several developers went nowhere near as varied as the conversations I had up to that point. They identified shortcomings with restrictions in zoning, excessive parking requirements, and lengthy approval processes, any of which could individually discourage investment and ultimately economic development stagnation. That we had plenty of. They also identified a lack of flexibility. A property could only have a single use. The building which the bank and post office currently sit on, are actually two properties, not one.

So in setting out to solve the collective dilemma once we narrowed it down, we interviewed and hired our Village Planner, Max Stach, with whom we attended various seminars and lectures, studied and visited various communities, and we read volumes of material. We interviewed and hired our engineer, John Hoffman, and put together the Economic Development team. We placed a moratorium in the existing B2 zone for permits and CO's while we worked out a plan and itemized the details. That moratorium lasted in excess of three years. Two people came before this board seeking relief from that moratorium in that three-year timeline. One of them was for a property that's not inside the final zone that you see up there, and the other for a property that he was not aware that he bought on his own with the restrictions in place.

So I mentioned before-- "stagnation." Ladies and gentlemen, that is the definition of stagnation in economic development. We talked about the zoning issues allowing multiple and varied uses on a property. Parking requirements were reduced, and consideration given to the daytime/nighttime uses for the same parking spaces as based on the Orange County Greenway compact. We also considered SEQR and EIS completion for the entire downtown, to eliminate both cost and duration of the

application processes. Since the village could apply for grants and other such things and do the entire thing at one time, whereas individual property owners would have to spend an excessive amount of money and time on each individual parcel. We incorporated form-based zoning - the principles behind form-based zoning, a highly successful concept used in cities and villages allowing much more flexibility in multi uses and mixed use between floors. This increases income flexibility for investors, for developers, and therefore safety for those developers' funders, banks, and investors. This new zoning turns conventional zoning restrictions 180 degrees, encouraging highest and best use of the properties, and therefore maximizing tax revenue for the village. In the end, we re-mapped the boundaries of the village business district and created a TDDD, Traditional Downtown Development District.

We re-wrote the zoning tip to bottom, wrote and executed scoping documents, and completed the DGEIS the mayor talked about a few minutes ago, the results of which are why you're here tonight. This summarizes the why and the what, but the how is very important as well. We're asking for your trust and support in this endeavor, and I think the way we got here is both important and respectable to the taxpayers of this village. The Village of Maybrook completed the requirements inspired by form-based zoning, with information garnered and written from materials from best practices that have been utilized across the country. It has cost the village less than 10% of what other local municipalities have spent for the same product. I too am a taxpayer. We were very careful to ensure that the build-out, if everything is capable of being built is built, which would be very unlikely, that we not require additional expenditure for operational infrastructure, water, sewer, police, or personnel from the village. We will continue to do so as we are all taxpayers. I want to thank the mayor, the Board of Trustees, my Economic Development team, for the opportunity to serve you in this undertaking, and I look forward to seeing the results. With this, I turn it over to Mr. Stach, our planner.

**Max Stach:** Thank you, Bob. As Bob mentioned, tonight is the culmination of a process wherein we looked at the area traditionally considered Maybrook's downtown and looked at the challenges facing that downtown. We looked at the type of economic development that could likely occur in the downtown, and developed a strategy for addressing that, which culminated in a plan issued in 2014. Since then, we've been working with the committee and the professionals here in the village to develop zoning that will allow for private investment to achieve the type of development that is envisioned in that plan. The subject area we're talking about tonight is outlined in red in this area, and it currently exists in four zoning districts. These areas will be re-zoned if this law is adopted, to the TDDD district, which is the Traditional Downtown Design District. This zoning, the chief method of achieving its goals is to provide incentives, in order to achieve essentially a network of shared parking lots and recreational areas.

The idea is that by allowing property owners to build an additional story, to build additional units of residential, to build mixed uses, as well as providing parking relief, it will encourage them to devote a portion of their property for an integrated parking area and integrated network of parks. When you're able to integrate multiple uses that demand parking at various times of the day, there are efficiencies to be achieved, residential might be able to use the same parking as the bagel store. Likewise, offices that might be occupied primarily during the day may be shared with residential.

Other provisions of the code require design review of lots and structures to ensure compatibility of design. Bob mentioned that we looked at a zoning structure that was inspired by form-based zoning. Form-based zoning is a very , very detailed, very complex approach, very costly approach to zoning. It requires, several months of study by architects as to what form you want, and a development of a very visually interactive code. What we have implemented here, which we believe will be able to accomplish the same objectives of form-based code, is to provide design standards. So we took what Orange County is already promoting, what the Dutchess County Greenway Compact is already promoting, this is something that is already actually embraced throughout the Hudson Valley, not just Orange County. We looked at best practices, wrote design guidelines based on that best practice, and then gave the planning board waiver authority over strict compliance with the zoning, where that waiver was required to meet the intent of the design standards. So it allows flexibility for the planning board to allow good design even if it's not meeting the letter of the Code.

Additionally, we allowed for traditional retail residential mixed uses in the downtown area, something not permitted under your current code. You're not allowed to do retail on the ground floor and apartments above; that's ubiquitous to downtowns throughout the Hudson Valley. Currently multi-family uses are allowed anywhere in the district without any requirements, so we've added some requirements. When you want to do multi-family, you have to have the parking and there's a residential density standard for multi-family use, unless you're going to do an upstairs and have a downstairs commercial.

We also looked at the type of uses that are currently banned in this area that might be appropriate. So we looked at the zoning and we're proposing to allow arenas, bowling alleys, eating establishments without drive-thru's, health clubs, shopping centers, and movie theatres. These are things that are typical to downtowns. Likewise, on the flip side, we have to look at, in a pedestrian oriented downtown, what aren't good uses to allow, and we're eliminating wholesale stores, funeral homes, repair shops, and gas stations, from being permitted in this particular area. They will still be permitted to be located wherever they are currently allowed elsewhere in the village. So that's the zoning that's being proposed tonight.

SEQR requires of all these amendments to the Code to be studied for environmental impacts. A DGEIS was prepared and was available at the library and at the village clerk's office for review, that goes through the potential environmental impacts that this zoning could have on air, water, utilities, sewer services, traffic, wetlands, water bodies, noise, almost any potential environmental you could envision—community services, the schools. By doing this, at the culmination of this SEQR process, if this board finds that the impacts are not likely to be significant, they can also designate certain types of uses conforming with the environmental impact as Type 2. And that's a technical term that says "if you build or if you want to build these type of uses in the study area, you don't have to go through the SEQR process."

That SEQR process has already been borne by the village, and has determined these things in advance to be non-impactful. So that will relieve a large cost, a large deterrent, to investment in the village.

Lastly, I just want to add one thing that the Mayor had given the ground rules for public input. I just would like to ask that we're taping the proceeding tonight, so, if everybody could just keep background discussions to a minimum that way we can hear everything that people say tonight. Everything that people say tonight will be recorded and will be responded to in a forthcoming document that is also part of the SEQR process. With that said I'll hand this back to Mayor Leahy.

**Mayor Dennis Leahy:** OK, Sean would you like to add anything to this?

**Sean Hoffman:** Thank you, Mayor, earlier this evening I distributed the technical comments on the DGEIS related to our area of expertise, engineering, including water, sewer, zoning, stormwater drainage. Overall, the document as you're aware is professionally prepared. We did have some comments which I discussed with the village planner earlier this evening, those primarily relating to water supply, and quantitating the impacts stemming from the proposed development. Particularly we were interested in a quantitative approach to confirming the water storage tank within the village currently would have enough water storage capability to accommodate the new development, and also we were looking for some additional information in terms of emergency response, particularly fire service, specifically the TDD is considering taller buildings. We just want to make sure emergency response/fire service can respond to those buildings with the apparatus they have in the zoning contemplated. Otherwise, most of our comments were looking to clarify some inconsistencies where a number may have been one number in one spot and another number in second spot. I don't know if you had a chance to review those comments, but I'd be happy to answer any questions about it this evening.

**Richard Golden:** I'd just like to underscore a point of process that Max referred to, which is that whatever comments that are made tonight or questions that are asked tonight, they will be responded to in full in another document called the Final Environmental Impact Statement. Many questions or comments, most, will not be answered this evening. They will be looked through the record, make sure that we will have full answer to those questions. If something comes up that is very simply answered, Max or Sean or myself or Bob or the Board will go ahead and answer it, but a lot of questions or a lot of comments will take a little bit more thought, and all of that will come out. The question or comment that you have will be printed out based upon the recording and then a full answer to that will be given including references in the record. A lot of questions or comments may not be answered tonight, but they'll be fully answered in the Environmental Impact Statement.

**Mayor Dennis Leahy:** We'll open this up to public comment. So we'll just ask you to please state your name, your address, and to just put your comment and we'll put the microphone up there. Who'd like to go first?

**Sandra Kassin:** Sandra Kassin, 1261 Union Avenue, Town of Newburgh. I very much appreciated having this gentleman here, I'm sorry, I don't know your name.

**Max Stach:** Max.

**Sandra Kassin:** And you didn't show us what we were looking at. I don't know where anything is. Maybe others do, but it is a very small map, and I would like to be able to orient this in terms of this map.

Secondly, in response to Mr. Golden, I would hope, because in fact, questions that are answered in public provide everybody with an opportunity to form opinions, and I would hope that you would answer any reasonable question in public. I'm assuming you're very familiar with the document. Because to expect people to come to a meeting, and not have a little give and take I think is a little rigid and unnecessary. So you have members here who are specialists and worked on this document, to sit, stall, and not respond, I do not think is a meaningful meeting. Having said that, could you please tell us where things are?

**Max Stach:** Certainly. The study area is essentially the north side of Route 208, I'm sorry, this is oriented better like this if you want north to be at the top of the map. So what we have here running in a northeasterly to southwesterly direction is Route 208. You have Main Street running in a southeasterly direction. Volunteer Place. Here is the Fire House on this corner. Wallace Avenue district goes down to the railroad tracks at the most southeasterly direction. All lots having frontage on Route 208 are included in this district, all the way down to Broadway. The district line cuts down through here. I believe this is approximately two residences to the east of the church property. Both sides have Main Street frontage. This is the VFW Hall. This is outside of the district but this is the bus garage down in this area here. This is the linen service over here.

**Sandra Kassan:** What is this over here?

**Max Stach:** That is the railroad track. This is the railroad track at the bottom of the map.

**Sandra Kassan:** So is there a street here?

**Max Stach:** No, there is currently no street along the railroad track.

**Sandra Kassan:** Allright, now. What is the significance of this being purple and this being pink?

**Max Stach:** OK, the colors shown on this map represent the existing zoning. So this whole area is supposed to be re-zoned to the Traditional Downtown Design District. Currently, the areas that are purple are in an Industrial 2 Zone, they're generally industrial. The areas in pink are B2; they're currently mostly business zoned, although the majority of them are residential. The area in yellow here is R6; that's a residential designation. And the RM, this single parcel here, is residential multi-family.

**Sandra Kassan:** That's now.

**Max Stach:** That's what they are now. They're all proposed to be zoned for this Traditional Design District that I previously told you about, the different changes that we're making.

**Sandra Kassan:** So we would not have industrial over there anymore?

**Max Stach:** This would no longer be permitted for industrial use, correct.

**Sandra Kassan:** I have another question. Where is the area that is the subject of the annexation, for the Galaxy proposal?

**Mayor Dennis Leahy:** That is not part of this meeting. That's a separate project.

**Max Stach:** Other side of the railroad tracks.

**Sandra Kassin:** Oh, I just wanted to know where it is, that was all.

**Mayor Dennis Leahy:** It's a separate project. We're sticking to what this, this is what the public hearing is. We don't want to confuse people as to why we're here this evening.

**Sandra Kassin:** I don't wish to do that. I wouldn't want to confuse anyone. So what is the timeline on comments for this project?

**Mayor Dennis Leahy:** You can add additional comments to the Village Clerk, Kim Johnson, by December 7<sup>th</sup>, close of business day.

**Sandra Kassin:** You mean there's only one week allowed to put in comments on this document?

**Mayor Dennis Leahy:** Til December 7<sup>th</sup>

SK: Have you already received comments?

**Mayor Dennis Leahy:** No we have not.

**Max Stach:** Yes, we have.

**Mayor Dennis Leahy:** We have received comments?

**Max Stach:** We have received some comments, yes, from DOT and from the engineer.

SK: How long has the document been available for comments?

**Mayor Dennis Leahy:** November 1<sup>st</sup>

**Max Stach:** Well, I'd like to say this. In view of the fact that this is the first public meeting you've had on the re-zoning, I think it is exceptionally restrictive to allow only one more week for everyone here if they wish to, to read the document, look it over and provide additional comments. I wish to request formally to extend this comment period for at least two weeks from this evening, because otherwise, given the significance and given the need to study this proposal, this not sufficient time. That's my comment for the statement. And this thing is going down.

**Max Stach:** Let me help you. Thank you.

SK: Thank you very much.

**Mayor Dennis Leahy:** Anybody else?

**William Schimpf:** Is it possible to make comments from this location?

**Mayor Dennis Leahy:** Sure you can. We can pass over the microphone.

**William Schimpf:** Because I'm afraid of that microphone stand. It may not be standing much longer. Thank you very much. My question, members of the board...

**Max Stach:** Can you start with your name and address?

**William Schimpf:** Certainly. I have to check my sweater. My name is William Schimpf. I reside at 107 Prospect Avenue in the Village of Maybrook. I'm a resident and taxpayer. That's Schimpf. Thank you. Just a brief question overall. Can you tell me, Mr. Stach, is it? OK. What the overall size of that swath of property is, minus the already designated uses of the property either by residential or commercial use, which would leave you the balance to be developed. And would that balance be complementary to the uses currently in existence? I know there's multi-uses, we discussed a number of things, apartments and three floors, and all of these uses, and that's fine, but what's the overall size of the property involved, and minus the current uses, so you'd have a swath of property to be developed, and what would be complementary x that development, to the uses that already exist, be it church, be it residential, whatever, if you would please.

**Max Stach:** So the proposed district is 17.66 acres inclusive of roads. Obviously the roads cannot be used for anything, right. The zoning is designed to promote re-development, not new development. So there are no identified large vacant parcels that were targeted for some sort of particular development. This is really a ground-up re-envisioning of the area. Again, we started back in 2012, we did a walking tour with the Village Board and actually I believe it was advertised in the local newspaper, and the public was invited to attend, and we did have several members of the public there. Based on the input from that walking tour, we looked at, we did a swap meeting, strengths/weaknesses/opportunities/threats, we looked at what the public thought were the challenges for the district, and then we essentially came up with a plan as to what would an ideal look to this area be if we were able to take a ground up approach. Now that's not practical, because ultimately we do have uses there. So the zoning is really to allow for redevelopments. To allow for someone who has a property that is may be developed for residences, to come in and promote something like a downtown café with apartments above and parking in back that connects with its neighbors.

**William Schimpf:** So may I say, that's quite all right. Would this be existing properties that could be so called redeveloped or refitted into a business and residential use?

**Max Stach::** Yes.

**William Schimpf:** Ok. And they would be complementary within the existing zone.

**Max Stach:** Yes.

**William Schimpf:** Within the existing zone. Because I'm looking and thinking of a church within that zone. And you'd have a bowling alley next to that church. You know, I'm not, really.

**Max Stach:** You have a bank next to that church. You have a deli next to that church.

**William Schimpf:** That's where they deposit the money, yes.

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**Max Stach:** Yes, I mean I don't want to get too off track, because we are supposed to follow the process.

**William Schimpf:** What I'm trying to develop in my mind, is to develop a picture, and again it's on short notice as this lady pointed out, but nevertheless I'm trying to grasp the situation as best I can.

**Max Stach:** Understood. Thank you.

**Jane Schimpf:** Hi there. Jane Schimpf 107 Prospect Avenue, Maybrook. I recall Main Street from Route 208 or Homestead Avenue east to the VFW. That was always commercial stores on the ground floor and apartments above. So are we changing? I mean, I don't understand the change. I mean, it was always that way, to my knowledge.

**Max Stach:** In short, your current zoning wouldn't allow that to happen again.

**Jane Schimpf:** So it was changed, but it wasn't ever going to put it back?

**Max Stach:** Yeah. And allow more.

**Jane Schimpf:** How much more? What is the zoning going to allow?

**Max Stach:** Those uses that I addressed before are the uses that are being added.

**Jane Schimpf:** Bowling alley, etc?

**Max Stach:** Yes.

**Jane Schimpf:** How about height of building stories. How many stories are allowed?

**Max Stach:** Up to four, with provision of the incentive.

**Mayor Dennis Leahy:** Anybody else have a question?

**Tom Jackson:** My name is Tom Jackson, and I'm the pastor of the People's Regular Baptist Church on 306/Homestead Avenue. I'm not a resident, I'm a pastor of the church here in Maybrook. And I just was curious--simple question. Churches weren't mentioned as far as a use, other than a current use that's already taken place. If we were to outgrow our facility and want to build a larger facility, would that be appropriate in that particular district and allowable? Or that would be something that we would have to relocate from the downtown district to a different area? Unless I, I apologize if I've missed it, but it wasn't mentioned as one of the uses.

**Max Stach:** Those were the added uses. Churches are continuing to be permitted as a special exception use within the district.

TJ: OK

**Max Stach:** OK. So yes, you could expand; you would have to go to the Planning Board.

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TJ: Right. And then again, we would have some concern too that the development next to us that would be complementary to a church facility. I don't know if that would be taken into consideration when you do the development. That's the question I had. Thank you.

**Mayor Dennis Leahy:** Anyone else. Please don't be shy. That's why we're here. Do we need more time? Any comments from the Board?

**Unidentified Trustee:** Max had mentioned that by doing this now that the SEQR process would be in place for anyone that wanted to do development. How long does that process stay in effect before a developer would then have to do it again for himself?

**Max Stach:** So that becomes a local Type 2 list. It's only relevant to you as the Planning Board or any other local approvals. And that will stay in effect as long as it's a local law in your code. If you ever thought that it's no longer timely, you could revoke that law.

**Mayor Dennis Leahy:** Ok. Anyone want to add anything. Max?

**Max Stach:** No.

**Mayor Dennis Leahy:** No further questions? One last time. I make the motion to adjourn the public hearing.

**Motion by Trustee Barnett, seconded by Trustee Pritchard.**

**Mayor Dennis Leahy:** All in favor?

**Board members:** Aye.

**Mayor Dennis Leahy:** Thank you Max.

**Max Stach:** You're welcome.

**CORRESPONDENCE**

1. PETITION OF GALAXY LIMITED FOR ANNEXATION OF A SECTION OF TOWN OF MONTGOMERY TAX PARCEL SECTION 37 BLOCK 1 LOT 4 TO THE VILLAGE OF MAYBROOK- Ross Winglovitz, Engineer, Engineering & Surveying Properties, PC, and Donald Liloia of Galaxy Limited, are here to discuss SEQRA, 30 days has passed, and the Village of Maybrook is interested in being Lead Agency. There are no challenges and the Board can declare themselves to assume Lead Agency. Motion by Trustee Pritchard, seconded by Trustee Barnett, approving the Village of Maybrook Board of Trustees as Lead Agency. 5 ayes, 0 nays. Attorney Richard Golden advised he will prepare Part II and Part III for the Village Board for the next meeting. Motion by Trustee Reynolds, seconded by Trustee Pritchard, authorizing Attorney to draft Part II and Part III of the Full Environmental Assessment Form for the agenda for the next meeting, December 4, 2017. 5 ayes, 0 nays. Mayor asked Ross to please point out the annexation of land on the plan. Ross

advised the Stewart lands are 700 feet away, when asked by Sandra Kissam. Ms. Kissam also asked what's planned. Rosss advised on commercial space, roads and walking trail.

2. LETTER, COUNTY EXECUTIVE STEVEN NEUHAUS, CDBG 2018- Advised the Village of Maybrook Sewer Lining Installation project for 2018 in the amount of \$50,000, has been included. We will be contacted in January for further information and instructions on project implementation, and funds will be available in June, 2018.
3. AUTHORIZATION, BLUESTONE COMMONS BOND ESTIMATE- Engineer Sean Hoffman advised the developer requested their recommendation for a bond to ensure construction of the required recreation improvements. This includes a bocce court, shuffleboard court, a horseshow pit, four picnic tables and three barbeque grills, six benches and landscaping, they were able to complete this. The developer has requested Certificates of Occupancy for the remaining residential buildings, however completion of the recreational amenities is not anticipated until the spring. As such, the developer has requested issuance of the Certificates of Occupancy subject to the posting of a bond to guarantee completion of the recreational amenities. Engineer advised the cost of the remaining work associated with the recreational amenities including the sidewalk, landscaping and contingencies to be \$25,000. Motion by Trustee Barnett, seconded by Trustee Pritchard, approving Engineer's recommendation for a \$25,000 bond estimate for Bluestone Commons. 5 ayes, 0 nays.

#### MAYOR'S REPORT

1. **Leaf Pick up in Maybrook**- Just a reminder, leaf pickup continues in the village. Leaves MUST be bagged in biodegradable bags which are FREE and available here at the Government Center or at the DPW Garage. If any resident wishes to dispose of leaves before the scheduled pickup, residents can drop off bagged leaves at the DPW Garage during business hours. Also would like to remind residents to not rake or blow leaves into the road. As always, we thank everyone for their cooperation
2. **Maybrook "Christmas Tree Lighting"**- The Village of Maybrook's Annual "Christmas Tree Lighting" was held on Sunday, November 26<sup>th</sup>. The weather cooperated and we had a great night to welcome the Christmas season into the village. I want to thank the Hudson Valley Conservatory Singers under the direction of Pam Murphy, The Maybrook 4-H Group (and the reingoats), the Maybrook Wind Ensemble and of course our Maybrook Troop 236 Boy Scout Band under the direction of Band Leader Jim Barnett and Scoutmaster Bill Gianico for providing holiday favorites for the ceremony. Thank you to the Board of Trustees for their support of these events for the residents. Special "Thank You" to Shoprite (refreshments), Maybrook Clerk/Treasurer Tina Johnson, Wallkill Federal Savings Bank (gift bags), Fox Radio 96.7 103.1 ( Annika for the live broadcast), Vaune Sherrin (face painting), Christmas Characters (Santa- town of Montgomery Highway Superintendent Charlie Woznick, Rudolph- MBK PO Matt Hughes, Snowman- Carla Williams, Toy Soldier- Julianna Williams and Elves Hope Wentink and Leah Dunham, The Maybrook Fire Department for escorting Santa Claus and for fire safety, the Maybrook Fire Department Ladies Auxiliary (Christmas Wreaths), the Maybrook Police Department, E-Rock Entertainment. The Maybrook Department of Public Works for making the village festive for the event in particular Frankie Amodio who put a lot of extra effort in making sure everything was ready to go. Last but not least the Village Board for their support of this event. This was a fun filled night

and I hope everyone who attended had a great time! Enjoy the Christmas season and good health and happiness to all!

3. **George C. Bullis Memorial Community Center "Mitten Drive"**- The George C. Bullis Memorial Community Center will be hosted their Annual "Mitten Drive" at the Village of Maybrook Christmas Tree Lighting. I'd like to thank Maureen Deihl Litz and her daughter Rebecca for organizing the "Mitten Drive". Maureen started this program a few years ago with the Girl Scouts and later continued it when she worked in the George C. Bullis Community Center. Maureen has since moved on but always comes back for our annual Christmas Tree Lighting to do the "Mitten Drive". I appreciate all of her and her daughters efforts and thank them for volunteering their time to help others. After all that's what the holidays are all about....
4. **Maybrook 4-H Food Drive**- The Maybrook 4-H hosted their Annual Food Drive for the Montgomery Food Pantry at the Christmas Tree Lighting as well. I want to Kim Myoshi and her daughter Gabby for their efforts to collect perishable food items for those less fortunate this holiday season. Kim reported that they did very well and will be making a delivery to the Montgomery Food Pantry in the coming weeks.
5. **Maybrook Wind Ensemble Winter Concert**- The Maybrook Wind Ensemble will be hosting their annual Winter Concert on Friday, December 15<sup>th</sup> at the Maybrook Senior Center beginning at 7:30 pm. It's a wonderful holiday concert guaranteed to put you and your family in the holiday spirit. The concert is free however they do accept donations to help defray expenses.
6. **Next Scheduled Village Board Meeting**- will be held on Monday, December 4<sup>th</sup> at 7 pm at the Maybrook Government Center. There is only one Village Board meeting in the month of December and this meeting will be our last for 2017!
7. **Village of Maybrook Website**- Everything mentioned in my report is also available on the Village of Maybrook website so please check it regularly at [www.villageofmaybrook.com](http://www.villageofmaybrook.com).

### TRUSTEES' REPORTS

**TRUSTEE KEVIN GREANY**- Advised we had a great night last night.

Advised on the good job the EDC team has done, glad it's getting this far, proud of being on the Board, advised Bob he did an outstanding job, Sean, Max, Matt and Attorneys, really did a fantastic job with this.

Advised the sewage treatment plant is running well.

Advised if there are any more comments to send them in.

**TRUSTEE JAMES R BARNETT**- Thank ked Max and Bob for all the work they did with EDC.

Advised last night's Tree Lighting event was phenomenal, ShopRite ran out of food, it was a lot of fun and lots of spirit.

Thanked Matt Thorp , Sebastian Manning has completed his Eagle Scout project, he'll be #72 Eagle Scout, he painted the fire hydrants.

Advised it is nice to see Town Supervisor Elect Mr. Winchell and County Legislator Mr. DaSalva here tonight.

Advised the Holiday party will be on 12/8, contact Tina if you are attending.

**DEPUTY MAYOR ROBERT PRITCHARD-** Thanked the Board, Mayor and the EDC team, it's been a six year roller coaster.

Welcomed County Legislator DeSalva and Mr. Winchell.

Advised last night was quite spectacular.

Advised now if we can just get the zoning passed, we can move forward.

Wished all a great holiday season!

**TRUSTEE NOREEN REYNOLDS-**Congrats to the EDC team.

Advised the committee will be going through the village on either 12/11 or 12/12, have your Christmas lights on by 5PM. The prizes will remain as \$100, \$75, and \$50 Lowes gift card.

Advised the Community Center is now open late on Thursday nights, and activity has increased.

Asked Matt when the posts will be done at the Community Center? Matt advised in the next two weeks.

#### **DEPARTMENT HEADS**

**ATTORNEY RICHARD GOLDEN-** Wished everyone Happy Holidays.

**ENGINEER SEAN HOFFMAN-** Advised al is covered as he mentioned earlier with Bluestone Commons. Trustee Barnett thanked Sean for getting Bluestone taken care of.

**DPW SUPERINTENDENT MATTHEW THORP-** Advised hydrant flushing is completed.

Advised on two water leaks on 11/8, one was the old service line at the sewage treatment plant and the other was on Country Club Drive.

Advised A T & T are still working on Rakov Road, advised on small incident that happened when the contractors were working on a Sunday night, they will see fines for this. Power was knocked out in that area of Country Club, Rakov, Blake and Chrystal.

Advised on double woods being replaced by Central Hudson, he has a contact that he will get in touch with tomorrow.

Wished all happy holidays and a good healthy happy New Year.

Motion by Trustee Barnett, seconded by Trustee Greany, meeting was adjourned at 8:05PM. 5 ayes, 0 nays.

Respectfully submitted,

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- NOVEMBER 27, 2017

Valentina Johnson  
Village Clerk-Treasurer