

VILLAGE OF MAYBROOK BOARD OF TRUSTEES MEETING- JUNE 25, 2018

MEMBERS PRESENT: MAYOR DENNIS K LEAHY, TRUSTEE KEVIN GREANY, TRUSTEE JAMES R BARNETT, TRUSTEE DARYL CAPOZZOLI

MEMBERS ABSENT: DEPUTY MAYOR ROBERT PRITCHARD(VACATION)

ALSO, PRESENT: ATTORNEY KELLY NAUGHTON, ATTORNEY JOHN AHERN, ENGINEER SEAN HOFFMAN, SERGEANT MICHAEL MARESCA, DPW SUPERINTENDENT MATTHEW THORP, CLERK-TREASURER VALENTINA JOHNSON

PUBLIC: CHARLIE WOZNICK, EDWARD WILLIAMS, LOTTIE & RAY RUMPF, PATRICK MAGUIRE, DONNA BARLETTA, LAUREN PALEN, LAURA FITZPATRICK(WVT)

Mayor opened the meeting with the Pledge of Allegiance.

APPROVAL OF MINUTES

Motion by Trustee Greany, seconded by Trustee Capozzoli, approving the minutes of the May 29, 2018 meeting as presented. 4 ayes, 0 nays.

APPROVAL OF BILLS & CLAIMS

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

GENERAL	\$ 94,365.36
WATER	\$ 6,807.51
SEWER	<u>\$ 23,589.00</u>
TOTAL	\$124,761.87

TRANSFER OF FUNDS

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

From: 1010.400A, Board Contractual
To: 1010.100A, Board Personal Service
Amt.: \$.74

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From: 1110.200A, Justice Court Equipment

To: 1110.111A, Justice Court Personal Service

Amt.: \$93.88

From: 1325.400A, Treasurer Contractual

To: 1325.110A, Deputy treasurer Personal Service

Amt.: \$132.69

From: 1410.130A, Casual Clerk

To: 1410.100A, Clerk-Treasurer Personal Services

Amt.: \$273.20

From: 1410.130A, Casual Clerk

To: 1410.150A, Special Overtime

Amt.; \$470.18

From: 1440.400A, Engineer Contractual

To: 1440.410A, Engineer Retainer

Amt.: \$24

From: 7140.100A, Playgrounds Personal Service

To: 3120.100A, Police Personal Service

Amt.: \$3,488.74

From: 3620.410A, Building Inspector's Codification & Training

To: 3620.100A, Safety Inspector Personal Services

Amt.: \$.40

From: 3620.410A, Building Inspector Codification & Training

To: 3620.110A, Fire Inspector Personal Service

Amt.: \$.02

From: 5110.400A, Street Maintenance Contractual

To: 5110.410A, Street Maintenance CHIPS

Amt.: \$1,108.75

From: 8170.400A, Street Cleaning Contractual

To: 8170.100A, Street Cleaning Personal Services

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Amt.: \$97.38

From: 8310.400F, Water Admin Contractual

To: 8310.111F, Water Admin

Amt.: \$17.08

From: 8310.400F, Water Admin Contractual

To: 8310.112F, Water Admin Personal Services

Amt.: \$62.37

From: 8340.250F, Water Meter Purchase(\$1,000)

From: 8340.410F, Trans Dist Hydrant(\$893.97)

To: 8320.100F, Source of Supply Pumping Personal Services

Amt.: \$1,893.97

From: 8110.400G, Sewer Admin Contractual

To: 8110.111G, Sewer Admin

Amt.: \$17.09

From: 8110.400G, Sewer Admin Contractual

To: 8110.112G, Sewer Admin Personal Services

Amt.: \$62.75

From: 8120.400G, Sanitary Sewers Contractual

To: 8120.100G, Sanitary Sewers Personal Services

Amt.: \$1,286.03

From: 8120.400G, Sanitary Sewers Contractual

To: 8121.100G, Infiltration Project Personal Services

Amt.: \$754.30

From: 8120.400G, Sanitary Sewers Contractual

To: 8130.100G, STP/Disp Personal Services

Amt. \$570.30

PUBLIC HEARING- 7PM

REMOVAL OF STRUCTURE LOCATED AT 411 TOWER AVENUE

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Attorney advised on a resolution from 5/14/18 regarding the shed with an aluminum/metal roof, this is the second Public Hearing to enable the owner to appear, this matter has been before the Justice Court for some time, the Building Inspector deemed the shed unsafe and dangerous, it could blow of and injure someone or someone's property. The owner has had time to complete the process to fix the shed and has not.

Trustee Barnett advised he hears that the owner has walked away from the property and could possibly not return, then what?

Attorney advised he is still listed as the owner, so we will have Matt get an estimate to be removed and put the cost back on their taxes.

Motion by Trustee Barnett, seconded by Trustee Capozzoli, to open the Public Hearing. 4 ayes, 0 nays.

Attorney advised Tim recommends, and the Board at the last meeting recommended to have it removed.

Attorney advised the Board will approve a RFP.

Trustee Barnett asked how much would this cost.

Matt Thorp advised less than \$4,000, hire a contractor, the DPW cannot do this job.

Attorney advised Matt will present the quotes to the Board for the shed and overgrown grass.

Mayor asked the public if there were any questions.

Patrick Maguire asked how far from the road is the shed?

Attorney advised it's in the backyard of the property.

Motion by Trustee Barnett, seconded by Trustee Greany, to close the Public Hearing at 7:13PM. 4 ayes, 0 nays.

Motion by Trustee Capozzoli, seconded by Trustee Greany, authorizing to remove the structure at 411 Tower Avenue, and authorizing Matt Thorp to get quotes for the removal according to our Procurement Procedure. 4 ayes, 0 nays.

CORRESPONDENCE

1. BUILDING INSPECTOR'S REPORT, MAY 2018- Trustee Barnett advised on report and on 404 Everett Place and a few cars. Rec. & filed.
2. LETTER, MAYOR SUSAN RUMBOLD- Mayor advised on a very nice letter from Mayor Rumbold, and he wanted to reach out to her and the Village of Walden. Rec. & filed.
3. JCO REPORT, MAY 2018- Trustee Greany advised it's a good report, low flows, Sean will speak more about the plant, a motor broke today but was being fixed today. Matt advised on the SPEDES permit, he met with Sean and went over that, they don't know yet who the new DEC inspector will be . rec. & filed.
4. AUTHORIZATION, REMOVAL FROM PROBATIONARY STATUS- Motion by Trustee Barnett, seconded by Trustee Capozzoli, authorizing the removal of Community Center Clerk Della Mikulski, Part Time Police Officer Peter C. Frederick, and Part Time Officer William D. Lahar,

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from Probationary Status to Permanent Status, effective immediately. 4 ayes. Trustee Capozzoli advised he met Della a couple of times and she seems very nice, they are all great workers down there, no issues and all work very well together. Sergeant Maresca advised his guys are great and they've been here well over a year.

5. AUTHORIZATION, ONE WAY TRAFFIC FOR FRIDAY, JUNE 29TH: JULY 4TH CELEBRATION- Motion by Trustee Greany, seconded by Trustee Capozzoli, authorizing a change in the traffic circle for Friday, June 29th, from 5PM to 11PM, going into and exiting the park. 4 ayes. 0 nays. Trustee Greany advised it works fantastic.
6. AUTHORIZATION, BUDGET ADJUSTMENT FOR CHIPS FUNDING FY 2018-19- Motion by Trustee Barnett, seconded by Trustee Greany, authorizing a Budget Amendment for CHIPS, \$69,028.13, \$9,272.83 for PAVE NY, and \$6,717.68 for EWR, for a total of \$85,018.64. 4 ayes, 0 nays.
7. APPOINTMENT, EMILY TRONCONE, P/T COMMUNITY CENTER SUMMER EMPLOYMENT- Motion by Trustee Capozzoli, seconded by Trustee Barnett, appointing Emily Tronccone as a seasonal clerk at the Community Center at \$10 an hr. effective immediately. 4 ayes, 0 nays. Trustee Capozzoli advised it works out good with the girls, he spoke to Tina and Bobbie Sue, and they recommended Emily and he trusts their recommendation.
8. POLICE DEPARTMENT REPORT, MAY 2018- Sergeant Maresca advised on the plans for National Night Out on August 7th. Advised on Bike Rodeo plans with Trustee Barnett for August 25th. Thanked all for the bike donations, Matt for Winwater & TAM, Engineer Sean Hoffman, and Attorney Kelly Naughton. Donna Barletta advised she will donate a bike. Awesome news!! Thank you!!!

MAYOR'S REPORT

1. **Central Hudson Gas and Electric** – Since our last Village Board Meeting, Central Hudson crews have completed the replacement of the gas main and are now replacing service lines to resident's homes along Homestead Ave. Road patch work has been started and will continue as the project moves along. Upon completion, all of the areas along the path of the work will be repaired. Thank you to DPW Superintendent Matt Thorp and Village Engineer Sean Hoffman for staying on top of the project.
2. **Maybrook Co-ed Adult Beach Volleyball**- The Maybrook Co-ed Volleyball program started on Thursday, May 31st. All going well with the program!
3. **Village of Maybrook Community Wide Yard Sale**- was held on Saturday, June 16th throughout the village from 8 am to 3pm. The weather cooperated and we had a nice flow of people throughout the village during the day.
4. **Village of Maybrook Family Movie Night**- Our first Village of Maybrook Family Movie Night was held on Friday, June 22nd at the Frederick Myers Veterans Memorial Park. The featured movie was "Despicable Me 3". I want to thank Stewarts Shops for once again donating free bags of chips for the

kids. We had a great turn out! Glad the weather cooperated and hope everyone had a good time!

5. **Maybrook Women's Recreation Softball-** is set to begin Tuesday, July 10th and run through to September 18th the sign-up deadline is this Thursday, June 28th. This information and the registration form are available on the Village of Maybrook website. Copies of the registration form are available here at the Government Center also.
6. **Village of Maybrook Kick Off the 4th of July Celebration-** will be held on Friday, June 29th 7 pm to 10 pm at the Frederick Myers Veterans Memorial Park. Live music performed by "Hot Rod" and the "Maybrook Troop 236 Boy Scout Band". Shoprite will be selling hamburgers and hot dogs, Stewarts will be selling ice cream and a few other vendors as well. To close out the evening there will be *FIREWORKS* (Rain Date is Saturday, June 30th). This event is planned the Friday before the 4th of July week so when residents get home from work they can kick off the 4th of July with their family and friends at the park. Fingers crossed for good weather.
7. **Maybrook Troop 236 Boy Scouts Annual Awards Dinner-** On Sunday, June 10th, the Village Board and I were invited to attend the Maybrook Troop 236 Boy Scout's Annual Awards Dinner. Congratulations to all of the young men and women of the troop on their amazing accomplishments this past year. I wish them all a safe trip to Florida where they will once again represent the Village of Maybrook performing at Disney! Congratulations and thank you to Scout Master Bill Gianico, Venture Crew Leader Abby Williams and Emeritus Scout Master Jim Barnett for your hard work this past year. Your efforts are always appreciated.
8. **1st Annual Town of Montgomery "National Night Out"-** As most of you may recall, the first Town of Montgomery Round Table Discussions were hosted here in the Maybrook Government Center on February 28, 2018. This is the first time in my ten years of being Mayor that we had representatives from each of the three villages and the town in the same room working together for a common cause; the children of our community. We collectively offered our services to the school district in anyway needed to promote drug abuse awareness. Chief Amthor, Chief Holmes and Chief Walsh were also in attendance. One of our discussions included "National Night Out" which was previously hosted by the Village of Walden. The discussion expanded upon the thought of turning "National Night Out" into a town wide event and hosted at the Valley Central High School which is a central

location in our town and can accommodate a large crowd. Chief Amthor, Chief Holmes and Chief Walsh have been working on it since and I have been informed the 1st Annual Town of Montgomery “National Night Out” will take place on August 7th 2018 at the Valley Central High School from 6 pm to 10 pm. I’m very proud of the fact that the Town and three villages came together to work with the Valley Central School District to benefit the children in OUR town. I’m hopeful now more than ever that there may be more collaboration in the town going forward!

9. **Sidewalks, Curbs and Paving in the village-** This past month, I met with our DPW Supervisor Matt Thorp and our Village Engineer Sean Hoffman to discuss sidewalk replacement, added curbs and paving for 2018. We will be addressing sidewalks from Clark Place to Oak Street on Homestead Ave. Oak Street north to Williams St. These locations are part of the DASNY Grants we received in 2014 and 2015. New curbing will be put in on Country Club Drive. Country Club Drive will be repaved. Matt and Sean are both working together to get this project moving along as soon as possible and will keep the Village Board updated on any new progress.
10. **Galaxy LLC Project-** Earlier this evening, I had a meeting with representatives from the Galaxy Project. They have started their environmental studies and traffic studies. They have met with the Department of Environmental Conservation and have reported the studies are moving along and they are right on schedule.
11. **Downtown Revitalization Initiative (DRI) Grant-** We, the Village Board have submitted our application for the 2018 Downtown Revitalization Initiative (DRI) Grant before the deadline which was June 1, 2018. This is the third year of the DRI, the program will invest \$100 million into 10 additional downtown neighborhoods across the state. Participating communities are nominated by the state’s ten Regional Economic Development Councils (REDCs) based on the downtown’s potential for transformation, and each community is awarded \$10 million to develop a downtown strategic investment plan that advance the community’s vision for revitalization. In 2017, we submitted our first DRI Application for our village and as a result, gained recognition for our vision. A year has since passed and we worked very hard to improve our odds to compete for the DRI in 2018. We completed our Traditional Downtown Design of our B-2 Zone which sets the table for shovel ready projects. Galaxy LLC. is moving forward with their environmental studies for the development of a modern rail-served industrial/light manufacturing park on part of a 700

plus acre privately owned defunct rail yard. Their plans include nine pad sites inside the Village border. A new road will provide access to this development from Main Street to Henry Henning Drive and includes an adjacent 2 mile long hiking and bicycling path with access to the 6,700 acre Stewart State Forest Preserve. A lot of work went into preparing for the 2018 Downtown Revitalization Initiative Grant Application and it included many meetings. I want to thank all of the members of our Economic Development Team for all of their hard work and dedication this past year; Deputy Mayor Bob Pritchard, Village Grant Writer Jennifer Lima, Village Planner Max Stach, Village Attorney Kelly Naughton, Village Engineer Sean Hoffman, DPW Supervisor Matt Thorp, Village Clerk/Treasurer Tina Johnson and the Village of Maybrook Board of Trustees. I have had several discussions with local and state officials who have followed our progress and many are impressed by how much we have accomplished this past year. Our odds this year have improved dramatically since last year. Let's hope for some good news!

12. **Valley Central School Class of 2018-** Last but not least, Congratulations to the Valley Central School Class of 2018! Good health, happiness and safe journeys in the years to come!
13. **Next Scheduled Village Board Meeting-** Our next Village Board Meeting is scheduled for Monday, July 23 here at the Maybrook Government Center beginning at 7 pm.

TRUSTEES' REPORTS

TRUSTEE KEVIN GREANY- Advised Bob gave a great speech last week, he heard he was excellent.

Advised he is looking forward to Friday night, hopes it's a good night.

Wished everyone a safe summer, see everyone Friday night.

TRUSTEE JAMES R BARNETT- Advised movie night was great, about 200 people, the guy ran out of everything, it was a good night and he thanks the Mayor for having this. The police department did a great job and it's a great way to meet the kids, a lot of fun.

Asked if there is any news on Rakov Road? Attorney advised she was informed they would be finished up by the 1st or second week of July. Matt advised they advised they must go deeper and longer. Attorney advised that

is awesome news. Trustee Barnett advised the orange fence is completely down.

Asked id there is any news on the 18 homes near Conklin Lane? Engineer advised no, there has been no Planning Board application submitted yet.

TRUSTEE DARYL CAPOZZOLI- ON PATRONS IN THE Community Center for May, 733 patrons, 199 books, and 10 passports. June, so far, has had 498 patrons, 132 books, and 6 passports.

Advised he is looking forward to Friday night, could not make movie night.

Advised Matt he's doing a great job with the parks, they look great.

DEPARTMENT HEADS

DPW SUPERINTENDENT MATTHEW THORP-Advised he did a presentation for Community Development last Thursday, went well, a few new faces.

Advised the gas line project is coming along, another contractor will come through to pave.

Advised on Country Club Drive project, Sean and he are scheduling.

Advised he emailed all on SWPP means \$12,000-\$20,000 for each community per year.

Advised on the Badger water sewer billing software is fazing out, Windows 07 pricing to come, normal replacement for meters, and has a very good tracking system.

Advised he is working on grant with Jennifer Lima.

ENGINEER SEAN HOFFMAN-

Community Development Block Grants (CDBG) a. FY-2019 – Application for sewer lining submitted to the Orange County Office of Community Development Office (OCCD) in April 2018. We understand Superintendent Thorp presented the project to the CDBG Advisory Committee last Thursday, June 21, 2018. The calendar provided by OCCD in February 2018 estimates award notices to be distributed in November 2018.

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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-2017 – This work includes the lining of sewer segments including Prospect Avenue and Broadway. During your June 5, 2018 special meeting Attorney Naughton advised this work is required to be completed by September 2018 and you authorized bidding this project. We completed the specifications and plan on June 14, 2018 and understand Attorney Naughton forwarded to OCCD for review the next day. Once OCCD has reviewed the specifications we will schedule a bid date with Clerk Johnson.

d. 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 April 4, 2018 OCCD advised this payment is under final audit. During your last meeting you requested Attorney Naughton to follow-up with OCCD regarding payment.

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. The final plan was distributed prior to your March 12, 2018 meeting. Superintendent Thorp and I conducted a field meeting with the low bidder for the County Curb & Sidewalk Bid who is interested in performing the work. We understand Superintendent Thorp will contact contractors for the reclamation and paving portions of the project. Depending on the contractors' schedules and weather we anticipate commencement of this project in mid-to-late July.

3. Homestead Avenue Sidewalk Improvements – On June 4, 2018 we received electronic correspondence from the NYSDOT Permit Field Engineer indicating the revised plans have been approved as final for permit issue subsequent to submission of a revised application form and insurance certifications. Subsequently, on June 11, 2018 and again on June 12, 2018, DOT contacted my office by telephone to inquiry regarding a boundary survey along the project limits. We suggested a field meeting with DOT to review this and have not received a response. We hope to resolve this remaining item shortly and, unless Attorney Naughton advises otherwise, we suggest the Board authorize bidding this project which we will coordinate with Clerk Johnson and Superintendent Thorp to coincide with the conclusion of the CHGE work. Motion by Trustee Capozzoli, seconded by Trustee Greany, authorizing Engineer to go out to bid on the DOT permit. 4 ayes, 0 nays.

4. 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 January 22, 2018 meeting, you adopted the Expanded EAF Part 3 outline. During your April 23, 2018 meeting, Engineer Winglovitz estimated submission of the EAF in July.

5. 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 Monday, April 2, 2018, we contacted Developer Gueron and were advised he is currently working to obtain a performance bond or alternately, sitework financing 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. We have recently been attempting to schedule a meeting with Developer O'Donnell for the week after July 4th.

6. 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. On April 3, 2018 Mayor Leahy, Superintendent Thorp and I met with NYSDEC representatives to discuss proposed permit modifications including potential grants available to the Village to assist with possible upgrades. In accordance with that meeting the SPDES permit will include provisions for the Village to study whether effluent disinfection will provide a public health benefit. This will require preparation of a water quality model based on weekly sampling to be conducted next year (2019). We have forwarded the draft SPDES permit to a local environmental firm so they may provide the Village with a budgetary price for this work. On June 19, 2018 we met with Superintendent Thorp and Operator VanLeuven to review the draft SPDES permit. Based on this meeting we requested two (2) modifications which have already been approved by NYSDEC. We understand the SPDES permit is being processed and should be received by the Village shortly. Additionally, we contacted Grant Writer Lima regarding the submission of the Engineering Planning Grant due next month for funding to study effluent disinfection. If you have any questions, or wish to proceed differently, please do not hesitate to call.

ATTORNEY KELLY NAUGHTON- Advised the voucher for CDBG FY2016 has been processed, Tina and she are waiting for payment for National Water Main Cleaning Inc. The 2017 specs are together and have been sent over to Community Development.

Advised on appraisal for properties, one quote was for \$4,500 and one for \$2,500, \$4,500 is exceedingly high, but needs to let them know, it's for one of grants(DRI) to develop parkland, and they require two appraisals, \$4,500 is ridiculous, \$2,500 is good.

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Motion by Trustee Barnett, seconded by Trustee Capozzoli, authorizing appraisal for properties for DRI grant for \$2,500. 4 ayes, 0 nays.

Motion by Trustee Barnett, seconded by Trustee Greany, approving delay for July 1, 2018 water/sewer billing, to go out July 13, 2018 and have a due date of August 13, 2018. 4 ayes, 0 nays.

Congrats to Patrick on all of his Scout Awards!

Patrick entertained a motion to adjourn the meeting.

Motion by Trustee Barnett, seconded by Trustee Capozzoli, meeting was adjourned at 8:05PM. 4 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson
Village Clerk-Treasurer

