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

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

**PUBLIC PRESENT: JEANNE BEERS, DONALD BEERS, MARIE LOWN, EDWARD WILLIAMS, CHRISTI A LEONARDI, RON MACDONALD, LAURA FITGERALD ( WVT), BRANDON O’BRIEN**

Mayor opened the meeting with the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Motion by Trustee Greany, seconded by Trustee Pritchard, approving the minutes of the June 24, 2019

meeting as presented. 5 ayes, 0 nays.

**APPROVAL BILLS & CLAIMS**

Motion by Trustee Pritchard, seconded by Trustee Capozzoli, approving the following bills and claims as

audited by the Board of Trustees:

GENERAL $17,100.55

WATER $ 5,702.16

SEWER $26,789.16

TOTAL $49,591.87

PUBLIC HEARING- 7PM

A LOCAL LAW #2 OF 2019 AMENDING THE ZONING MAP OF THE VILLAGE OF MAYBROOK

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.

Attorney advised on the B-2 district on Tower Avenue, the zone change would be from B-2 to R-6, one

family residence, it’s an isolated area and advised on the lots.

Deputy Mayor advised on properties surrounded by R-6.

Trustee Barnett advised it makes sense.

Jeanne Beers asked what happens to the single family and multi-family residences there?

Attorney advised once they are abandoned for more than one year, the zone changes to R-6, they are

grandfathered in until abandoned.

Deputy Mayor advised all apartments would need to be vacant for one year.

Motion by Trustee Barnett, seconded by Trustee Capozzoli, to close the Public Hearing at 7:07PM. 5

ayes, 0 nays.

Motion by Trustee Pritchard, seconded by Trustee Capozzoli, approving Lead Agency and for Short EAF

type as an Unlisted Action. 5 ayes, 0 nays.

Motion by Trustee Pritchard, seconded by Trustee Capozzoli, approving a Negative Declaration. 5 ayes, 0

nays.

Motion by Trustee Barnett, seconded by Trustee Pritchard, to adopt local law #2 of 2019. 5 ayes, 0 nays.

Mr. MacDonald thanked the Board.

**CORRESPONDENCE**

1. LETTER, POLICE OFFICER GINA KEHOE- Board advised very nice letter and they hope she has a fast recovery.
2. LETTER OF RESIGNATION, WILLIAM DUNN- Motion by Trustee Barnett, seconded by Trustee Greany, to accept, with regret, William Dunn’s letter of resignation. Matt advised Billy was very good, he found a better fit and wishes him the best.
3. AUTHORIZATION, TURN THE TOWNS TEAL: A NATIONAL AWARENESS CAMPAIGN FOR OVARIAN CANCER- Motion by Trustee Greany, seconded by Trustee Pritchard, authorizing campaign to once again recognize September as Ovarian Cancer Awareness Month in the Village of Maybrook. 5 ayes, 0 nays. Board advised it is a great program.
4. RESOLUTION, STANDARD WORK DAY & REPORTING RESOLUTION FOR ELECTED & APPOINTED OFFICIALS- Motion by Trustee Barnett, seconded by Trustee Capozzoli, approving a resolution establishing the standard work days for Trustee Kevin Greany (3.75 days) for reporting to the NYS & Local Retirement System based on his record of activities, and posting of said resolution began on July 23, 2019 for 30 days. 5 ayes, 0 nays.
5. POLICE REPORT, JUNE 2019- rec. & filed.

**MAYOR’S REPORT**

1. **Maybrook Co-ed Adult Beach Volleyball-**The Maybrook Co-ed Volleyball program continues to move along. They had so much interest, they are now playing Wednesday’s and Thursday’s. Thank you to Marty Brown who oversees the Volleyball Program.
2. **Maybrook Women’s Recreation Softball-**started on Tuesday, July 16th and run through to September 17th. The program has four solid teams and is off to a good start.
3. **Village of Maybrook Family Movie Night**– Our 2nd “Maybrook Family Movie Night” for the summer will be held on Friday, July 26th beginning at dusk. The “Lego Movie” is the featured movie. Thank you to the Wallkill Valley Federal Savings and Loan for sponsoring this event.
4. **Village of Maybrook Kick Off the 4th of July Celebration**– was held on Friday, June 28th in the Frederick Myers Veterans Memorial Park. We had beautiful weather and the fireworks were fantastic! Live music was performed by the Rockridge Band, Shoprite did very well raised money for their “Shoprite Veterans Fund”. Stewarts Shops and Georges Famous Zeppole’s sold a lot of ice cream and zeppole’s! We also had three inflatable rides for the kids, all paid for by the sponsors of our event. I want to take a moment to “thank” our generous sponsors of the 2019 Village of Maybrook “Kick-off the 4th of July Celebration” – Orange County Tourism, Shoprite, Stewarts Shops, Taylor Recycling, Quality Auto, Burke, Miele, Golden and Naughton LLP, Galaxy LTD, H2M Architects and Engineers, Engineering and Surveying Properties, the Maybrook VFW and auxiliary and the Maybrook Fire Department. Also thank you to the Village Board for their support of this event and last but not least our Clerk/Treasurer Tina Johnson for assistance.
5. **Montgomery Little League 50/70 Allstar Baseball Team**- Congratulations to the Montgomery Little League 50/70 Allstar Baseball team and their coaches on becoming the New York State Champions on June 25th. These young men and the families went down to Long Island this past weekend to compete in the Northeast Regionals. They played earlier today and won their first game but were eliminated in their next game. The boys finished in 3rd Place in the Northeast Regional Tournament. Congratulations to the Montgomery Intermediate 50/70 Allstar Baseball Team and their coaches on an outstanding tournament! The experience will make them better ballplayers and the memories will last a lifetime!
6. **Next Scheduled Village Board Meeting**– Our next Village Board Meeting is scheduled for Monday, August 26th here at the Maybrook Government Center beginning at 7 pm. There is only one meeting scheduled for the months of June, July and August.

**TRUSTEES’ REPORTS**

**TRUSTEE KEVIN GREANY-** Advised July 4th event was great, packed, police department did a good job parking cars.

Advised the sewage treatment plant is running well, one issue with the phosphorus.

Congratulations to the Mongtomery Little League baseball team.

**TRUSTEE JAMES R BARNETT-** Advised July 4th was a lot of fun and great feeling when the scout band played God Bless America as the fireworks went off.

Advised 18 kids went to scout camp and earned a lot of merit badges.

Advised the caboose is done thanks to Matt Thorp helping Abeer Ahmed , #76 Eagle Scout painting it as his project, he moves to California tomorrow, very proud of him.

Advised Tim and Linda are on top of everything going on with buildings and Tim works well with Matt.

Advised on 8/9 the Village will be well represented in Colonial Williamsburgh, it’s a 3 day trip.

Advised it was the girls first time to summer camp, first unit to go in the council and maybe in the State, earned badges and killed the boys!

**DEPUTY MAYOR ROBERT PRITCHARD-** Advised of attending a wedding two weeks ago and met Donna Barletta’s niece, and then went to Rhode Island and got into an elevator with four scouts from Maybrook, small world!

Advised EDC is quiet right now, that time of year, hopefully we will hear from Galaxy next month.

Advised Cherry Tire/Zeller is gone, we do have someone interested in building #2.

Advised July 4th was a great evening.

**TRUSTEE DARYL CAPOZZOLI-** July 4th was awesome!

Advised on Community Center, numbers are low, it’s summer, thanked Matt for all the weeding and work being done down there, it’s appreciated.

Everyone enjoy the rest of your summer.

**DEPARTMENT HEADS**

**DPW SUPERINTENDENT MATTHEW THORP-** Advised on his email sent to the Board:

Subject: Update 7/22/19

Mayor and Board,

I just wanted to update you on what we have been doing since our last board meeting.

Parks maintenance has been done weekly along with trash pickup daily, lawns have been mowed and the planters and the veterans monument were weeded and trimmed in house.

The planter by the senior center will be weeded this week.

Frankie, trimmed and pruned the trees around the senior center, he is currently working on the sign area to the senior center and the curb area by the entrance.

The planter by the community center will be done this week.

We have started blacktop patching throughout the village and have started early to beat the heat. This continues.

We removed the island in the parking area at the end of Everett Place and Item 4 has been put in and compacted for temporary parking. We are going to put in a footing and install Belgian block in the grass area along our property line, I'm waiting to hear from Vern Spencer to do the actual concrete work there. When its complete, we will then pave it, with the help of the town of Hamptonburgh using their paver.

I'm still awaiting the estimate from Peckham Industries as they have the county contract for milling. That is the plan for Rakov Road to Mill and pave not do full depth reclamation as the base appears to be in good shape.

They will be doing some core samples to confirm this. If it's good this will save us money and we may possibly be able to do another street, with our chips and some highway funds. Please remember we took the money out of my budget to pay the contractor for the sidewalks on Homestead Avenue and when we get the DASNY monies it has to be paid back. This will limit my spending and what projects we can do until we receive those funds. As soon as I get the estimate I will inform the board.

We have started the catch basin repairs, today Frank went around and did an assessment, we plan on starting this week as weather permits, doing the worst first around the Village.

I spoke to all of you after the meeting regarding a road saw, as I forgot to bring it up at the last board meeting even though I had the proposals with me. I have purchased it from United rentals they were the cheapest and I need it for the upcoming projects, basins & road repairs etc. I had budgeted for it in various lines.

We will start the additional parking area work as soon as I can get a tree company that is available to come and take the trees down. This is the area we spoke about by the well house in the David Weiss Park. The excavation and grading will be done in house. The town of Wallkill highway Superintendent is sending his tree foreman and bucket truck operator this week to meet on site and estimate the time needed to take the trees down that are in this area for the3 additional parking. I will keep you advised.

The backhoe has been ordered from John Deere, no estimated delivery date as of yet.

We also have started cleaning up the DPW facility, we had County Waste drop a dumpster here for the tires that have been dumped here, we had a total of

50 tires and rims that had to be disposed of. Also started cutting the overgrown trees on the property to start cleaning up the appearance and for safety reasons. This will be done when we have time, the plan is to eventually do the entire perimeter of the public works facility.

The packer/liner for the well number 2 to separate the fracture zones in the well due to a sporadic bacteria issue has been ordered from Subsurface Technologies. After isolating the upper and lower fracture zones identified in the well, we took samples and from above and below the packer. The lower zone was clear for any bacteria, the upper zone had both total and e-coli.

This packer/liner will eliminate the zone causing the problem. This has to be done as we cannot put the well in service with any E-coli present. This is the most affordable option vs. abandoning a production well.

Last Thursday and Friday National Water Main Cleaning Co, cleaned and did the video camera inspection of the 2018 CDBG Grant project. All sections were done and the inspection video with any deficiencies will be sent to our Engineer. The next phase will be the lining which they will coordinate with Sean.

Any questions or concerns give me a call.

Regards

Matthew A Thorp

Supt. of Public Works

**ENGINEER SEAN HOFFMAN-**

* 1. **Community Development Block Grants (CDBG)** a. *FY-2020* – Application for sewer lining submitted April 26, 2019. On June 20, 2019 we met with CDBG Advisory Committee to review the application. Typically, grant recipients will receive a notice of award by early December.
  2. b. *FY-2019* – Application for sewer lining submitted to the OCD in April 2018. We understand the Village received confirmation of a grant award in the amount of $50,000. We spoke with OCD in January and were advised FY-2019 funding may not be available until later this year; perhaps December.
  3. *c. FY- 2018* – The Contractor, NWMCC, commenced work July 18, 2019 including cleaning and television inspection of the sanitary sewers. The next step is for NWMCC to lining the sewers. We have been in touch with the OCD who wish to observe the work and conduct wage interviews as part of the grant. **[\*\*]**
  4. 2. **Homestead Avenue Sidewalk Improvements** a. Clark Place to William Street (SAM Grant 6442) – All work has been completed. We understand the Contractor has received final payment. **[\*\*]**
  5. b. Main Line Diner to Aristotle Drive (SAM Grant 7732) – In 2016 the Village applied for a second SAM grant to construct sidewalks along the easterly side of Homestead Avenue/NYS Route 208 from the Main Line Diner north to Aristotle Drive. On January 3, 2019 DASNY confirmed the Senate Finance Committee approved the project change to include installation of a new sidewalk along Village Streets (i.e., Country Club Drive) rather than replace sidewalk along Homestead Avenue/NYS Route 208. On January 16, 2019 DASNY confirmed this approval and requested completion of some additional documents so the grant distribution agreement may be revised. The last document, Certificate of Municipal Site Control, was executed by the Village and electronically submitted to DASNY May 24, 2019. The revised Grant Disbursement Agreement (GDA) was received June 24, 2019, signed by the Mayor and returned to DASNY. Once the fully executed GDA is returned the Village will be able to access the grant funds. **[\*\*]**

3. **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. On May 13, 2019 Mayor Leahy, Deputy Mayor Pritchard, Superintendent Thorp, Attorney Naughton and I met with Don Liloia and others to continue discussions on water, wastewater and road connections based on recent title search conducted by the applicant.

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* 1. 4. **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 July 16, 2018, Developer Gueron submitted a written extension request to the Planning Board which indicated he is currently working to obtain a performance bond and securing sufficient financing for construction. During the August 9, 2018 Planning Board meeting, the Board granted an extension until January 10, 2019. The developer has submitted an extension request which we understand was considered during the February 14, 2019 Planning Board meeting.
  2. b. *Logan’s Way/Primary Construction, LLC* – On July 11, 2018 Developer O’Donnell met with us to review the dedication and acceptance of public improvements including the subdivision road. On August 24, 2018 Superintendent Thorp and I met with Developer O’Donnell and his contractor (Corewood) to review the work. On August 31, 2018 a punchlist was distributed based on that field meeting. Developer O’Donnell is currently working to construct a dwelling on Lot No. 14. In accordance with the Developer’s request I met with him in the field on June 27, 2019 to review the grading of Lot No. 14. Subsequently, I met with the Developer, his grading contractor and engineer to discuss the requirements of the site plan approval and building code. **[\*\*]**
  3. c. *Knollwood Development* – This is an application for a 28 lot residential subdivision on 18.812 acres with frontage on NYS Route 208/Homestead Avenue. During the August 9, 2018 Planning Board meeting the Board reviewed the sketch plan, declared their intent to be SEQRA Lead Agency and classified this as an unlisted SEQRA action.

**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 January 2, 2019 the Village received a grant award letter from NYSDEC and EFC for up to $24,000. This grant requires a minimum 20% local match ($4,800 if Village receives entire $24,000 from NYS). During your April 9, 2019 meeting you adopted a resolution: (1) designating an authorized agent to execute a grant agreement; (2) appropriating local matching funds and; (3) completing SEQRA. A copy of the resolution was submitted to NYSDEC on April 17, 2019.

**7.STP Phosphorous** – On July 16, 2019 the Village received correspondence from the EPA indicating the recent exceedances in total phosphorous have caused the STP to be considered in a state of Significant Non-Compliance (SNC). On July 18, 2019 Mayor Leahy, Superintendent Thorp and I met JCO to discuss these elevated phosphorus levels and prepare a remediation plan which will include laboratory testing throughout the sewage collection system to determine the source of the phosphorus and additional chemical treatment at the STP to reduce phosphorus levels. Our office is working with Superintendent Thorp and JCO to prepare a written response to the EPA and schedule a meeting with NYSDEC. **[\*\*]**

Trustee Barnett advised he forgot to tell us he attended the Maybrook Golden Links BBQ, and it was very nice and they thanked the Board for their continued support, they really appreciate it.

Trustee Barnett advised Brandon O’Brien will sit down with the Mayor after the meeting, he will be applying to Annapolis and Mayor Leahy is friends with Congressman Sean Patrick Maloney.

Mayor advised all to have a safe and happy summer!

Motion by Trustee Greany, seconded by Trustee Barnett, to enter into executive session to discuss matters of personnel. 7:35PM. 5 ayes, o nays.

Motion by Trustee Capozzoli, seconded by Trustee Greany, to exit from executive session at 7:50PM. 5 ayes, 0 nays.

Motion by Trustee Barnett, seconded by Trustee Pritchard, meeting was adjourned at 7:52PM. 5 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson

Village Clerk-Treasurer