**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: DONALD LOLOIA, ROSS WINGLOVITZ, EDWARD WILLIAMS, DONNA BARLETTA, SANDRA KISSAM, DENISE MATHIER, LAURA FITZGERALD(WVT)**

Mayor opened the meeting with the Pledge of Allegiance.

**\*Former Village of Maybrook Mayor Ron Herman is recuperating from a major surgery he had this past Friday. I spoke to him this morning and he was in good spirits. He’s hoping to be released from the hospital later this week. We wish him a speedy recovery and we are very happy to hear he is doing well!**

**APPROVAL OF MINUTES**

Motion by Trustee Barnett, seconded by Trustee Greany, approving the minutes of the July 22, 2019

meeting as presented. 5 ayes, 0 nays.

**APPROVAL OF BILLS & CLAIMS**

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

audited by the Board of Trustees:

**GENERAL $49,165.43**

**WATER $ 3,163.70**

**SEWER $57,236.39**

**REFUSE $20,719.43**

**TOTAL $130,284.95**

**TRANSFER OF FUNDS**

Motion by Trustee Pritchard, seconded by Trustee Capozzoli, authorizing the following transfer of funds

as requested by Clerk-Treasurer:

From: 9060.800A, Hospital & Medical

To: 9730.700A, BAN

Amount: $50,000

1. DONALD LILOIA-GALAXY PROJECT UPDATE- Don Loloia advised he is continuing to advance on the project, agreements for grant with ESD, and spoke to local lenders, he is also speaking to potential tenants. They have begun the second Phase for SEQRA, they will schedule some hearings for Main Street and railroad, he is committed to the project and hopes to announce in the Fall the first users of the property. Ross Winglovitz advised they are working through the SEQRA process, they have revised the layout slightly for the buildings to be more uniform, Phase I of the EAF is complete, Phase II there are some concerns now, looking into ongoing contamination (C.T. Mail), get back to the roadway design, they are preparing an expanded EAF. Attorney advised we are waiting for an expansion of EAF Part III. The only action by this Board is declared Lead Agency, Full EAF Part I and II, preparing Part III, there is nothing further this Board can do until they submit.
2. POLICE REPORT- JULY 2019- Sergeant Maresca thanked Jim Barnett’s scouts for painting the police department, it looks great. Trustee Barnett advised Aaron Goldstein painted the police department, he thanked Sergeant Maresca for allowing Aaron to do the job. Rec. & filed.
3. LETTER, SENATOR JAMES SKOUFIS- Mayor and Board thanked Senator Skoufis for the Extreme Winter Recovery Funds that we will receive in the amount of $6,717.68. rec. & filed.
4. BUILDING REPORT, JUNE & JULY 2019- Trustee Barnett advised on garbage on Chrystal Drive, not being picked up, will look into why not. Rec. & filed.
5. RESOLUTION, STANDARD WORK DAY & REPORTING RESOLUTION FOR ELECTED & APPOINTED OFFICIALS- TRUSTEE DARYL CAPOZZOLI- Motion by Trustee Greany, seconded by Trustee Barnett, approving a resolution to establish the standard work days for Trustee Daryl Capozzoli and will report 4 days a month to the NYS Local Retirement System. 5 ayes, 0 nays.
6. LETTER OF THANKS- PASTOR TOM JACKSON- Board is sorry for the passing of his Dad.
7. LETTER OF THANKS, BLUESTONE COMMONS TENANTS ( BLDGS 501 & 503)- Thanked Tina & Tim for helping them get additional handicap parking spaces. Rec. & filed.

**MAYOR’S REPORT**

1. **Maybrook Co-ed Adult Beach Volleyball-**The Maybrook Co-ed Volleyball program continues to move along. The Wednesday night program finished up last week and the Thursday night program will be wrapping up their season in two weeks. Thank you to Marty Brown for running the program and a great season.
2. **Maybrook Women’s Recreation Softball-**Maybrook Women’s Recreation Softball continues thei r season on Tuesday nights. We had a few rain outs. The makeup games are scheduled for Thursday evenings weather permitting.
3. **Celebrate Maybrook 2019-** The Village of Maybrook will be hosting our annual “Celebrate Maybrook 2019” on Thursday, Friday and Saturday, September 12th, 13th and 14th. We will have amusement rides all three nights. On Saturday, we will have the Maybrook Police Department and Orange Regional Medical Injury Prevention Bike Rodeo, The Maybrook Fire Department Fire and Safety Prevention, a petting zoo with pony rides, live music performed by the “Maybrook Wind Ensemble” and “Soul City Groove”, DJ E-Rock Entertainment, food, beer, wine and FIREWORKS to end the evening! Hoping for nice weather!
4. **Central Hudson Gas and Electric**- J Mullen and Sons, a contractor for Central Hudson Gas and Electric installed new gas service lines to homeowners on Tower Ave, Wiley St., Prospect Ave. and Highland Ave.in the village. Work began on Thursday, August 1st and they finished up this past week. All residents who received new service lines were notified by the contractor prior to work being performed.
5. **Eagle Scouts Patrick Maguire and Kevin Touhy**-On Sunday, August 4th, I had the honor of attending the Eagle Court of Honor for Patrick Maguire and Kevin Touhy. Patrick Maguire painted the hallways in the Maybrook Government Center for his Eagle Project. Kevin Tuohy stained the wooden playground equipment at the Danny Myer Memorial Park. The Village Board and congratulate these two young men on attaining the highest honor in scouting, the rank of Eagle Scout. Kevin and Patrick did a wonderful job and we thank them for choosing the Village of Maybrook for their Eagle Scout Projects. Congratulations to Maybrook Troop 236 Scoutmasters Bill Giannico and Abby Williams and Maybrook Troop 236 Scoutmaster Emeritus Jim Barnett on your 74th and 75th Eagle Scouts from the Maybrook Troop 236 Scout Program!
6. **Senator James Skoufis**- On Wednesday, August 21st, Senator James Skoufis and I met with the Maybrook Golden Links at the Senior Center for a meet and greet. Senator Skoufis updated them on his first year in office and we both answered questions and concerns. The Senator also announced that he secured a $150,000.00 grant through the Dormitory Authority of the State of New York (DASNY) for sidewalk replacement in the village. I sincerely appreciate Senator Skoufis’s efforts in securing this grant for our village. Our Village Engineer Sean Hoffman is ready to start working on the design so permits can be filed with the New York State Department of Transportation (NYSDOT). We will be looking into sidewalk replacement on Homestead Ave; Oak St. to Williams St. to Jewel St. from this grant. We are also currently planning and scheduling the installation of sidewalks on Country Club Drive before winter.
7. **Parking on Everett Drive and Rakov Rd**.- Our DPW Superintendent Matt Thorp, Village Engineer Sean Hoffman and I came up with a plan to add additional parking on Everett Drive and Rakov Road. We added (2) additional parking spots on Everett Place by removing a park bench. We are clearing a wooded area at the end of Rakov Road next to the David Weiss Memorial Park which will be leveled out and paved for additional parking for residents. The Village Engineer is working on the plans for the additional parking. Our DPW Superintendent Matt Thorp is also working on scheduling the reclamation and paving of Rakov Road. I want to thank Matt and Sean for their efforts in moving these projects along. As always, let’s hope the weather cooperates.
8. **Village Offices Closed for Labor Day**- Monday, September 2nd is Labor Day. The Village of Maybrook Offices will be closed in observance.
9. **Next Scheduled Village Board Meeting**– Our next Village Board Meeting is scheduled for Monday, September 9th here at the Maybrook Government Center beginning at 7 pm. September we go back to two Village Board Meetings a month.

**TRUSTEES’ REPORTS**

**TRUSTEE KEVIN GREANY-** Advised Donnie is back at the sewage treatment plant, we had some problems last week, samples taken.

Advised the Eagle Scouts have saved the Village a lot of money with their projects and it’s amazing that #74 & #75 are coming up next.

**TRUSTEE JAMES R BARNETT-** Asked about sidewalk in front of the church, Sean will advise on it in his report.

Advised on Brandon O’Brien’s Eagle Scout project at the VFW, best one ever done, it’s a must see, displayed six flags for each branch of the military, pained the torpedo. Trustee Capozzoli advised it’s worth getting a look at. Trustee Barnett advised Brandon hopes to go to Annapolis.

Advised and showed certificate the troop received in Colonial Williamsburg.

**DEPUTY MAYOR ROBERT PRITCHARD-**  Advised on his role as EDC advisor and Moody’s letter received, we don’t have the greatest credit rating, advised on highlighted items and factors that lead to this, we have received two letters, one from Bluestone Commons and one from Yellow Freight Systems for tax certiorari, and at $15.38 per thousand equates to $63,673.20 and $18,256.00, so as EDC advisor, I’m going to generate revenue. This comes after a budget and 9% tax increase, we must further tax income, which is why we are pursuing this project to try to meet a two mile hiking path that this village can’t access without a car. He will never have an apologetic role and will continue to make the best decisions which are environmentally safe and bring into this village.

**TRUSTEE DARYL CAPOZZOLI-** Advised the Community Center is going well, advised on patronage usage numbers for July.

Advised Matt the parks look pretty good, and everyone enjoy your summer.

**DEPARTMENT HEADS**

**DPW SUPERINTENDENT MATTHEW THORP-** Asked for Board approval to attend the Public Works Conference in Ithaca, October 20th-23rd, would also like Board Members to attend.

Motion by Trustee Barnett, seconded by Trustee Greany, authorizing Matt Thorp to attend Public Works Conference in Ithaca, October 20-23, 2019. 5 ayes, 0 nays. Matt advised depending on manpower if Billy can go.

Advised the excavator is here to get the stumps down for another 40 parking spots on Rakov Road.

Advised on Country Club sidewalks close out.

Advised Phase II for sewer lining was done today for CDBG.

**ENGINEER SEAN HOFFMAN-**

* 1. 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. In July, in accordance with OCD’s request, our office confirmed with the New York State Historic Preservation Office (SHPO) the project will have no effect on cultural resources. **[\*\*]**
  3. *c. FY- 2018* – The Contractor, NWMCC, commenced work July 18, 2019 including cleaning and television inspection of the sanitary sewers. To date, all sewers have been located, cleaned and inspected. Today, August 26, 2019, NWMCC began installing sewer liners. **[\*\*]**
  4. 2. **Homestead Avenue Sidewalk Improvements** a. Clark Place to William Street (SAM Grant 6442) – All work was completed in June. Today, August 26, 2019, our office received correspondence from NYSDOT indicating the Department performed an inspection on August 22, 2019 and identified a dozen ADA non-compliant conditions (cross and longitudinal slopes). We have discussed this with correspondence with the Mayor and Superintendent Thorp and will review the identified conditions in the field and respond to NYSDOT. **[\*\*]**
  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. On August 14, 2019 DASNY advised an additional original copy of the GDA was necessary with conforming dates. We have prepared the GDA copies requested which are ready for signature and submission to DASNY. **[\*\*]**

**Motion by Trustee Greany, seconded by Trustee Capozzoli, authorizing Mayor to execute any and all documents necessary to proceed with procuring DASNY grant money for the construction of the sidewalks. 5 ayes, 0 nays.**

Village of Maybrook August 26, 2019 Page 2 of 3

* 1. c. Sidewalk and Road Repairs (No SAM Grant ID No. – On August 21, 2019 the Village received correspondence from Senator Skoufis indicating the availability of $150,000 for sidewalk and road repairs. We discussed this with Mayor Leahy and understand this grant is to be for work along NYS Route 208/Homestead Avenue between Oak Street and Jewell Street. The Senator’s correspondence included a Preliminary Application with a request to return the application to his office by September 16, 2019. Pursuant to Attorney Naughton’s recommendation, we would appreciate if the Board would consider a motion authorizing the Mayor to execute any and all documents necessary to proceed with procuring DASNY grant money for the construction of the sidewalks. **[\*\*]**

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.

* 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. On July 23, 2019 the Village received correspondence from Developer O’Donnell indicating the homeowners along Logans Way do not wish for street trees to be planted on their properties. On July 25, 2019 our office responded to Developer O’Donnell indicating this matter was discussed with him during the October 12, 2017 Planning Board meeting and, at that time, the Planning Board authorized the use of a third tree species (the approved subdivision plan shows American Sweetgum or Red Maple). Mr. O’Donnell was to then contact residents to determine which of the three (3) approved species they preferred. It was further discussed that if any residents refused trees outright, Mr. O’Donnell was to provide the Planning Board with an alternate planting plan for review since the Planning Board does not have the ability to waive a Village Code requirement. **[\*\*]**
  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.

Village of Maybrook August 26, 2019 Page 3 of 3

5. **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.

6. **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 August 9, 2019 the Village received similar correspondence from NYSDEC. On August 13, 2019 our office responded to the EPA and provided the NYSDEC a copy of that response. Subsequently, we requested a meeting with NYSDEC to discuss the Village’s actions to address these exceedances. We are scheduled to meet with the NYSDEC Regional Water Engineer this Wednesday, August 28, 2019. Since circulation of our response on August 13, 2019 the Village’s Contract Operator, JCO, Inc., has conducted, with the DPW’s assistance, sampling within the collection system to identify the potential phosphorus source and has performed initial testing of a new treatment chemical at the STP intended to treat the higher levels of phosphorus. **[\*\*]**

**ATTORNEY KELLY NAUGHTON-** Advised on Introductory Local Law #3 of 2019, which amends the permitted uses in the I-3 District.

Motion by Trustee Barnett, seconded by Trustee Pritchard, to assume Lead Agency and Type I Action for SEQRA. 5 ayes, 0 nays.

Motion by Trustee Pritchard, seconded by Trustee Greany, to set a Public Hearing on September 23, 2019 at 7PM. 5 ayes, 0 nays.

Trustee Barnett thanked Wallkill Valley Federal Savings & Loan for Movie Night, and thanked Chief Amthor, Sergeant Maresca, Burke, Miele, Golden, & Naughton, LLP, H2M Engineer Sean Hoffman, Donna Barletta, Little Pops Pizza, TAM, and Newburgh Winwater, for donating bikes for the Bike Rodeo.

Motion by Trustee Capozzoli, seconded by Trustee Greany, to enter into executive session to discuss matters of personnel, with no action and then adjourn the meeting. 8:10PM. 5 ayes, 0 nays.

Motion by Trustee Capozzoli, seconded by Trustee Greany, to exit from executive session at 8:50PM. 5 ayes, 0 nays.

Motion by Trustee Barnett, seconded by Trustee Pritchard, meeting was adjourned at 8:52PM. 5 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson

Village Clerk-Treasurer