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

**ALSO PRESENT: ATTORNEY RICHARD GOLDEN, POLICE CHIEF ARNOLD AMTHOR, DPW SUPERINTENDENT MATTHEW THORP, CLERK-TREASURER VALENTINA JOHNSON**

**PUBLIC PRESENT: AUDEEN MOORE (WVT)**

Mayor opened the meeting with the Pledge of Allegiance.

Mayor wished a Happy Birthday to Tina and Happy Birthday to Kevin on Saturday.

**APPROVAL OF MINUTES**

Motion by Trustee Pritchard, seconded by Trustee Barnett, approving the minutes of the September 27,

2021 meeting as presented. 5 ayes, 0 nays.

**APPROVAL OF BILLS & CLAIMS**

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

 audited by the Board of Trustees:

**CORRESPONDENCE**

1. AUTHORIZATION, BUDGET AMENDMENT FOR CHIPS- Motion by Trustee Pritchard, seconded by Trustee Greany, authorizing a budget amendment for the rollover funds for CHIPS, PAVE NY, and EWR for a total rollover balance of $86,53.45, as per letter Matt received from NYS DOT. 5 ayes, 0 nays.
2. LOCAL EMERGENCY ORDER, HALLOWEEN- Motion by Trustee Barnett, seconded by Trustee Greany, authorizing a Halloween Local Emergency Order for minors under the age of 18 between Friday, October 29, 2021 at 10PM through Monday, November 1, 2021 at 6AM. 5 ayes. 0 nays.
3. RESOLUTION, EXEMPTION FROM COUNTY TAXATION FOR REAL PROPERTY IN THE TOWN OF HAMPTONBURGH: SBL 3-1-6- Motion by Trustee Pritchard, seconded by Trustee Capozzoli authorizing a resolution for exemption from county exemption on the property located in the Town of Hamptonburgh for tax year 2023. 5 ayes, 0 nays.
4. RESOLUTION, ACCEPTING & ADDING VILLAGE ROAD (LOGAN’S WAY) TO THE LOCAL HIGHWAY INVENTORY- Motion by Trustee Pritchard, seconded by Trustee Capozzoli, approving a resolution accepting and verifies that the road known as “Logan’s Way”, located in the Village of Maybrook is a public road of the Village of Maybrook, and accepts all legal, maintenance and repair responsibility for the road known as :Loga’s Way”, and directs the Local Highway Inventory to be revised accordingly. 5 ayes. 0 nays.
5. APPOINTMENT OF ASSOCIATE VILLAGE JUSTICE TO THE VILLAGE OF MAYBROOK COURT- TINA FASSNACHT-Motion by Trustee Greany, seconded by Trustee Barnett, approving the appointment of Honorable Tina Fassnacht as Associate Village Justice effective immediately through April at a rate of $1,500.00 a year. 5 ayes, 0 nays.

Mayor advised on email to the Board from Engineer Sean Hoffman, apologizing for not being able to attend this evening, and is looking for Board authorization in connection with repair of equipment at the Sewer Treatment Plant.

Motion by Trustee Capozzoli, seconded by Trustee Greany, authorizing the purchase of Sludge Thickener Motor for $8,958.40 for TAM Enterprises, Inc. to repair this motor. 5 ayes, 0 nays.

Motion by Trustee Greany, seconded by Trustee Pritchard, authorizing two (2) Air Valve Actuator for $2,232.00 ($1,116.00 each), for purchase of replacement actuator and a spare. 5 ayes, 0 nays.

**MAYOR’S REPORT**

* **New York State Department of Transportation**– Today, I received a letter from the New York State Department of Transportation informing me that the NYSDOT has started the design phase on a project to perform selective repairs along multiple state roads in Eastern Orange County. The NYSDOT recognized there are various sidewalk and curb-ramp locations to be replaced along Rt. 208 (Homestead Ave). It is anticipated that this project in the village will be constructed in Spring/Summer 2022. I’m very excited about this news. Many hours have been spent discussing repairs needed on the state-owned sidewalks on Rt. 208. I want to thank our Village Engineer Sean Hoffman for his assistance. This is good news for the village!
* **Maybrook “Halloween Drive Thru”-** On Sunday, October 31st, the Village of Maybrook will be hosting a “Halloween Drive Thru” in the Frederick Myers Veterans Memorial Park from 5 pm to 6 pm prior to Trick or Treating in the village. We started this during the pandemic, and it worked out so well, we are going to do it again. This event is sponsored by the Village of Maybrook, the Wallkill Valley Federal Savings and Loan, the Maybrook Kiwanis Club, Shoprite, the Maybrook Police Department, the Maybrook Fire Department, E-Rock Entertainment and Walden Rotary will be joining us for this event as well. Residents and their children (12 yrs. old and under) are welcome to drive up and receive a Halloween Treat. No foot traffic will be allowed! Traffic will ENTER on TOWER AVE and EXIT through Schipps Lane. Let’s hope for nice weather!
* **Infrastructure Projects**– The reclamation of Prospect Ave was completed this past Friday and is scheduled to be paved on Monday, October 25th. Residents on Prospect Avenue will be notified prior to the work being performed. We currently have three projects we are pushing to get done before winter. The projects are the paving of Prospect Avenue, the repair of the storm drain and pipe on Adams Drive and the sidewalk replacement on Homestead Avenue from Oak Street to Williams Street (the permit has been submitted to the NYSDOT). Our goal is to complete all three of these projects as soon as possible. Residents will be updated on our progress.
* **Early Voting**– Early Voting in the Town of Montgomery begins on Saturday, October 23 through to Sunday, October 31st and will be held at the Village of Montgomery Senior Center at 36 Bridge Street. The complete schedule is posted on the Village of Maybrook website and social media pages. Election Day will be held on Tuesday, November 2nd. Maybrook residents can cast their vote at the Maybrook Senior Center from 6 am to 9 pm.
* **Leaf Pick-up in Maybrook-** It’s that time of year and leaf pick up has started 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. Just a reminder, bagged leaves will be picked up by our garbage contractor County Waste on THURSDAY’s. A dumpster is available at the Maybrook Government Center by the Police Department behind the pavilion for residents who wish to discard leaves on their own.
* **Breast Cancer Awareness**– Just a reminder, the month of October is “Breast Cancer Awareness” in the Village of Maybrook. Pink ribbons will be place at the Maybrook Government Center for awareness in the village. Breast Cancer Awareness is an annual international health campaign organized every October to increase awareness of the disease and to raise funds for research into its cause, prevention, diagnosis, treatment, and cure. The campaign also offers information and support to those affected by breast cancer. We are proud to sponsor “Breast Cancer Awareness” in our village and hope it encourages women to realize the importance of early detection and screening.
* **Next Village Board Meeting-** Our next Village Board Meeting is scheduled for Monday, October 25, 2021, at 7 pm. Please stay in touch with the Village of Maybrook website and Facebook Page for updates on COVID-19 and village events.

**TRUSTEES’ REPORTS**

**TRUSTEE KEVIN GREANY-** Advised he is happy we are getting the equipment for Donnie at the sewage treatment plant.

Advised the flows are down in the 2’s, rags are still a problem at the plant, they were rough this week, quiet at the plant.

**TRUSTEE JAMES R BARNETT-** Advised Kelly is working with Tim on two properties in the village to get to court, can’t get them in, advised we might need to go to the State level. Attorney Golden advised on there are larger fines at the State level and the Board will need to authorize specifically for Attorneys to file in Supreme Court. Attorney Golden advised on the process and local justice court doesn’t have these powers, and the cost to the village which could escalate. Deputy Mayor advised if Kelly can make a presentation to the Board, we can move forward on the 25th.

Reminded the Board of 11/11 is Veterans’ Day at 11AM for the Town of Montgomery ceremony.

**DEPUTY MAYOR ROBERT PRITCHARD-** Advised on email sent from Kelly regarding the trucks at A Verdi’s property. He is confused with U S Steel and advised why are we worried about their radius on this? It doesn’t make sense to him. Elmsford and Hallock had trucks on Main Street, for them to hold us hostage for their benefit is Ludacris, it won’t delete anything they have currently. Mayor advised Jane Samuelson is having a plan to Kelly tomorrow and we will look at it. Bottom of Form

Advised on a potential business coming in, office type environment, retail on the first floor, there’s motion and progress.

Advised he called Connor Eckard for someone else coming in.

Advised he will be on vacation Friday and back on 10/25 red eye for the next meeting.

**TRUSTEE DARYL CAPOZZOLI-** Advised the Community Center is doing well.

Asked Matt where are we with the dump truck? Matt advised it should be delivered in November/December.

**DEPARTMENT HEADS**

**POLICE CHIEF ARNOLD AMTHOR-** Advised on OCSO contract which is for the placement of prisoners, adjustments have been made, will look at it, can’t see why we can not sign it. Chief recommends Mayor sign this, ask if the Board had any questions or needs any information from him. Chief will forward to Mayor, Board, Attorney and Tina, he will be at a Chief’s meeting tomorrow, new stuff on hiring and disciplining police officers that can diminish and supersede the CBA. How the State can say we don’t think your punishment was good enough, Steve Gross will be there and reps from the A.G.’s office will be there, he will get more info tomorrow.

Advised the Body -Cam trial is done, he will submit a proposal to purchase, not a crazy expense, less than $7,500.

Advised Bola Wrap training went well, we are about the only ones that have it, very effective tool, Sergeant Maresca did a great research on it, very wise purchase.

Trustee Capozzoli asked why did he send the memo out regarding part time shifts/availability? Chief advised just as a reminder to the part timers of their obligation, just asking the officers for their availability and to keep in mind their duties.

**DPW SUPERINTENDENT MATTHEW THORP-** Advised paving on prospect Avenue will be 10/25 with Van Etten.

Advised on Adams Drive project, guys have been busy, have to give them credit.

Advised the sweeper is out, and Badger meters should be straighten out, we need to order cellular heads.

**ATTORNEY RICHARD GOLDEN-** Advised it’s good to see everyone, and Board and all were happy to see Rick!

**ENGINEER SEAN HOFFMAN – (** sent to Board via email, unable to attend tonight’s meeting.)

1. **Community Development Block Grants (CDBG)**

a. *FY-2022* – Application for additional sewer lining submitted to Orange County Office of

Community Development on June 24, 2021. We anticipate a response from the County in

December 2021.

b. *FY-2020 & FY-2019* – These are both sewer lining projects which have been combined for

bidding and construction efficiencies. The combined grant amount is $185,000 ($125,000 for

FY-2020 and $60,000 for FY-2019). We anticipate discussing today by telephone the

remaining project schedule with the Contractor. **[\*\*]**

2. **Homestead Avenue Sidewalk Improvements**

a. 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. In 2019 the grant was revised to also include

County Club Drive. The Country Club Drive sidewalk was completed in September 2020. On

August 4, 2021 we field reviewed work along Homestead Avenue/NYS Route 208 adjacent to the

Village’s STP and it was determined this location was impractical due to the setback from

Homestead Avenue/NYS Route 208 and vehicular traffic to the adjacent Stewart Shops. As such,

we contacted DASNY to determine if the remaining grant funds could be redirected to replace

sidewalks along Village streets. On October 7, 2021 DASNY indicated they have already

disbursed $40,864.75, for the construction of the Country Club Drive sidewalk, and requested a

detailed description of the requested changes. Unless you wish for us to proceed differently, we

will work with Superintendent Thorp to identify a sidewalk replacement project which can be

completed with the remaining grant funds ($59,135.25). **[\*\*]**

b. Sidewalk and Road Repairs (No SAM Grant ID No. 19285) – In August 2019 the Village received

correspondence from Senator Skoufis indicating the availability of $150,000 for sidewalk and road

repairs intended for work along NYS Route 208/Homestead Avenue between Oak Street and

Jewell Street. Subsequently, during the COVID-pandemic, NYS placed a hold on local aid grants.

Earlier this year the hold was rescinded, and we received an executed Grant Disbursement

Agreement from DASNY on September 24, 2021. Subsequently, we submitted a permit

application to NYSDOT under our October 7, 2021 and are working with the Village’s Contractor,

Upstate, to obtain the NYSDOT required bonds and insurance documents. **[\*\*]**

3. **Galaxy Maybrook Rail Yard Annexation** – The applicant is progressing with the railroad crossing

and extension of Main Street. We understand the applicant has been in communication with

Middletown & New Jersey Railroad regarding the proposed rail crossing and some modifications to the

areas required from the adjacent landowners was necessary. In connection with this modification in

late September one of the landowners requested confirmation the extension would not restrict access to

Village of Maybrook

October 13, 2021

Page 2 of 3

their property. We understand Galaxy’s engineers are completing a vehicle turning analysis. In the

meantime, Galaxy’s engineers submitted a revised survey and revised legal descriptions which we are

assisting Attorney Naughton to review. **[\*\*]**

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). During the February 11, 2021 Planning Board

meeting, the Board granted an extension.

b. *Knollwood Development* – This is an application for a 12-lot residential subdivision on 18.812

acres with frontage on NYS Route 208/Homestead Avenue. This matter was discussed during

the September 20, 2021 Planning Board meeting at which time the Board authorized preparation

of a SEQRA Negative Declaration and scheduled a public hearing for their October 18, 2021

meeting. **[\*\*]**

c. *Bluestone – Phase 3 (Formerly The Evergreens – Phase 4)* – This is an application for site plan

and special permit approval for a senior housing development consisting of 40 residential units

on 2.6-acres located within the Senior Citizens Housing (R-SC) District along Broadway

adjacent to The Evergreens (Phase 1) and Bluestone Commons. During the July 19, 2021

meeting, the Planning Board considered the applicant’s request for several waivers further the

Planning Board determined this to be an Unlisted SEQRA action and declared their intent to be

lead agency.

d. *CZR Autobody, Inc. (dba C&E Autobody)* – This is an application for site plan and special

exception use permit approval to convert an existing retail with incidental repair (i.e., Cherry

Tire) to a repair garage on a 0.5914-acre parcel along Homestead Avenue/NYS Route 208 in

the Highway Commercial (B-4) zoning district. During the September 20, 2021 meeting, the

applicant indicated they no longer intend to sell automobiles from the site but wish to perform

autobody repair work. The Board requested a revised project narrative and additional

application materials (e.g., revised plans, etc.) for discussion during the October 18, 2021

Planning Board meeting. **[\*\*]**

5. **Sewer Treatment Plant** –

a. *Sludge Thickener* - During your last meeting, we discussed repair of the sludge thickener motor.

A replacement motor costs approximately $18,000. Operator VanLeuven obtained a written

quote from TAM Enterprises, Inc. (attached) for $8,958.40. We understand the Village’s

procurement policy requires written quotes from at least three (3) vendors. Yesterday, October

12, 2021, we received electronic correspondence from Operator VanLeuven indicating he

requested quotes from Empire Motors and North Jersey Pump on September 27, 2021 however

no quotes were submitted by these vendors. Unless Attorney Naughton advises to the contrary,

we request you authorize Operator VanLeuven to proceed with the quote from TAM Enterprises,

Inc. in the amount of $8,958.40 to repair the sludge thickener pump motor. **[\*\*]**

b. *Air Valve* – On October 8, 2021 Operator VanLeuven indicated the electronic actuator for the air

valve has failed and requires replacement. Operator VanLeuven obtained a written quote from

Raritan Valve & Automation (attached) to purchase one (1) actuator for $1,116.00 (Operator

VanLeuven will provide the labor to replace the failed actuator). Since the value of this

equipment is less than $4,000, the Village’s procurement policy requires at least two (2) verbal

quotes, however in speaking with Operator VanLeuven, we understand he has attempted to

obtain spare actuators in the past but most suppliers do not routinely have this equipment in

stock. Unless Attorney Naughton advises to the contrary, we request you authorize Operator

VanLeuven to proceed with ordering two (2) actuators at a total cost of $2,232.00 from Raritan

Valve & Automation to replace the failed actuator and to have a spare actuator. **[\*\*]**

Village of Maybrook

October 13, 2021

Page 3 of 3

6. **Adams Drive** – The design plan was finalized in July and the required materials were delivered and are

onsite. We understand this project will be started immediately after completion of Prospect Avenue. **[\*\*]**

7. **Prospect Avenue** – Last week we met with Superintendent Thorp in the field to review the reclamation

and concrete stabilization work and discuss modifications to the road grade at the intersection with Clark

Place to improve stormwater drainage. Although it is infeasible to improve the grading beyond the

intersection, the modifications we discussed should reduce stormwater slowing into Clark Drive from

Prospect Avenue. We understand paving is scheduled for the week of October 25, 2021. **[\*\*]**

Motion by Trustee Greany, seconded by Trustee Pritchard, meeting was adjourned at 7:55PM. 5 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson

Clerk-Treasurer