**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, POLICE CHIEF ARNOLD AMTHOR, CLERK-TREASURER VALENTINA JOHNSON**

**PUBLIC: AUDEEN MOORE (WVT), ROSEANNE THOMPSON, THERESA & ANTHONY FISCHETTA**

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 October 25,

2021 meeting as presented. 5 ayes, 0 nays.

**APPROVAL OF BILLS & CLAIMS**

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

audited by the Board of Trustees:

**CORRESPONDENCE**

1. AUTHORIZATION, ELECTION NOTICE- Motion by Trustee Capozzoli, seconded by Trustee Greany, authorizing Clerk-Treasurer to publish the Election Notice for Village Election on March 15, 2022 to fill the vacancies of office for: Mayor- 2 year term, Trustee- 2 year term, Trustee- 2 year term. 5 ayes, 0 nays.
2. INTRODUCTORY LOCAL LAW #6 OF 2021, A LOCAL LAW ENACTING CHAPTER 160, ENTITLED “SMOKING” OF THE CODE OF THE VILLAGE OF MAYBROOK TO PROHIBIT OUTDOOR SMOKING ON CERTAIN VILLAGE PROPERTY- Mayor advised on his concern when the cannabis local law came out. Attorney advised where it would not be permitted and buildings, and Community Center, for vaping, smoking, and cannabis, no exceptions. Trustee Barnett asked if we need a designated smoking section. Attorney advised no. Motion by Trustee Barnett, seconded by Trustee Capozzoli, to set a Public Hearing on November 22, 2021 at 7PM. 5 ayes. 0 nays.
3. AUTHORIZATION, LIST FOR APPROVED ELECTRICAL INSPECTORS- Trustee Barnett advised this is based on Tim’s recommendation. Motion by Trustee Barnett, seconded by Trustee Pritchard, approving the List of Electrical Inspectors for the Village of Maybrook. 5 ayes, 0 nays.
4. AUTHORIZATION, UNPAID VILLAGE TAX RETURN- $73,464.32- Motion by Trustee Greany, seconded by Trustee Barnett, authorizing the Unpaid Village Tax Return in the amount of $73,464.32. 5 ayes, 0 nays.

**MAYOR’S REPORT**

**Maybrook “Halloween Drive Thru**” – On Sunday, October 31st, the Village of Maybrook hosted our “Halloween Drive Thru” in the Frederick Myers Veterans Memorial Park prior to Trick or Treating in the village. The weather cooperated and we had a comfortable evening for Trick or Treating. I want to thank the organizations who made this event possible, the Maybrook Board of Trustees, Wallkill Valley Federal Savings and Loan, the Maybrook Kiwanis Club, the Maybrook VFW Post 2064 and Auxiliary, Walden Savings Bank, Shoprite, the Maybrook Police Department, the Maybrook Fire Department and E-Rock Entertainment. We had over 150 children participate in this event. We have a lot of young families who have moved into our village. It was a wonderful event and thank you to all who made it a success!

* **Orange County Farm Toy Show**– This past Saturday, the Orange County Farmers Museum hosted their annual Orange County Farm Toy Show at the Maybrook Senior Center. We had a lot of activity in the park with the Orange County Youth Soccer games being played and the Orange County Farm Toy Show on the same day. The proceeds from this event go to the Orange County Farmers Museum and we are happy to host their event in our village.
* **Infrastructure Update-**

**Adams Drive** – Repairs to the sewer line on Adams Drive started this past week. Adams Drive is closed while repairs are under way. There is an extensive amount of work that needs to be done however the Maybrook DPW is making the necessary repairs, so it is done correctly. Please use Country Club Drive, Indian Trail and Aristotle Drive as alternate routes while construction is under way.

**Sidewalks on Homestead Ave (Oak Street to Williams Street**– As most may recall, we, the Village of Maybrook, took it upon ourselves to secure grants for the replacement of state-owned sidewalks along Homestead Ave/Rt. 208. We received over $500,000.00 in grants through New York State which were secured by Senator Larkin and Senator Skoufis. Being a small village, kind of like the small fish in the big pond, I took it upon myself to seek these grants to move the repairs along because they are in such bad condition and for the safety of the residents who walk along Rt. 208. The first sidewalk replacement was from Clark Place to Oak Street. The work was performed, the contractor was paid, the bond expired and was then returned to the contractor. The New York State Department of Transportation (NYSDOT) came in AFTER the fact and decided to do an inspection. Coincidently, that same day, at my direction, our DPW Superintendent Matt Thorp and Village Engineer Sean Hoffman were looking at the speed bumps created by the Central Hudson Gas Line replacements along Rt 208 which by the way still exist. We were never informed that they were performing an inspection that day. NYSDOT claims the sidewalks in some areas are off by one quarter of an inch which is the equivalent to the size of an eraser head on a pencil. NYSDOT wants me to use taxpayer dollars to repair these sidewalks. I refuse to use taxpayer dollars in this village to repair sidewalks due to their negligence and untimeliness. We applied for another permit to replace the state sidewalks from Oak Street to Williams Street. As of this morning, I had the contractor on County bid and the bond in place to begin work. All we needed was the permit in hand to begin work to repair this section of sidewalk. After several hours of conversations, NYSDOT refuses to issue a permit until we agree to make the repairs to the sidewalks from Clark Place to Oak Street. I want the residents who live along Rt. 208 between Oak Street and Williams Street to know that I have done all that I could do to work with the NYSDOT. NYSDOT refuses to issue this permit unless I commit to repair sidewalks they FAILED to inspect BEFORE the bond expired. This morning, I instructed our Village Engineer Sean Hoffman to contact the contractor, return his bond and to rescind the permit from the NYSDOT. I also instructed him to redirect the grant money to village owned sidewalks and curbs in need of repair so we can begin work in spring 2022. I know I speak for a lot of municipalities that have had similar frustrations with the NYSDOT. A lot of time and effort was put into getting this done through COVID and before winter sets in. Now we are at impasse, and they leave me no other choice. I will NOT use taxpayer dollars to fix their problem and now they can fix their own damn sidewalks!

**Galaxy Project**– I wanted to provide the Board and the public with an update on the Galaxy project. As you know we have been working on this for quite some time now. The annexation process is complete, and the parcel of property on the north end before Henry Henning Drive is now located within the Village.  We have been in touch with the owner and his engineer and expect Galaxy to make a submission to the Planning Board in the next couple of months to begin development.  With regards to the Main Street extension, we are entering into contracts with the adjacent property owners to purchase portions of their property to continue Main Street through to the railroad tracks.  It has been a long time coming, and we are looking forward to scheduling closings on these properties before the end of the year.  While we would love to have things happen quickly, as we all know, these things take time. We worked through the pandemic this past year and we have made significant strides in making this whole project become a reality. We will continue to press forward and build on our progress.

* **Town of Montgomery Veterans Day** Ceremony- On Thursday, November 11th at 11 am the Town of Montgomery will be hosting their annual Veterans Day Ceremony at the Town Government Center. The Maybrook VFW Post 2064 will be in attendance with performances by the Maybrook Troop 236 Scout Band. This event is hosted annually by the Town of Montgomery and a great way to thank our Veterans for their sacrifice and service to our country. All residents are invited to attend.
* **Maybrook United Methodist Church “Free Thanksgiving Dinner”** – The Maybrook United Methodist Church is hosting a “Drive Thru FREE Thanksgiving Dinner” on Saturday, November 20th between 2 pm and 5 pm. Please contact Lori at 845-524-4175 to reserve a dinner no later than Thursday, November 11th.
* **Village of Maybrook “Christmas Tree Lighting”**– We are all set for our Annual Village of Maybrook Christmas Tree Lighting which will be held on Sunday, November 28th at the Maybrook Senior Center beginning at 6 pm. We will have special performances by Singer/Songwriter Kevin Cronin, Pam Murphy and the Maybrook Troop 236 Scout Band. There will be a special visit from Santa Claus and his friends as we welcome the Christmas season in our village. All residents and families are welcome to attend and join in on the festivities!
* **Hydrant Flushing-** Hydrant Flushing has started in the Village of Maybrook today, November 8th through to December 3rdbetween the hours of 8 am and 4 pm. Please note, there will be no hydrant flushing November 22nd to November 26th which is Thanksgiving week. Water may be discolored but it is safe to drink. The washing of clothing is recommended after 5:30 pm. As always, we thank everyone for their cooperation. Any questions or concerns, please contact Maybrook DPW Superintendent Matt Thorp at 845-656-3122.
* **Leaf Pick-up-** Just a reminder, 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. 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.
* **Maybrook “Pancreatic Cancer Awareness”**– Just a reminder, the month of November is “Pancreatic Cancer Awareness” in the Village of Maybrook. Purple ribbons have been placed at the Maybrook Government Center for awareness in the village. Early detection means more treatment options and greater chance of survival.
* **Next Village Board Meeting-** Our next Village Board Meeting is scheduled for Monday, November 22, 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 the sewage treatment plant is running really well.

Advised Trick Or Treat went well in Country Club, besides an incident with a woman there, Thanks to officer Matt Hughes on handling that.

**TRUSTEE JAMES R BARNETT-** Commends Officer Hughes on the Halloween incident.

Advised Tim is on top of the abandoned buildings and keeping up with the inspections and doing a great job.

**DEPUTY MAYOR ROBERT PRITCHARD-** Advised he is back from a fantastic western vacation, went to Death Valley and more, truly beautiful.

Advised he saw Galaxy Blvd, really nice, beautiful restaurants and residential, glad to have them here.

Advised there is a property that says sold but not sold yet. We shall see.

**TRUSTEE DARYL CAPOZZOLI-** Advised the Community Center is going good.

Advised quite a few parents said thank you for the Halloween Drive -Thru, Halloween was great.

Advised the parks look good, he knows Matt has a lot to do.

Advised the paving on Prospect Avenue looks great.

**DEPARTMENT HEADS**

**POLICE CHIEF ARNOLD AMTHOR-** Advised he will pass along the kudos to the department.

**ENGINEER SEAN HOFFMAN-**

* 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.
  2. 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). These projects were anticipated to be completed in early October and invoiced by the end of October. The Contractor has provided us with correspondence from their materials supplier indicating delays due to international shipping of raw materials. On October 26, 2021 the Contractor indicated they expect to receive materials by the third (3rd) week in November and for the remaining work to require six (6) to seven (7) business days. **[\*\*]**
  3. 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).
  4. 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. On October 25, 2021 NYSDOT requested plan revisions to address repairs to the Clark Place to Oak Street sidewalk and the Contractor’s bond. We received the Contractor’s bond November 1, 2021 and discussed the project further with Mayor Leahy and provided the Mayor with a timeline of the Clark Place to Oak Street sidewalk.. **[\*\*]**

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 their property. Galaxy’s engineers completed a vehicle turning analysis October 19, 2021 and submitted a revised survey and legal descriptions October 29, 2021. We understand Attorney Naughton has additional information relative to the agreements for thee properties. **[\*\*]**

* 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). During the February 11, 2021 Planning Board meeting, the Board granted an extension.
  2. 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. A public hearing was conducted during the October 18, 2021 Planning Board meeting and adjourned until the November meeting. **[\*\*]**
  3. 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.
  4. 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. This application was discussed during the October 18, 2021 Planning Board meeting. Revised application materials were submitted and we understand this will be listed on the November meeting. **[\*\*]**

5. **Adams Drive** – Work commenced November 2, 2021. When the DPW excavated around the existing catch basin at the intersection of NYS Route 208/Homestead Avenue it was determined that the exterior was significantly deteriorated, and a new catch basin is required (see attached photograph). On November 3, 2021 Superintendent Thorp obtained a shop drawing from a local precast concrete fabricator however the structure is difficult to design and construct due to the shallow headroom. We are working with a structural engineer, Superintendent Thorp and the fabricator to design a structure that will accommodate the low headroom and support anticipated vehicle loads. **[\*\*]**

**ATTORNEY KELLY NAUGHTON-** Advised on an update on the Main Street extension for the A-Verdi side, contracts for Northeast were mailed, they should have them by Wednesday, so we now have signed contracts for both parcels. Attorney is working with NY Waterworks, hope we can close by the end of the year, but these things take time. Engineer can work with Matt Thorp to remove the fences and gates. This is great news!

Advised there will be a presentation to the Board in January for the individual flagpole structure for Liberty Towers.

Trustee Barnett thanked Trustee Greany for driving the Town bus for the scouts on Veterans Day, and he has done it for years, does not get paid for it, and he never gave him any credit, thanked Kevin.

Trustee Barnett also asked how long do we have to wear these masks, we are all vaccinated, and he’s tired of wearing it, how long?

Mayor advised we are following the Orange County Health Department rules for masks while indoors, he does not want to put anyone at risk.

Attorney advised the Executive Order does provide that if the Board wishes to meet virtually, you may do so through January, the numbers are going up.

Mayor advised yes, the numbers are up.

Trustee Barnett advised if he has to do so he will, but he doesn’t like it and is sick of it.

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

Respectfully submitted,

Valentina Johnson

Village Clerk-Treasurer