**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, ENGINEER SEAN HOFFMAN, POLICE CHIEF ARNOLD AMTHOR, CLERK-TREASURER VALENTINA JOHNSON**

**PUBLIC PRESENT: JOE BYRNE, KEITH STUDT (ITC, INC.)**

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 February 14,

2022 meeting as presented. 5 ayes, 0 nays.

**APPROVAL OF BILLS & CLAIMS**

**TRANSFER OF FUNDS**

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

requested by Clerk-Treasurer to cover deficit lines in the budget:

From: 1410.120A, Training Courses

To: 1410.150A, Special OT

Amount: $500

From: 8510.400A, Comm Beautify Christmas Lighting

To: 8989.400A, Reading Room Contractual

Amount: $1,000

From: 1010.400A, Board of Trustees Contractual

To: 8989.200A, Reading Room Equipment

Amount: $1,000

Congratulations to our Attorney Rick Golden! So very deserving! Attorney Richard Golden advised the Board it was just announced that he will be the Attorney for Orange County NY! Rick thanked the Board for allowing him to serve us and the wonderful opportunity given to him by us. Mayor & Board thanked Rick for everything, and for all he has done with and for the Village of Maybrook! Look where we are, we’ve come a long way, thanks to him and his firm.

**CORRESPONDENCE**

1. KEITH STUDT, ITC, INC- 204 HOMESTEAD AVENUE-Keith introduced himself and advised the Board of his company. He has purchased 204 Homestead Avenue and is very excited about being a part of the Village. Keith’s goal is to move the office staff to the building, but has found out he is in the TDD zone, which does not allow office space on the bottom floor. Keith is requesting the Board to consider a zone change so he can have office space on both floors, as well as declare Lead Agency, and a joint meeting with the Planning Board. Engineer advised the application came to the Planning Board and his uses does not fit into any permitted uses, not a traditional office use, we would need a local law to modify. Attorney Golden advised the Board could authorize the Attorney to draft a local law and send to the County, Kelly can provide all the necessary paperwork at the next meeting. The local law will be to adjust uses to allow technology use in the TDD zone where it its not listed, to add an additional use to the TDD zone. Motion by Trustee Greany, seconded by Trustee Barnett, authorizing Attorney to draft a local law to adjust the uses in the TDD zone to permit technology, forward to the Orange County Planning Board and send the 239 to the County. 5 ayes, 0 nays. Keith thanked the Board.
2. RESOLUTION, STOP-DWI- Motion by Trustee Barnett , seconded by Trustee Capozzoli , authorizing a resolution for the Village of Maybrook Police Department to accept and participate in STOP DWI Agreement, and authorizes the Mayor to sign the agreement. Unan. Adopted.
3. SET BUDGET WORK SESSION FOR MARCH 2, 2022 AT 6:30PM- Motion by Trustee Pritchard, seconded by Trustee Capozzoli, to set a Budget Work Session on Wednesday at 6:30PM. 5 ayes, 0 nays.

**MAYOR’S REPORT**

**Maybrook COVID-19 Update-** A COVID-19 Report is provided on the Village of Maybrook website and social media pages twice a week (Tuesday’s and Thursday’s) to provide residents information pertaining to the pandemic.

As of February 24, 2022, there are 108,521 positive cases reported in Orange County since the beginning of the pandemic. On February 10, 2022, there were 107,824, an **INCREASE** of 697 cases. This is significantly less cases compared to the 4,954 increase of cases reported at our February 10th meeting.

As of February 24, 2022, there are 545 active COVID-19 cases in Orange County. On February 10, 2022, there were 1,500 active COVID-19 cases in Orange County which is a **DECREASE** of 955 active cases.

Hospitalizations on February 10, 2022, were at 81. February 24, 2022, at 33. A **DECREASE** of 48.

People on ventilators on February 10, 2022, were at 25. On February 24, 2022, at 20. A **DECREASE** of 5. These numbers provided are reported from the County Executive Steve Neuhaus.

Just a reminder, information on booster shots is available on the village website for residents interested in obtaining one. I will continue to post updates pertaining to the pandemic as received from the County on the Maybrook website and social media pages. Let’s hope we continue our decline.

* **Rt. 208 South of Maybrook Closure Update-**– As mentioned at our last Village Board Meeting, I reached out to the New York State Department of Transportation for updates on the construction on the rail bridge south of Maybrook which caused Rt 208 to be closed and traffic detoured to Maybrook Rd (County Rt 4). As of the afternoon of Thursday, February 24, 2022, the Rt. 208 Bridge repair was completed and the road was reopened. I want to thank New York State Department of Transportation Area Construction Supervisor John Barbieri for his open communication during construction. The NYSDOT thanks the traveling public for their patience and for supporting their efforts with this emergency repair project.
* **Power Outage February 18th, 2022-**On Friday, February 18th, we had very high winds in the Hudson Valley with gusts up to 45 mph. As a result the Village of Maybrook experienced a power outage mid-morning. I was in contact with our Assistant DPW Superintendent Billy Sharpe (Superintendent Matt Thorp was on vacation) who advised the damage was a transformer on Volunteer Place. I spoke with our representatives from Central Hudson and Line Crews were on the scene shortly after making repairs. Service was restored around noon. I want to thank our Assistant DPW Superintendent Billy Sharpe for isolating the problem and Trustee Jim Barnett who reached out to me to advise of the power outage. Central Hudson gets a lot of bad press when people lose electricity. Matt and I have had a very good working relationship with Central Hudson. I appreciate their working with us to get their customers and our residents back in service.
* **Snowstorm February 25th, 2022-** This past Thursday evening into Friday morning we experienced a snow, sleet, ice and rain mix. I want to thank the Maybrook Department of Public Works and the Maybrook Police Department for their efforts in working together through another storm. These ice storms we have been getting are extremely dangerous and thankfully most people stayed off the road. Our DPW and Police Department are working together during these conditions to clear roads for emergency vehicles and for essential workers who are needed to report to work. I want to thank them and I also want to thank the residents for removing their vehicles off of village streets to help make their jobs a little easier. Lets hope the weather in March has a lot of spring in it!
* **Maybrook Event Calendar 2022-** Our Village of Maybrook Event Calendar for 2022 is posted on the Maybrook website.
* **St. Pat’s Ramble Parade-** As mentioned at the last Village Board Meeting by Trustee Jim Barnett, the Village of Montgomery will be hosting their annual St. Pat’s Ramble Parade on Saturday, March 19, 2022. The St. Pat’s Ramble Committee has reached out to me and welcomed the Village of Maybrook section to march in the parade as we did previously before the pandemic. Any organizations interested in marching in the Maybrook section of the parade can contact me directly by email or phone. Looking forward to returning this year.
* **Village Elections 2022**– Just a reminder, Village Elections will be held on Tuesday, March 15,2022 at the Maybrook Senior Center from noon to 9 pm.
* **Next Scheduled Village Board Meeting**– Our next Village Board Meeting is scheduled for Monday, March 14, 2022 at 7 pm here, at the Village of Maybrook Government Center.

**TRUSTEES’ REPORTS**

**TRUSTEE KEVIN GREANY-** Advised Donnie thanks all for asking about how he’s doing.

Advised Steve and Chris are doing a great job down at the sewage treatment plant.

**TRUSTEE JAMES R BARNETT-** Advised Tim is working on a condemned property in Country Club Heights, he’s on top of it.

Advised parade season begins on Saturday.

**DEPUTY MAYOR ROBERT PRITCHARD-** Advised there are 6 applications before the Planning Board, something’s got to give soon with EDC.

**TRUSTEE DARYL CAPOZZOLI-** Advised Community Center is going well, he will have a report on March 14th for the Board.

Asked Chief about the PD cars. Chief advised there’s issues, he wants to get it on paper and will advise the Board.

**DEPARTMENT HEADS**

**ENGINEER SEAN HOFFMAN-**

1. **FY-2023 Community Development Block Grant (CDBG)** – On February 7, 2022 the Village received notification for the FY-2023 CDBG Program. Similar to prior years, the minimum application amount is $25,000 and the maximum is $375,000. If a municipality is awarded more than $125,000 the municipality is ineligible to apply again for three (3) years. The Orange County Office of Community Development will conduct an Application Workshop on Thursday, March 24, 2022 which we will participate on your behalf.

* 1. 2. **Homestead Avenue Sidewalk Improvements** a. Main Line Diner to Aristotle Drive (SAM Grant ID No. 7732) & Sidewalk and Road Repairs (SAM Grant ID No. 19285) – During your November 8, 2021 we discuss difficulties in obtaining permits from NYSDOT and you authorized our office to contact DASNY regarding reprograming grant funds. We understand approximately $209,135.25 in grant funds remain ($59,135.25 + $150,000.00). We met with Superintendent Thorp in mid-December and identified two (2) potential projects (Tower Avenue curb replacement Wiley Street to Veterans Memorial Park) and Broadway sidewalk stair replacement. On February 14, 2022 DASNY responded to our January 24, 2022 inquiry regarding repurposing of the grants and indicated the change must be approved by the project sponsor. On February 22, 2022 Mayor Leahy and I participated in a conference call with Christine Rodriguez, Senior Grants Specialist, of Senator Skoufis’ office. This afternoon the Village received confirmation of Senator Skoufis’ approval of the change which was forward to DASNY. **[\*\*]**

3. **Galaxy Maybrook Rail Yard Annexation** – In November 2021 Attorney Naughton circulated contracts requiring the Village to remove and reinstall existing chain-link fencing and gates in accordance with the new property boundary within sixty (60) days. This morning we participated in a conference call with Galaxy representatives and discussed reducing fence openings (gates) to 40-feet and project costs. After Galaxy confirms this work is within budget, we understand Attorney Naughton will verify the reduced fence openings are satisfactory to the property owners. **[\*\*]**

* 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.

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* 1. 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. Pursuant with your request, our office met with DPW Superintendent Thorp to review the plans for extension of the Village water distribution system and sewer collection system. The applicant revised the plans based on this review and plans have been submitted to the Department of Health and Department of Environmental Conservation for approval. The Department of Health issued technical comments under their February 10, 2022 cover. We understand the applicant will revise and resubmit plans. **[\*\*]**
  2. 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 38 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 February 22, 2022 meeting the Board discussed the waivers requested by the applicant and authorized the Village consultants to meet with the applicant to resolve several inconsistencies. As requested by the Planning Board we contacted DPW Superintendent Thorp to facilitate comments from the fire department and received comments from Building Inspector Ippolito regarding compliance with the NYS Fire Code. **[\*\*]**
  3. 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 December 20, 2021 Planning Board the Board adopted a resolution of conditional approval. To date the applicant has not submitted revised plans to satisfy the Board’s resolution conditions.
  4. e. *Westchester Waste Oil* – This is an application for site plan and special exception use permit for a contractor storage and/or equipment yard. On September 9, 2021 Building Inspector Ippolito observed unpermitted construction and issued a Notice of Violation requiring the applicant to obtain Planning Board approval. The applicant made an initial appearance during the December 21, 2021 Planning Board meeting and was requested to submit a site plan in accordance with the Code and complete SEQRA and Village application forms.
  5. *f. MCB Assets, LLC/ITC 204 Homestead Avenue MCB* – This is an application to convert a vacant 1,300 square foot former real estate office to technology services use with a 2,000 square foot addition and new 900 square foot garage. Since this use is not included in the zoning code, the applicant initially appeared before the Planning Board requesting an office use however within the TDD first floor offices are prohibited along NYS Route 208/Homestead Avenue. The applicant is requesting you consider modifying the zoning code to allow technology services in the TDD. **[\*\*]**

5. **Refuse** – The current contract for refuse removal services is due to expire May 31, 2022. The original refuse contract (2018) included a provision which provides the Village with the option for up to two (2) one (1) year extensions at the same price (base contract will be $233,727.12 and weekly grass and leaf collection (April 1st to October 31st) is an additional $15,000.00 for a total contract amount of $248,727.12). During your February 14, 2022 meeting you decided to exercise this option. On February 18, 2022 County Waste confirmed their interest in the extension. We have forwarded County Waste a change order formally extending the contract. Once the change order is signed by County Waste we will forward to the Mayor for execution. **[\*\*]**

6. **Village Fees** – During the December 6, 2021 staff meeting with Mayor Leahy we discussed Village fees and understand it has been sometime since the Village has reviewed fees. We recommend you consider reviewing fees early next year and possibly revisit fees annually thereafter (e.g., as part of the organizational meeting). We understand Attorney Naughton is compiling a draft fee schedule for your consideration. **[\*\*]**

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7. **Pavement Management** – In accordance with your authorization to participate in the Cornell Asset Management Program we understand Clerk Johnson submitted a letter of intent to Cornell on February 22, 2022. You will recall this program consists of a Cornell student intern performing a condition assessment of existing streets and preparing a five (5) year maintenance plan. After receipt of Cornell’s confirmation, we understand the next step will be for the Village to participate in training in May 2022. **[\*\*]**

**ATTORNEY RICHARD GOLDEN-** Advised this is one of his last meetings with the Village, it’s been such an honor to be with you all for the past 14 years.

Motion by Trustee Greany, seconded by Trustee Barnett, to enter into executive session to discuss certain personnel issues. 5 ayes, 0 nays. 7:25PM.

Motion by Trustee Capozzoli, seconded by Trustee Greany, to exit from Executive Session at 8:13PM. 5 ayes, 0 nays.

Motion by Trustee Barnett, seconded by Trustee Pritchard, meeting was adjourned at 8:15PM. 5 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson

Village Clerk-Treasurer