**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, DPW SUPERINTENDENT MATTHEW THORP, CLERK-TREASURER VALENTINA JOHNSON**

**PUBLIC: JOHN NOWINSKI, DON BERGER, LIZ, RANDI PICARELLI, AUDEEN MOORE, JENN WOZNICK, ALYSSA SCHOLZ**

Mayor opened the meeting with the Pledge of Allegiance.

Mayor presented John Nowenski with a plaque for his support and to thank him for all he does with the A

**APPROVAL OF MINUTES**

Motion by Trustee Barnett, seconded by Trustee Greany, approving the minutes of the February 28,

2022 meeting as presented. 5 ayes, o nays.

**APPROVAL OF BILLS & CLAIMS**

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

audited by the Board of Trustees:

**GENERAL $40.181.54**

**WATER $10,075.57**

**SEWER $19,255.43**

**REFUSE $20,727.26**

**TOTAL $90,239.80**

**TRANSFER OF FUNDS**

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

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

From: 1410.200A, Clerk Equipment

To: 7510.400A, Historian Contractual

Amount: $ 200

From: 1620.410A, Furniture & Fixtures

To: 8989.400A, Reading Room Contractual

Amount: $1,000

From: 1410.120A, Training Courses

To: 1410.150A, Special OT

Amount: $500

**CORRESPONDENCE**

1. DON BERGER- Don, Liz, and Randi advised the Board of a Triathlon planned for within the Town of Montgomery, advised on the route ( from kayaks to bikes) beginning at the river in Village of Montgomery, advised on bike route through Village of Maybrook to Bradley Park for the run. There is an option for a relay (team) or individual, on October 15, 2022. They advised on the bikes coming into the village from Maybrook Road to Volunteer Place to Tower Avenue, through the Veterans’ Memorial Park to Route 208. This is included with a whole weekend of events in the Town of Montgomery, (Tri-Montgomery) which will also include a pasta night before the race, brunch, special room rates, and a Community Concert on Sunday at Benedict Park. The event will be held rain or shine. Board discussed the insurance requirements which Attorney advised will be deferred to our insurance broker. Board gave Don, Randi and Liz their blessing, sounds like a great event!
2. AUTHORIZATION, REMOVAL OF PROBATIONARY STATUS FOR POLICE OFFICER ARTHUR BONGIORNO & POLICE OFFICER PETER C FREDERICK- Motion by Trustee Barnett, seconded by Trustee Capozzoli, authorizing the removal of probationary status for Officer Bongiorno and Officer Frederick. 5 ayes, 0 nays. Chief advised no issues with either and they are both good officers.
3. INTRODUCTORY LOCAL LAW #2 OF 2022, A LOCAL LAW AMENDING THE ZONING CODE OF THE VILLAGE OF MAYBROOK RELATIVE TO THE FILING OF SPECIAL PERMITS FOR ACCESSORY APARTMENTS- Motion by Trustee Barnett, seconded by Trustee Greany, to set a Public Hearing on 3/28/2022 at 7PM. 5 ayes, 0 nays.
4. INTROCTORY LOCAL LAW #3 OF 2022: TDD MODIFICATION- Motion by Trustee Barnett, seconded by Trustee Pritchard, to set a Public Hearing on 3/28/22 at 7PM. 5 ayes, 0 nays.

**MAYOR’S REPORT**

* Maybrook COVID-19 Update- I’m happy to report that this evening will be the last COVID-19 Report as the numbers in Orange County and New York State have gone down significantly. As of March 10, 2022, there are 359 active COVID-19 cases in the County. 19 people are hospitalized, 17 people are on ventilators and 1 death was reported. Let’s keep those in our prayers who are hospitalized and let’s hope this dreaded pandemic is behind us for good.  Information on booster shots is still available on the village website for residents interested in obtaining one. As always, I wish good health to all.
* Village of Maybrook Tentative Budget 2022-23- We are still working on the Tentative Budget for 2022-23. We plan to have it submitted by the deadline on Friday, March 18th. We will have it posted on the Village of Maybrook website and hard copies will be available here at the Maybrook Government Center.
* Budget Work Session- A Budget Work Session will be held on Wednesday, March 16th beginning at 6:30 pm here in the Maybrook Government Center. Motion by Trustee Greany, seconded by Trustee Capozzoli, to set a Budget Work Session on March 16th at 6:30PM. 5 ayes, 0 nays.
* Maybrook Event Calendar for 2022- Our Village of Maybrook Event Calendar is posted on the Maybrook website.
* St. Pat’s Ramble Parade- The Village of Montgomery will be hosting their annual St. Pat’s Ramble Parade on Saturday, March 19, 2022. The Village of Maybrook will have a section in the parade. Looking forward to it and lets hope the weather cooperates!
* Maybrook Troop 236 Scout Band-  The Maybrook Troop 236 Scout Band kicked off the St. Patrick’s Day Parade Season in Wappingers Falls on Saturday! We are all proud of these young men and women who represent our village performing in many communities across the state! They will be performing locally when they will be leading the Village of Maybrook section of the St. Pat’s Ramble Parade held on Saturday, March 19th in the Village of Montgomery! I really want to recognize Jim Barnett, Bill Giannico and Abbey Williams for their efforts to keep the Maybrook Scouts together during the pandemic. They kept the kids safe and together the whole time. It was nice to see them marching again. Welcome back Maybrook Troop 236 Scout Band!
* Village of Maybrook “Easter Egg Drive Thru”-As many remember, during the pandemic we had to modify our events for the safety of the residents. Instead of an “Easter Egg Hunt” we hosted and “Easter Egg Drive Thru” which involved many organizations in the village. On Sunday, April 10th, the Village of Maybrook will be hosting an “Easter Egg Drive Thru” in the Frederick Myers Veterans Memorial Park from noon to 1 pm. Children from toddler to the 5th grade are welcome to participate. We will have a special visit from the Easter Bunny! There will be a special area for residents to pull off to the side for pictures with the Easter Bunny. Please be advised cars will enter from Tower Ave into the park and exit through Schipps Lane. There will be no walk-up traffic permitted.
* Village Elections- Just a reminder, Village Elections will be held tomorrow 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 28, 2022 at 7 pm here, at the Village of Maybrook Government Center.

**TRUSTEES’ REPORTS**

**TRUSTEE KEVIN GREANY-** Good luck tomorrow guys.

Advised Donnie is getting good news from his doctors, Chris and Steve are doing a good job down at the plant.

He will see all on Saturday.

**TRUSTEE JAMES R BARNETT-** Advised the Building Department is moving along fine. Tim is working on one thing with Kelly.

Advised on parade in Mahapoc yesterday, makes him so proud to hear people say, “ oh that’s the band from Maybrook”!

Advised he is looking forward to the parade on Saturday in Montgomery.

Good luck tomorrow in the election.

**DEPUTY MAYOR ROBERT PRITCHARD-** Please come out and vote tomorrow.

Advised we are almost there with Main Street.

**TRUSTEE DARYL CAPOZZOLI-**Advised on the patron numbers for the Community Center, all is going well there.

Thanked all for their kind words and support.

**DEPARTMENT HEADS**

**DPW SUPERINTENDENT MATT THORP-** Advised the fuel costs are going to impact us, we will be doing a lot less.

Advised on joint meeting the NYRWA held.

Advised they will possibly blacktop next week or the week after, they do have some work to do.

**ENGINEER SEAN HOFFMAN-**

**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. On February 28, 2022 the Village received confirmation of Senator Skoufis’ approval of the change which was forward to DASNY. DASNY requested the Village complete Site Control Forms which were executed by the Mayor and submitted to DASNY March 10, 2022. We are currently waiting for DASNY to confirm we may proceed. **[\*\*]**

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 understand the transfer documents have been sent to the property owners. Additionally, we discussed utility easements required from YRC and relocation of existing fencing. Galaxy provided us with the final fence location plans and Superintendent Thorp will obtain pricing. **[\*\*]**

* 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.

Village of Maybrook March 14, 2022 Page 2 of 3

* 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. On February 28, 2022 the applicant responded to the NYSDOT’s January 10, 2022 comments. **[\*\*]**
  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. We met with the applicant March 4, 2022 to discuss several outstanding matters and the applicant has resubmitted revised plans for further review during the Planning Board’s March 21, 2022 meeting. **[\*\*]**
  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. *Busy Bee* – This is an application for a 9,600 square foot storage building on a 2.6-acre parcel along Houston Road. In December 2020 the applicant received variances from the ZBA. On March 7, 2022 the applicant submitted materials to return to the Planning Board to complete the site plan review. **[\*\*]**
  6. *g. 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. During your February 28, 2022 meeting, you considered the applicant’s request to add Technology Services to the TDD. On March 9, 2022 Attorney Naughton circulated Introductory Local Law 3 of 2022 and Parts 1, 2 and 3 of the Full Environmental Assessment Form (EAF) for SEQRA. **[\*\*]**

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 March 1, 2022 County Waste executed the Contract Modification. This is the final extension under the current bid; the Village will need to bid refuse services in 2023. **[\*\*]**

Village of Maybrook March 14, 2022 Page 3 of 3

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). Attorney Naughton has compiled and circulated a draft fee schedule and obtained comments from your Department Heads. **[\*\*]**

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 KELLY NAUGHTON-** Good luck tomorrow on elections!

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

Respectfully submitted,

Valentina Johnson

Clerk-Treasurer

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