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

**MEMBERS ABSENT: DEPUTY MAYOR ROBERT PRITCHARD (ON VACATION)**

**ALSO PRESENT: ATTORNEY KELLY NAUGHTON, ENGINEER SEAN HOFFMAN, DPW SUPERINTENDENT MATTHEW THORP, CLERK-TREASURER VALENTINA JOHNSON**

**PUBLIC: RICHARD “RJ” SMITH ( RAND COMMERCIAL & HOWARD HANNA RAND REALTY), EMILIE FLANAGAN ( CARSON POWER LLC), AUDEEN MOORE (WVT), EDWARD WILLIAMS, CHARLIE WOZNICK, JENNIFER WOZNICK**

Mayor opened the meeting with the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Motion by Trustee Barnett, seconded by Trustee Greany, approving the minutes of the April 11, 2022

meeting as presented. 4 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:

**GENERAL $23,012.01**

**WATER $11,155.11**

**SEWER $ 1,235.40**

**TOTAL $35,402.52**

**TRANSFER OF FUNDS**

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

cover deficit lines in the budget:

From: 1410.130A, Casual Clerk

To: Special OT

Amount: $500

From: 5142.100A, Snow Personal Services

To: 5110.100A, Street Maint Personal Services

Amount: $8,499.37

From: 9055.800A, Disability Insurance

To: 9060.800A, Hospital & Medical Insurance

Amount: $1600.

From: 9040.800A, Workers Compensation

To: 1620.400A, Buildings Contractual

Amount: $7,367.76

Mayor congratulated Tina on being recognized and awarded the Walden Savings Bank “Community Champion” by President & CEO Derrick Wynkoop, for her unwavering dedication and commitment to Maybrook Kiwanis Club and serving as President. Tina also received a check in the amount of $500 to Maybrook Kiwanis Club!

**CORRESPONDENCE**

1. CARSON POWER- MAYBROOKSOLAR PROJECT- RJ SMITH- RJ Smith advised on the 78 acres, 24 which lie in the Town of Montgomery, was proposed land of Dan Gueron ( Maybrook Glen). Due to wetland restrictions, Dan Gueron’s project went from 70 homes to 50 homes and there had to be a bridge over wetlands, the cost killed the development plan. RJ Smith advised Emilie Flanagan’s company would like to preserve the east side of the wetlands, and Emilie’s company would develop solar on the west side. There would be 22 homes on the east, avoid the bridge over the wetlands, and annex the 24 acres into the village. Emilie Flanagan advised it would be a Community Solar Project and falls under NYSERDA. They work with Central Hudson, advised village residents would have an open window to sign on to earn credits which show up on the Central Hudson bill. There’s one bill, Central Hudson, and Central Hudson pays Carson Power. RJ Smith advised on the benefits for the village, annex 24 acres to village, 10 mega watts can power 1200 homes, develop and power the entire village. They tie into the grid of Central Hudson, and residents that sign on get 10% off cost of electricity. There is no traffic and an 8 ft. chain link fence. Engineer Sean Hoffman advised on the annexation from the Town of Montgomery to the Village of Maybrook, we have no solar in the present Code, and no zoning, after that they head to the Planning Board. RJ Smith advised they will petition the Town. Engineer advised they will need to subdivide into 2 lots, they will need separate SBL’s. Attorney Kelly Naughton advised that the Board will follow the same procedure as past annexation petitions, no spot zoning, Tina will set up escrow and we will do a local law for the zoning. Board advised and thanked them for coming in this evening and advised the Board is interested in the project.
2. RESOLUTION, FOR THE VILLAGE OF MAYBROOK AUTHORIZING THE SUBMISSION OF ITS APPLICATION FOR CONSIDERATIO UNDER THE FY-2023 ORANGE COUNTY URBAN COUNTY CONSORTIUM COMMUNITY DEVELOPMENT PROGRAM- Motion by Trustee Barnett, seconded by Trustee Greany, authorizing the submission of the application for FY-2023 O.C. Urban County Consortium Community Development Program. 4 ayes, 0 nays.
3. RESOLUTION, FURTHERING FAIR HOUSING AS REQUIRED UNDER THE NEW YORK STATE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM- Motion by Trustee Barnett, seconded by Trustee Capozzoli, authorizing a resolution for furthering Fair Housing as required under the NYS Community Development Block Grant (CDBG) Program. 4 ayes, 0 nays.
4. LETTER OF APPRECIATION TO THE COMMUNITY CENTER, BEVERLY BEDELL- Board advised very nice letter, and nice work Emily!!! Rec. & filed.
5. AUTHORIZATION, ARPA (American Rescue Plan Act)-Attorney advised the money can be used for certain things, advised on the Disinfection Plant that we need will cost $513,400. By putting $377,639.89 which is our share of the ARPA funds, which we have received half of already, after that it will be substantially less. Engineer advised DEC gave us a grant for the first portion of the, and will reduce by half, and ask grant writer for the $122,000. Attorney advised she needs Board authorization for this, the report must be filed by the end of the week. Motion by Trustee Capozzoli, seconded by Trustee Greany, authorizing the ARPA money ( $377,639.89) for the Disinfection Project for the sewage treatment plant. 4 ayes, 0 nays. Motion by Trustee Barnett, seconded by Trustee Greany, authorizing to spend the $30,385 on fencing on the Main Street extension, county bid, to Benny The Fence Guy. 4 ayes, 0 nays. Attorney advised the fence is fully covered, the closing can occur in the next two weeks, the fence is free for the village! Not costing the taxpayers a dime. 4 ayes, 0 nays.

**MAYOR’S REPORT**

* **Basketball Backboard in the Frederick Myers Veterans Memorial Park-**This past weekend, a basketball backboard was shattered in the Frederick Myers Veterans Memorial Park. Occasionally, there are acts of vandalism that occur in the village. In many cases, these individuals are apprehended, and the credit goes to the Maybrook Police Department. We have many good kids in this village who do appreciate the parks and step forward with information against those responsible who exhibit destructive behavior. The Maybrook Police have leads on the individual responsible for the damage of the backboard. This individual will be held accountable of his/or her actions. My message to the residents is very simple, if you see something, say something by contacting the Maybrook Police Department. This is our community, and we need to work together in keeping our village safe by working with our Police Department. The Village of Maybrook Department of Public Works does a fantastic job keeping our parks clean and maintained in our village. Let’s work together and avoid any further incidents like this from happening again. Thank you.
* **The Maybrook Symphonic Wind Ensemble**– The Maybrook Symphonic Wind Ensemble will be hosting their Spring Concert on Thursday, May 12 at the Maybrook Senior Center beginning at 7:30 pm. They are a wonderful group of talented musicians and welcome them back for their first concert since the pandemic. The admission is free however donations are accepted to help defray costs.
* **E-Commerce Zone-**A few years back the Village of Maybrook created an E-Commerce Zone here at the Village of Maybrook Government Center.An E-Commerce Safe Zone is a safe trade zone or internet exchange location where online buyers and sellers can meet. It’s safe and monitored by the Maybrook Police Department. The sign is in front of the Maybrook Government Center at 111 Schipps Lane. Always go the extra step in being safe with online purchases!
* **Valley Central Lady Vikings Softball-**The Valley Central Ladie Vikings Varsity Softball has returned to the Village of Maybrook. They had their first game on Thursday, April 21st against the Washingtonville Wizards. They have scheduled games on Wednesday, May 4th and Tuesday, May 10th. The kids really look forward to playing under the lights on our ball field and we are happy to have them. Stop down at the field on these dates and support the Valley Central Lady Vikings Varsity Softball!
* **Maybrook Kiwanis Club Mother’s Day Candle Making Fundraiser-**The Maybrook Kiwanis Club will be hosting a Mother’s Day Candle Making Fundraiser on Saturday, April 30th at the Maybrook Senior Center at 3 pm. The cost is $40 and anyone interested can reserve a spot on line at [www.soyliciouscandle.com](http://www.soyliciouscandle.com/) or contact the Maybrook Kiwanis Club President Tina Johnson at 845- 234-6015.
* **Maybrook Kiwanis Club “Pasta Dinner-** On Friday, May 6th the Maybrook Kiwanis Club will be hosting “Pasta Dinner” Fundraiser at the Maybrook Senior Center from 5 pm to 8 pm. Adults $20 and Children (10 & under) $10. Beverages and dessert are included. Tickets must be purchased by calling 845-234-6015 or email [vjohnson@villageofmaybrook.com](mailto:vjohnson@villageofmaybrook.com). The Maybrook Kiwanis Club is made up of volunteers and all of the proceeds are given back to the community so please support them and their efforts!
* **St. Baldrick’s Handbag Bingo Fundraiser-**St. Baldrick’s is a local organization that raises funds for childhood cancer research. They will be hosting a “Handbag Bingo Night” on Friday, June 3rd at the Maybrook Senior Center. Doors open at 6:30 pm and calling begins at 7 pm. Dress in your 80’s/90’s best and win prizes! You can pre-pay for $40 a ticket through Paypal: [hudsonvalleystbaldricks@gmail.com](mailto:hudsonvalleystbaldricks@gmail.com), Venmo: @Tina-Quinlan-1. Tickets are $50 at the door. Call or text Tina Quinlan at 845-313-8648 for additional information.
* **Narcan Training**– The Village of Maybrook Police Department and Valley Central Parents for Social Justice will be hosting a FREE Narcan training on May 3rd, 2022 from 7pm-9pm at the Maybrook Senior Center at 2 Senior Way, Maybrook New York, 12543.The training will be given by OASAS (Office of Addiction Services & Support) and all attendees will receive a free NARCAN overdose rescue kit, and training in how to administer the lifesaving naloxone. Although this training is tailored to first responders, it is an easy and valuable training for anyone in the community committed to preventing opioid overdose deaths. Registration is required. You can register easily & quickly by sending an email with the name and phone number of each person you wish to register, to: VCPSJ: VCP4SocialJustice@gmail.com or Detective M. Hughes at the Village of Maybrook Police
* **Maybrook Railroad Museum**– The Village of Maybrook Railroad Museum re-opened their doors on Saturday, April 23rd and will be open to the public on Saturday’s going forward from 1 pm to 4 pm. The Maybrook Railroad Museum is also looking for volunteers. If interested, contact Robert Sandboothe at 845-778-7016.
* **Next Scheduled Village Board Meeting**– Our next Village Board Meeting is scheduled for Monday, May 9th at 7 pm and will be held here, at the Village of Maybrook Government Center.

**TRUSTEES’ REPORTS**

**TRUSTEE KEVIN GREANY-** Advised and thanked Mayor, Matt, Kelly, Sean and Tina for all the work they did on this, and for Main Street and he hopes things develop soon.

Advised Donnie is back and doing well, excited to be back.

Tay safe everyone, COVID is breaking out again.

**TRUSTEE JAMES R BARNETT-** Advised he was on the Planning Board with this project in 2009, 2014 was suppose to be the first house. RJ was good tonight, 22 homes will be nice.

Advised the school is using the ball fields and in return they let the scouts use the gym thanks to the Mayor.

Advised the damage to the basketball court was stupid and not nice kids, but we have some good kids too, and some of their names are Patti Touhey, Brian Tompkins, and Tristan Braham, and their Eagle Scout projects, they are some of the good kids.

Advised Attorney the ARPA money is good!

**TRUSTEE DARYL CAPOZZOLI-** Advised the Community Center is going well, nice letter to hear, the kids adore Emily.

Advised Matt the parks look good.

**DEPARTMENT HEADS**

**DPW SUPERINTENDENT MATTHEW THORP-** Advised Ryan Schmidt was here from Valley Central working on the field.

Requested authorization to purchase a new lawn mower on state contract for $12,677. Trustee Capozzoli advised it will cut his man hours in half.

Motion by Trustee Barnett, seconded by Trustee Capozzoli, authorizing the purchase of new lawn mower for $12,677. 4 ayes, 0 nays.

Advised on CHIPS funding and POPNY, village will get $10,000 additional, he will get with Sean to go over roads and what we can do with the additional money.

Tina asked about Summer hours for DPW, Mayor advised to begin on 5/2, Monday-Thursday- 7AM to 4PM, and Fridays 7AM-11AM.

**ENGINEER SEAN HOFFMAN-**

1. **FY-2023 Community Development Block Grant (CDBG)** – As discussed during your April 11, 2022 meeting, Mayor Leahy and I participated in a video conference with OCD staff to discuss applying for more than $125,000 to continue with the Village’s sewer lining program. A public hearing has been scheduled for your May 9, 2022 meeting. Grant applications are due June 24, 2022. **[\*\*]**

* 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) – As reported during your March 28, 2022 meeting, DASNY has indicated you may proceed with reprograming grant funds for use on Village street. We understand approximately $209,135.25 in grant funds remain ($59,135.25 + $150,000.00). We met with Superintendent Thorp April 5, 2022 to review Tower Avenue curb replacement from Wiley Street to Veterans Memorial Park. Superintendent Thorp is researching whether we can piggy-back on an existing contract for the work contemplated. I met with the surveyor (offsite meeting) April 22, 2022 to discuss this project. **[\*\*]**

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. As discussed during your April 11, 2022 meeting, Superintendent Thorp has obtained pricing and recently received a proposal under the County bid. Unless Attorney Naughton advises to the contrary, and funds are available, you may award this project under the County bid. **[\*\*]**

* 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. This project includes extension of the Village water distribution system and sewer collection system. The Department of Health issued an approval March 30, 2022. To date, we are unaware of any approval issued by the New York State Department of Environmental Conservation. On February 28, 2022 the applicant responded to the NYSDOT’s January 10, 2022 comments.
  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 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 March 21, 2022 meeting the Planning Board issued conditional site plan approval. On April 1, 2022 the Maybrook Board of Fire Commissioners circulated comments which were provided to the applicant.
  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. 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.
  5. 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.
  6. 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. The applicant returned to the Planning Board during their March 21, 2022 meeting the Bord scheduled the public hearing for May. The project requires the relocation of the water service line for Village Hall which is within an easement; we anticipate the application to discuss relocation of the water line with you before the public hearing. We understand Superintendent Thorp met with the applicant April 8, 2022 to review relocation preferences. The applicant submitted information April 13, 2022 for Building Inspector review**. [\*\*]**
  7. *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 March 28, 2022 meeting, you adopted Local Law 3 of 2022 adding Technology Services to the TDD. As such, the Planning Board may consider this application. This matter was discussed during the Planning Board’s April 18, 2022 agenda and a public hearing was scheduled for May. **[\*\*]**

5. **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. Attorney Naughton has compiled and circulated a draft fee schedule and obtained comments from your Department Heads.

6. **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-** Thanked the Board for jumping in for Special Meetings and all to get Main Street

accomplished, she appreciates it all. Board advised Kelly congratulations and wishes her continued success

on her new venture. Keely advised Rick will be going to the County as County Attorney and she thanked

the Board for letting her to continue to work for the Village. It is now Naughton & Torre, LLP!!!!!!

CONGRATULATIONS!!!!!!!!!!!!!!!

Attorney advised she’d like a quick Attorney-Client Meeting.

Motion by Trustee Barnett, seconded by Trustee Greany, meeting was adjourned at 8:30PM. 4 ayes, 0

nays.

Respectfully submitted,

Valentina Johnson

Clerk-Treasurer