**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: CARL AIELLO (WVT), EDWARD WILLIAMS, JENNIFER & CHARLIE WOZNICK, ALEXIS SCHOLZ**

Mayor opened the meeting with the Pledge of Allegiance.

Clerk Treasurer administered the Oath of Office to Mayor Dennis K Leahy, Deputy Mayor Robert

Pritchard, and Trustee Capozzoli.

Clerk-Treasurer advised we will approve the minutes at the next meeting, thanked Attorney and

Engineer for covering the meeting for her.

**APPROVAL OF BILLS & CLAIMS**

Motion by Trustee Barnett, seconded by Trustee Pritchard, approving the following bills and claims as

audited by the Board of Trustees:

**GENERAL $20,078.78**

**WATER $ 9,490.25**

**SEWER $23,018.74**

**REFUSE $20,727.26**

**TOTAL $73,315.03**

**TRANSFER OF FUNDS**

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

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

From: 1410.120A, Training Courses

To: 1410.150A, Special OT

Amount: $600

From: 8020.410A, Municipal Planner

To: 1620.410A, Buildings Contractual

Amount: $6,000

From: 1320.400A, Auditor Contractual

To: 3120.400A, Police Contractual

Amount: $300

From: 9055.800A, Disability Insurance

To: 9060.800A, Hospital & Medical Insurance

Amount: $400

**PUBLIC HEARING- INTRODUCTORY LOCAL LAW #4 OF 2022 OVERRIDING THE TAX LEVY LIMIT**

**ESTABLISHED IN GENERAL MUNICIPAL LAW S 3-C**

Clerk presented the Affidavit of Publication.

Motion by Trustee Barnett, seconded by Trustee Capozzoli, to open the Public Hearing at 7:04PM. 5

ayes, 0 nays.

Attorney advised this must be adopted by the Board prior to adopting the budget to override the Tax

Cap.

Deputy Mayor advised we are dealing with a low cap.

Mayor advised we have been watching spending, restored the Fund Balance, advised on the letter from

the NYS Comptroller’s office and our fiscal stress condition. FYE score was 62.5 which was designated

as Moderate Fiscal Stress, FYE 2020 we were at 24.2 which was No Designation, and FYE 2021 we are at

5.0 which is No Designation. So we are doing very well, making adjustments and going in the right

direction. We are fiscally sound and businesses are coming into the village. Trustee Capozzoli advised

the past four years we were able to upgrade and maintain in the DPW and PD. Deputy Mayor advised

it’s been a good smooth transition.

Motion by Trustee Barnett, seconded by Trustee Greany, to close the Public Hearing. 5 ayes, 0 nays.

Motion by Trustee Pritchard, seconded by Trustee Capozzoli, to adopt Local Law #4 of 2022. 5 ayes, 0

nays.

**BUDGET HEARING**

Motion by Trustee Capozzoli, seconded by Trustee Barnett, to open the Public Hearing at 7:20PM. 5

ayes, 0 nays.

Mayor handed out his budget sheet and advised.

Trustee Greany advised 3.5% increase for employees, 2.5% rate increase to the residents, he has no

problem with the budget.

Deputy Mayor advised the budget looks good, hopes we can build a bigger tax base in the village.

Trustee Capozzoli advised 6%,7%, 8% is not sustainable, this is great budget, 2.5%, good job by Tina and

Mayor.

Trustee Barnett advised he is happy we are able to give the employees 3.5% increase, it helps a lot

today, nice raise.

Mayor advised with inflation and they all did a great job, we never lost a beat during COVID, all worked,

stayed safe and everything continued to get done, business carried on, he appreciates it all and it

worked out for us.

Trustee Barnett advised the increase to residents is 2.5%, 3.5% increase for employees, no Fund

Balance used in this budget, 3 big pluses.

Jennifer Woznick advised the budget looks good, it’s just a shame again no one comes out for the

Budget Hearing except Ed and us, no residents here. Good job.

Charlie Woznick commends the Board , no Fund Balance used since 2018-2019 to get us to where we

are now, nice job done by all and thank you.

**At our last Village Board Meeting held on Monday, March 28, 2022, I announced the Tentative Village of Maybrook Budget was filed by the deadline, which was on Friday*, March 18, 2022*. Hard copies were available for residents at the Maybrook Government Center and available on the Village of Maybrook website. All residents who requested copies of the 2022-23 Tentative Budget were accommodated.**

**A Budget Work Session was held on *Wednesday, March 16, 2022*. On *Monday, March 28, 2022, at our last Village Board Meeting, I informed the public that*the TENTATIVE Village Budget for 2022-23 included a 2.5% increase with a rate of $16.95 per thousand assessed for Montgomery. A .5% increase with a rate of $10.15 per thousand assessed for Hamptonburg.**

**2021-22 Balance to Tax Levy = $1,923,958.00**

**2022-23 Balance to Tax Levy = $1,978,625.00**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**= $54,667.00 increase in Tax Levy**

**NO FUND BALANCE is applied to this budget!**

**Montgomery**

**The tax rate for Montgomery (Maybrook) residents for 2021-22 was $16.53.**

***Example*: A $200k assessed home in Maybrook paid $3,306.00.**

**The tax rate for Montgomery (Maybrook) residents for 2022-23 will be $16.95 which is an increase of $0.42 which equates to 2.5%.**

***Example:* A $200k assessed home in Maybrook will pay $3,390.00 which is an increase of $84.00 per year and $7.00 per month.**

**Hamptonburg**

**The tax rate for Hamptonburg (Maybrook) residents for 2021-22 was $10.09.**

**Example: A $200k assessed home in Hamptonburg paid $2,018.00**

**The tax rate for Hamptonburg (Maybrook) residents for 2022-23 will be $10.15 which is an *increase*of $0.6 which equates a .5% increase.**

**Example: A $200k assessed home in Hamptonburg will pay $2,030.00 which is an *increase* of $12.00 per year and $1.00 per month.**

Motion by Trustee Barnett, seconded by Trustee Capozzoli, to close the Public Hearing. 5 ayes, 0 nays.

Motion by Trustee Barnett, seconded by Trustee Greany, to adopt the 2022-2023 budget as presented.

5 ayes, 0 nays. Roll call:

Trustee Greany- aye

Trustee Barnett- aye

Deputy Mayor Pritchard- aye

Trustee Capozzoli- aye

Mayor Leahy- aye

2022-2023 Budget passed 5 ayes, 0 nays.

**PUBLIC HEARING- HEARING ON THE PROPOSED PURCHASE OF PROPERT AND DEDICATION OF LAND**

**TO EXTEND MAIN STREET**

Motion by Trustee Pritchard, seconded by Trustee Greany, to open the Public Hearing at 7:25PM. 5 ayes,

0 nays.

Attorney advised and read the resolution for Board approval. Attorney advised she has received the

signed documents by both parties, waiting to close and the property is ours.

Mayor thanked Kelly & Sean, it’s been a lot of work.

Motion by Trustee Barnett, seconded by Trustee Capozzoli, to close the Public Hearing at 7:30PM. 5

ayes, 0 nays.

Motion by Trustee Pritchard, seconded by Trustee Barnett, to adopt the resolution to authorize the

purchase of certain property from Northeast Structural Steel Inc And Gray Rock Properties LLC for

purposes of continuing and extending Main Street, accept dedication of said properties, and grant an

easement to Gray Rock Properties LLC over Village owned property. 5 ayes, 0 nays.

**ANNUAL REORGANIZATION**

Motion by Trustee Barnett, seconded by Trustee Capozzoli, confirming the Annual Reorganization

appointments as presented by Mayor. 5 ayes, 0 nays.( see attached)

**CORRESPONDENCE**

1. GRAND OPENING- ORANGE COUNTY CHAMBER- MAY 19, 2022 AT 5:30pm- Clerk advised to put on the calendar, more info to come, and we will discuss the parking situation with Chief for the department so they are informed.
2. WORKERS COMP ALLIANCE SAFE WORKPLACE AWARD- Clerk advised we have once again qualified for the Comp Alliance Safe Workplace Award for our performance during the policy year 2020, and received a check for $1,498!
3. AUTHORIZATION, HYDRANT FLUSHING, 4/18-5/13- Motion by Trustee Barnett, seconded by Trustee Capozzoli, approving the hydrant flushing for 4/18-5/13. 5 ayes, 0 nays.
4. AUTHORIZATION, TO SET A PUBLIC HEARING ON MAY 9, 2022 FOR CDBG- FY2023- Engineer advised on the application and deadline. Motion by Trustee Pritchard, seconded by Trustee Barnett, to set a Public Hearing on May 9, 2022 at 7PM. 5 ayes, 0 nays.
5. BUILDING INSPECTOR’S REPORT, FEBRUARY & MARCH 2022- Trustee Barnett advsed. Rec. & filed.

**MAYOR’S REPORT**

* **Town of Montgomery Little League Opening Day-** On Saturday, April 2nd, I was invited to the Town of Montgomery Little League Opening Day held in the Village of Montgomery. I was there with Montgomery Mayor Steve Brescia and Walden Mayor John Ramos. Each of us threw out the first pitch of the season. I want to thank the President of the Montgomery Little League Marc Hamilton, Vice President April Hall and the Little League Board of Directors for the invite and for their hard work in preparing for Opening Day. It was a very nice ceremony, and I was very happy to attend.
* **Disinfectant Wipes**– This past week we had a sewer line blocked behind the 400 block on Homestead Ave. The blockage was caused by disinfectant wipes. Disinfecting wipes and other items should be properly disposed of in the trash, not the toilet. These wipes and other items do not break down in sewer or septic systems and can damage your home’s internal plumbing as well as local wastewater collection systems. Please be mindful of what you flush down your toilet! A picture of the blockage is posted on the Maybrook website and social media pages as well.
* **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.
* **St. Baldrick’s “Handbag Bingo Night”**– 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.
* **NY State Comptroller Fiscal Stress Monitoring System**-On April 7, 2022, I received the 2021 Annual Update Document for the Village of Maybrook from the NY State Comptroller’s Office. As most may recall, the Village of Maybrook was listed under “Moderate Fiscal Stress” in 2019. Our scores have been on a decline which is where we want them to be with “No Designation” in 2020 and now again in 2021. The village is in an excellent position financially, infrastructure improvements and we are moving forward with economic development. This 2021 information just became available and will be updated on the New York State Comptroller’s website. The designations are measured by points with “Significant Fiscal Stress” 65-100, “Moderate Fiscal Stress” 55-64.9, “Susceptible Fiscal Stress” 45-54.9 and “No Designation “0-44.9. The Village of Maybrook Scores are as follows.

|  |  |  |
| --- | --- | --- |
|  | **Fiscal Stress** | **Environmental Stress** |
| **FYE** | **Score** | **Designation** | **Score** | **Designation** |
| **2019** | 62.5 | Moderate Fiscal Stress | 20.0 | No Designation |
| **2020** | 24.2 | No Designation | 13.3 | No Designation |
| **2021** | 5.0 | No Designation | 6.7 | No Designation |

* **Maybrook Railroad Museum**– The Village of Maybrook Railroad Museum will re-open their doors on Saturday, April 23rd and will be open to the public from 1 pm to 4 pm. The Maybrook Railroad Museum is looking for volunteers. If interested, contact Robert Sandboothe at 845-778-7016.
* **Maybrook Easter Egg Drive Thru**– This past Sunday, we hosted our “Easter Egg Drive Thru” in the Frederick Myers Veterans Memorial Park. We had an excellent turnout and had a lot of smiling faces as well. I want to thank our sponsors of this event the Village of Maybrook Board of Trustees, Maybrook Police Chief Butch Amthor and Maybrook Police Department, Maybrook Fire Chief Ed Protsko and the Maybrook Fire Department, the Maybrook Kiwanis Club, Shoprite, the Wallkill Valley Savings and Loan, Walden Savings Bank and last but not least our Easter Bunny Patty Touhy. I hope everyone enjoyed themselves. I received a lot of messages from residents who extended their appreciation of all the sponsors of the event. I wish everyone a Healthy and Happy Easter!
* **Next Village Board Meeting-** Our next Village Board Meeting is scheduled for Monday, April 25, 2022 at 7 pm and will be held here, at the Village of Maybrook Government Center.

**TRUSTEES’ REPORTS**

**TRUSTEE KEVIN GREANY-** Congrats guys.

Advised we have been talking about the disposable stuff, it’s not flushable, please do not put it down the toilets, we have this ongoing problem.

Donnie appreciates the fruit basket we sent him, he’s not back to work yet, hopefully soon.

Advised on the backup at Yellow Freight, 4 inches of water, its going down now.

**JAMES R BARNETT-** Advised Chief he commends Officer Fredericks, he hurt himself and is still here to work.

Advised he is meeting with our Easter Bunny, (Patty Touhey) and two others to discuss their Eagle Scout projects.

Wishes a Happy Passover, it is a beautiful time for the Jewish faith and for Christians Easter Sunday is the most important event in the history of the world. Happy, Blessed Easter Sunday to all.

**DEPUTY MAYOR ROBERT PRITCHARD-** Advised there is a lot of movement, a lot of Planning Board activity, lot of potential.

Thanked all for the support and he appreciates it.

**TRUSTEE DARYL CAPOZZOLI-** Apologized for not making the budget meeting.

Thanked all for their continued support.

Advised the Community Center is going well, did advise on an issue with dirty books and books missing pages. Please bring it to the attention of the ladies, don’t just return the book, they can order it and replace it through Amazon.

Advised Matt he will be getting busy with the parks. Matt advised soccer begins on 4/23.

Advised Jace had more than enough candy from the Easter Drive-Thru and said the Easter Bunny doesn’t even need to come to our house!

**DEPARTMENT HEADS**

**POLICE CHIEF ARNOLD AMTHOR-** Advised all is good, they thought they had a solution on the vehicles but not taking orders on new vehicles right now.

**DPW SUPERINTENDENT MATTHEW THORP-** Requested the Board to appoint Charles Medley as a part time seasonal casual to help with the mowing, it would be a big help to him with all the projects they have scheduled this summer. Motion by Trustee Pritchard, seconded by Trustee Barnett, to appoint Charles Medley as a part time seasonal casual DPW Laborer at $20 per hour, effective immediately. 5 ayes. O nays.

Advised he is still waiting on the dump truck.

Advised on his meeting with Sean to go over the DASNY sidewalks.

**ENGINEER SEAN HOFFMAN-**

1. **FY-2023 Community Development Block Grant (CDBG)** – On March 28, 2022, 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. This was a positive call and unless you advise otherwise, my recommendation is to apply for the larger grant amount. The next step will be to schedule a public hearing. 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 research whether we can piggy-back on an existing contract for the work contemplated. It is likely a survey will be necessary to confirm positive drainage in these areas. **[\*\*]**

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 March 28, 2022 meeting, Superintendent Thorp has begun to obtain pricing and it may be necessary to competitively bid this work. **[\*\*]**

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

Village of Maybrook April 11, 2022 Page 2 of 2

* 1. 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. **[\*\*]**
  2. 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.
  3. 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.
  4. 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. **[\*\*]**
  5. *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 will be listed on the Planning Board’s April 18, 2022 agenda. **[\*\*]**

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.

Motion by Trustee Pritchard, seconded by Trustee Barnett, authorizing the fencing bidding for Galaxy Maybrook Rail Yard Annexation. 5 ayes, 0 nays.

Advised on Tower Avenue, the curbs are getting surveyed.

Motion by Trustee Barnett, seconded by Trustee Pritchard, meeting was adjourned at 8:05PM. 5 ayes, 0 nays.

Respectfully submitted,

Valentina Johnson

Clerk-Treasurer