**MEMBERS PRESENT: MAYOR DENNIS K LEAHY, DEPUTY MAYOR ROBERT PRITCHARD, TRUSTEE KEVIN GREANY, TRUSTEE DARYL CAPOZZOLI**

**MEMBERS ABSENT: TRUSTEE JAMES R BARNETT**

**ALSO PRESENT: ATTORNEY KELLY NAUGHTON, ENGINEER SEAN HOFFMAN, POLICE CHIEF ARNOLD AMTHOR (VIA PHONE), DPW SUPERINTENDENT MATTHEW THORP, CLERK-TREASURER VALENTINA JOHNSON**

**PUBLIC: ED BIAGINI JR, JEANINE BIAGINI**

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 May 23, 2022

meeting as presented. 4 ayes, 0 nays.

**APPROVAL OF BILLS & CLAIMS**

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

audited by the Board of Trustees:

**TRANSFER OF FUNDS**

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

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

From: 8989.110A, Reading Room P.S.- Clerk

To: 8989.400A, Reading Room Contractual

Amt: $800

From: 1410.200A, Clerk Equipment

To: 1410.140A, Deputy Clerk

Amt. $40

From: 1410.400A, Clerk Contractual

To: 1410.150A, Special OT

Amt. $260

From: 1410.400A, Clerk Contractual

To: 1410.100A, Clerk P.S.

Amt. $326

From: 8330.000F, Training/Recertification

To: 8310.112F, Water Admin- Linda

Amt. $75

From: 8330.000F, Training/Recertification

To: 8310.111F, Water Admin- Lori

Amt. $106

From: 8110.400G, Sewer Admin Contractual

To: 8110.111G, Sewer Admin – Lori

Amt. $106

From: 8110.400G, Sewer Admin- Contractual

To: 8110.112G, Sewer Admin- Linda

Amt. $75

From: 1990.400G, Contingency

To: 9030.800G, Social Security

Amt: $1500

From: 1990.400G, Contingency

To: 9035.800G, Medicare

Amt. $500

**CORRESPONDENCE**

1. ED BIAGINI JR, RE: DISCUSS PROJECT AND AN OUTSIDE USER AGREEMENT FOR WATER/SEWER (RESIDENTIAL)- Ed Biagini Jr. advised on his parcel on Maybrook Road and requesting an outside user agreement for water/sewer for a 15 lot subdivision. The parcel has septic and wells, he would need 6600 gpd capacity. He knows the Board wanted to keep this a buffer between the residents and Taylor. Mayor asked about the contamination on the site. Mr. Biagini advised and submitted copies of report, there is absolutely no contamination on this site. Mayor advised the Town of Montgomery is coming in and asking for water and we have concerns that we will be discussing tonight. Deputy Mayor asked if he would be looking for annexation? Mr. Biagini advised if the Board wants to look at it. Mayor advised a big concern was the buffer between them and Taylor. Mr. Biagini advised he can do a buffer. Mayor advised the Board will take into consideration. Mr. Biagini thanked the Board, he appreciates it.
2. LETTER OF RETIREMENT, DEPUTY TREASURER LORRAINE GREANY- Mayor advised he wishes Lori and Kevin all the best, Lori has offered her services while we fill the position. Motion by Trustee Pritchard, seconded by Trustee Capozzoli, to accept with regret, Lori’s resignation effective June 30, 2022, wishes her all the best, and congratulations. Trustee Greany advised his time is coming soon, it’s been a pleasure for her, it’s a pleasure to live and work here. 4 ayes, 0 nays.
3. LETTER OF RESIGNATION, P/T POLICE OFFICER MICHAEL LOSCERBO- Motion by Trustee Capozzoli, seconded by Trustee Greany, to accept, with regret, Michael’s resignation effective immediately. 4 ayes, 0 nays.
4. REQUEST, IRIS PETRILLO, CLOSURE OF WALLACE AVENUE- Motion by Trustee Pritchard, seconded by Trustee Capozzoli, approving request to close Wallace Avenue from 3:30PM to 8PM for Karl Heller’s 90.5 birthday celebration, from the intersection of Wallace and Volunteer Place and from the intersection of Creamery Road and Route 208. 4 ayes, 0 nays. Mayor advised Chief to notify police department, Town police department, and State Police, and Bedrock Auto as well as the neighbors. Chief advised ok with him.
5. AUTHORIZATION, PURCHASE OF SPEED SIGN (CLARK PLACE) – Motion by Trustee Pritchard, seconded by Trustee Capozzoli, authorizing the purchase of a speed sign(1), not to exceed $6,300. 4 ayes, 0 nays.
6. LETTER, KATIE FARRUGIA, VALLEY CENTRAL HEAD SOFTBALL COACH- Mayor advised very nice letter to Tina and him for the help and use of the field. Rec. & filed.
7. ENGINEER SEAN HOFFMAN- MAIN STREET PARKING (ENGINEERING PROPERTIES SURVEY)- Engineer advised of not knowing where the right of way is for the installation for No Parking signs on Main Street. Engineer advised he has received a proposal from Engineering Properties to survey Main Street for $9,070, they will also give a map to Matt and include right up to Route 208. Motion by Trustee Greany, seconded by Trustee Capozzoli, approving the proposal for $9,070.00 for Engineering Properties to perform Main Street survey. 4 ayes, 0 nays.
8. AUTHORIZATION, EPG ENGINEERING AGREEMENT- Engineer advised on the grant we received and we need to execute a new agreement with our Engineer for him to complete the Engineering Planning Grant for effluent disinfection. Motion by Trustee Greany, seconded by Trustee Pritchard authorizing the EPG Engineering Agreement for Sean from H2M to Hoffman Engineering. 4 ayes, 0 nays.

Engineer advised on letter required for him to draft to cancel the contract for Upstate, since the job was not performed and the contractor needs this for his bonding. Motion by Trustee Pritchard, seconded by Trustee Greany, approving Engineer to draft letter to cancel contract with Upstate Concrete. 4 ayes, 0 nays.

Clerk-Treasurer extended condolences from all on the loss of his sister Irene.

Clerk distributed copies of (draft) Carson Power LLC.

**MAYOR’S REPORT**

* **Kevin Crowley**-On Thursday, June 23rd we received sad news of the passing of village resident Kevin Crowley. Kevin was a dedicated volunteer member for many years of the Maybrook Fire Department and a good friend to many. We send our deepest condolences to his wife Patty, his children Tara, Shannon and Kevin and the entire Crowley family. Our prayers are with all of you.
* **Trustee Kevin Greany-** This past weekend we were informed of the passing of Trustee Kevin Greany’s sister. We send our deepest condolences and prayers to Kevin, Laurie and the Greany family.
* **Village of Maybrook Memorial Day Parade and Service-** On Monday, May 31st , Memorial Day, we hosted our Annual Village of Maybrook Memorial Day Parade and Service. We gathered as a village to bow our heads to pay tribute to the brave men and women who sacrificed their lives for our freedom we have today. A special thank you to our Guest Speaker Colonel Christopher Schrieks who is the Senior Army Instructor of the Valley Central High School JROTC. Village of Maybrook Trustee Kevin Greany who organized the Memorial Day Parade and Service . Our sponsors; Shoprite, Mainline Diner and Dunkin’ Donuts! Last but not least, we thank our distinguished guests, village organizations, the Maybrook Troop 236 Scout Band and the residents for participating in our event.
* **George C. Bullis Community Center “Storytime”**- Just a reminder, The George C. Bullis Community Center provides a “Storytime” for pre-school children on Thursday’s at 11 am. The Community Center Staff provides crafts, playtime and a healthy snack for the children. For additional information, contact the George C. Bullis Community Center at 845-427-2914.
* **Main Street Extension**- We, the Village Board, finalized the purchase of the land for the Main Street extension up to the rail crossing in May. In June, the fences were moved, and the road has been extended to the rail crossing. We are currently in discussions with Galaxy LLC. and Norfolk Southern Railway about the rail crossing which will connect our Main Street, cross over and head up to Henry Henning Drive. We have made significant strides to get where we are today. We are far from done and we are pushing to forward our progress. Maybrook is in a very good place right now with our infrastructure and there is a significant amount of interest in our village. We worked very hard to get to this point and I’m very excited about our village’s future.
* **Maybrook Troop 236 Scouts “Court of Honor”-** On Sunday, June 5, 2022, the Maybrook Troop 236 Scouts held an Eagle Court of Honor for Gideon Reda, Haley Sullivan and Tyler Allen.  
  Gideon Reda’s Eagle Project involved a painting a mural on the wall of the Maybrook VFW Post 2064 building. The mural painted was a soldier kneeling at a cross with the phrase “ALL gave some…..Some gave ALL” beneath the depiction.  
  Haley Sullivan’s Eagle Project involved painting 12 fire Hydrants on Homestead Avenue in the Village of Maybrook. Haley is also the FIRST female Eagle Scout recipient in the history of the Maybrook Troop 236 Scouting Program!  
  Tyler Allen’s Eagle Scout Project involved painting 12 Memorial benches in the Village of Maybrook!  
  Congratulations to Scoutmaster Emeritus James Barnett, Scoutmaster Bill Giannico and Scoutmaster Abby Williams on your 80th, 81st and 82nd Eagle Scout in the history of the Maybrook Troop 236 Scouting Program!  
  On behalf of the Village of Maybrook Board of Trustees, Congratulations Gideon, Haley and Tyler on this amazing achievement, Thank You for your representation of our village and for choosing the Village of Maybrook for your Eagle Projects!
* **Maybrook Troop 236 Scouts 37th Annual Awards Dinner-** On Sunday, June 12th, 2022, the Maybrook Troop 236 Scouts hosted their 37th Annual Awards Dinner. Congratulations to Scoutmaster Bill Giannico, Scoutmaster Abby Williams, Emeritus Scoutmaster Jim Barnett, Cub Scoutmaster Paul Brahm and Cub Scoutmaster Amy Whitmore on another amazing year with the young men and women of Troop 236.  
  I had the honor of presenting the “2022 Honor Scout of the Year Award” to Tucker Pearson Leary! Congratulations to Tucker and all of the Scouts who received awards and promotions!  
  This summer the Troop will head to Ten Mile River Scout Camp July 31st to August 5th as they earn merit badges and look forward to next 2023 when the make another guest appearance at Disney in Florida! As always, I wish them the best!
* **Maybrook VFW Post 2064 “Flag Day” Ceremony**-On Tuesday, June 14th the Maybrook VFW Post 2064 hosted their Flag Day ceremony. The Maybrook Troop 236 Scouts performed, and they had a nice turn out from the residents. A very nice ceremony and I thank them for the invitation to celebrate our American Flag!
* **Village of Maybrook “Family Movie Night”**- Our first of two-Family Movie Nights was held on Friday, June 17th at the Frederick Myers Veterans Memorial Park. The movie was Disney’s “Encanto”. It was a nice evening for this event and great to see the young families out with their kids. I want to thank our sponsors; the Wallkill Valley Federal Savings and Loan, Stewart’s Shops, Montgomery Overall Services, the Maybrook Police Department, and the Maybrook Fire Department. Our next Family Movie Night will be held on Friday, July 22nd, weather permitting of course. The featured movie will be Disney’s “Luca” which seems to be a favorite with the kids. Hope to see everyone there!
* **Village of Maybrook “Village Wide Yard Sale”-** the Village of Maybrook hosted our “Village wide Yard Sale” on Saturday, June 18th. The weather was comfortable, and I noticed a lot of residents participating. In case you missed it or could not participate, we will be hosting another Community Wide Yard Sale in the fall on Saturday, October 1st.
* **Village of Maybrook “Kick-off the 4th of July Celebration”** – It was a beautiful evening for the Village of Maybrook’s Annual “Kick-off the 4th of July 2022 Celebration”! A special “Thank You “to the Maybrook Board of Trustees, Village Clerk/ Treasurer Tina Johnson, DPW Superintendent Matt Thorp and Maybrook DPW, Police Chief Butch Amthor, the Maybrook Police Department, Maybrook Fire Chief Ed Protsko, the Maybrook Fire Department, Hudson Blue and all of our food vendors! I also wish to thank all of our wonderful sponsors for their generosity and support of this village event! We started this event in 2011 with the intent of bringing family, friends and neighbors together before the holiday to enjoy live music, food, and fireworks. Our tradition continues and I hope everyone enjoyed their evening.
* **Maybrook Women’s Recreation Softball**- Our Maybrook Women’s Recreation Softball starts this Tuesday, June 28th in the Frederick Myers Veterans Memorial Park. This program runs through to September 13th. Looking forward to a safe and fun season.
* **Maybrook Recreation Co-ed Beach Volleyball**- This year we have two Co-ed Beach Volleyball leagues. They take place on Tuesday’s and Thursday’s. We have been getting a lot of young kids playing beach volleyball during the week and on weekends. I’m very pleased to see people enjoying themselves in our parks.
* **Damaged Basketball Backboard**- In the spring, our basketball backboard was vandalized and broken. The individual responsible paid full restitution for the damage. I want to thank the Maybrook Police Department and the Maybrook DPW for finding the individual responsible for the damage and the Maybrook DPW for replacing the backboard. We work hard to maintain and to keep our parks nice for the residents. Vandalism of any kind will NOT be tolerated. My message to the residents is, if you see something, say something to hinder any other incidents in our village or simply contact the Maybrook Police Departments non- emergency phone number 845-427-2226 to report any acts of vandalism. Together, we can all make a difference!
* **Congratulations to the Class of 2022**- I would like to congratulate the Valley Central Graduating Class of 2022. I wish each and every one of them the best in future endeavors!
* **Next Scheduled Village Board Meeting**- Our next Village Board Meeting is scheduled for Monday, July 25th at 7 pm and will be held here, at the Village of Maybrook Government Center. Please be advised we have ONE Village Board Meeting scheduled in July and August. Enjoy your summer and I wish everyone a safe and Happy 4th of July!

**TRUSTEES’ REPORTS**

**TRUSTEE KEVIN GREANY-** Advised the sewage treatment plant is running well, valve broke last week, ordered two parts so we have a spare on hand.

Advised Donnie wants to thank the Mayor & Board and all for helping out while he’s been recuperating, he really appreciates it and loves working here.

**DEPUTY MAYOR ROBERT PRITCHARD-** Advised it’s winding down for him here in Maybrook and beginning in a new spot! Board congratulated Bob!

**TRUSTEE DARYL CAPOZZOLI-** Advised the Community Center is going well, advised on patrons (223) and activity for the month.

Condolences to Kevin on his loss and the best to Lori.

Advised the July 4th Kick Off Event was great!

**DEPARTMENT HEADS**

**DPW SUPERINTENDENT MATTHEW THORP-** Great night Friday night for the July 4th Kick Off Event.

Advised they will be doing the Main Street storm drain tomorrow.

Advised they will be doing some patching next week while he’s on vacation.

Advised paving will be late July early August, have prep work to do.

Waiting for POP funding (Pave Over Potholes)

Advised the new dump truck is in Ohio, it’s a 7 year lease.

Advised Kyle & Adam are a great help, Kyle’s doing great with the Highway Software/program for roads.

**ENGINEER SEAN HOFFMAN-**

1. **FY-2023 Community Development Block Grant (CDBG)** – As authorized, I submitted on your behalf the

FY-2023 CDBG application to Orange County Community Development June 21, 2022. In accordance

with your request, this application requested $366,913.74 for additional sanitary sewer lining. **[\*\*]**

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 discussed with

Superintendent Thorp curb replacement along Tower Avenue from Wiley Street to Veterans

Memorial Park. Superintendent Thorp researched whether a contract existed for slip forming

however we were unable to find one. Subsequently, we obtained the Orange County DPW

contract, discussed the scope with Superintendent Thorp and prepared an initial estimate. We are

currently scheduled to meet with the County’s contractor this week to review the work. **[\*\*]**

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. Superintendent Thorp completed

the fencing on or about June 14, 2022. Galaxy has submitted an application to the Planning Board to

subdivide the parcel and will be on the Planning Board’s June 29, 2022 special meeting agenda. **[\*\*]**

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). The Developer submitted an extension request

May 27, 2022 which will be considered during the Planning Board’s June 29, 2022 special

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

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

June 27, 2022

Page 2 of 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 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. The Developer submitted an extension request May 10, 2022 which will be

considered during the Planning Board’s June 29, 2022 special meeting. **[\*\*]**

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 and we understand the conditional

approval has expired. **[\*\*]**

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.

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**.**

5. **Grant Writer** – On June 16, 2022 Mayor Leahy and I participated in a video conference with the Village’s

grant writer, Millennium Strategies to discuss: (1) replacement of Prospect Avenue Water Tank; (2)

effluent disinfection at the WWTP; (3) sidewalk improvements along Broadway; and (4) Main Street

redevelopment. Attached is a copy of the grant writer’s electronic correspondence summarizing the video

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

If you have any questions, or wish to proceed differently on any of the above matters, please do not hesitate to call.

**ATTORNEY KELLY NAUGHTON-** Congrats to Lori!

Motion by Trustee Greany, seconded by Trustee Capozzoli, meeting was adjourned at 8:15PM. 4 ayes, o nays.

Respectfully submitted,

Valentina Johnson

Village Clerk-Treasurer