

REGULAR MEETING  
OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF HIGHLAND FALLS  
March 7, 2022

A regular meeting of the Board of Trustees of the Village of Highland Falls was held at the Village Hall, 303 Main Street, Highland Falls, New York on March 7, 2022.

The Meeting was called to order by Mayor D'Onofrio at 7:00P.M.

Members present were:

Mayor Joseph E. D'Onofrio  
Trustee Brian Aylward  
Trustee James DiSalvo  
Trustee Melanie Guerrero  
Trustee Gary C. Phillips

Also Present were:

Village Clerk, Regina M. Taylor  
Village Attorney, Alyse Terhune, Esq.  
Village Engineer, Todd Atkinson P.E.  
Camera Operator, Sean Lackhan  
News of the Highlands Editor, Mary Jane Pitt  
15 Community Members

Mayor D'Onofrio opened the meeting and remembered our service members and Community members who have passed away since the last meeting. The meeting was held under the CDC and Orange County Department of Health guidelines with masks optional.

Mayor D'Onofrio introduced recently retired Police Officer Jeff Pitt and presented him a plaque and thanked him for thirty years of service to the Village of Highland Falls. Mayor D'Onofrio introduced Mr. Thomas Pitt, a Veteran, resident and retired Police Officer who was recently inducted into the local military Hall of Fame and honored by our local Congressman Colin Schmitt, and thanked him for his many years of service to the Village of Highland Falls also.

Trustee DiSalvo motioned to approve the following minutes:

Regular Meeting February 22, 2022

The motion was seconded by Trustee Phillips and unanimously carried.

Mayor D'Onofrio opened a Public Hearing at 7:05 pm, which was duly advertised, on the Introductory Local Law-"Amendment to the Zoning Law To Increase The Required Minimum Lot Area Per Dwelling Unit In the B-3 Business District".

Mr. Ed Dunn, 4 Revolutionary Rd., commented that the proposed minimum lot area of 350 sq ft is ridiculous and parking will be a problem. Mr. Dunn also commented that the current 2500 sq ft in B is also ridiculous and there is no available parking. Mr. Dunn brought up a concern on how much water will be needed and asked the Board to ask themselves how dense do you want it and how many people can you afford to live in our area. Mr. Dunn commented that he thinks a compromise with limits should be looked at and what services will be needed. Mr. Dunn commented that there needs to be a delineation between hotel and mixed use.

Mr. Rick Minicozzi, local developer of the Thayer Resort and Spa, agreed that 350sq ft would be too dense. Mr. Minicozzi commented that developers would be discouraged if tear downs are necessary and would require multiple lots to be purchased for any incentive. Mr. Minicozzi suggested an Architectural Review Board might be established to preserve the character of the Village.

Mr. Ned Kopald, 98 Roe Avenue, commented that 2500 sq ft in the B1 is not conducive and logical for development and suggests that B1 also be looked at during this process.

Mr. James Ramus, 31 Liberty Street, commented that his main concerns involve water and sewer capacity and how stormwater would be handled on lots that currently are allowed to be built out 100%. Mr. Ramus reported that he is all for smart growth and is very concerned about the Village's water supply as well as the parking and lack thereof.

Mr. Ed Falta, town resident, remarked that the draft comprehensive plan addresses some of the concerns and talks about future development.

Mr. Michael Joyce, pointed out a recent property taken off the tax roll and reducing tax revenues and commented that a balance is needed to help property tax payers.

Trustee DiSalvo commented that parking is a huge concern and utilities too. Trustee DiSalvo commented that maybe a parking garage is something the Village needs to look at.

Trustee Guerrero commented that a parking garage is something discussed in the Comprehensive Plan as is a pedestrian friendly Main Street.

Mayor D'Onofrio responded that there is much to be discussed on this matter and is looking to keep the public hearing open.

Trustee Aylward motioned to adjourn the public hearing on the Introductory Local Law-"Amendment to the Zoning Law To Increase The Required Minimum Lot Area Per Dwelling Unit In the B-3 Business District" until such time it is put back on an agenda.

The motion was seconded by Trustee Phillips and unanimously carried. The public hearing was adjourned at 7:44p.m.

Mayor D'Onofrio opened a Public Hearing at 7:44 pm, which was duly advertised, on the Introductory Local Law "Amendment To Chapter 146 Of The Village Of Highland Falls Code To Prohibit Smoking In All Village Parks" at 7:46p.m.

No comments or questions were heard. Trustee DiSalvo motioned to close the public hearing. The motion was seconded by Trustee Phillips and unanimously carried. The public hearing closed at 7:46p.m.

Trustee Aylward motioned the following:

Village of Highland Falls  
Resolution For Adoption of Local Law 2-2022  
Amendment To Chapter 146 Of The Village of Highland Falls  
Code to Prohibit Smoking In All Village Parks

The motion was seconded by Trustee DiSalvo and on a roll call vote, the results which follow:

5 Ayes 0 Nays

motion carried. (A true and complete copy of this resolution is appended to these minutes)

Trustee Aylward motioned the following:

Village of Highland Falls  
Resolution Introducing and Setting A Public Hearing For Introductory Local Law  
"Moratorium on Land Use Development Approvals"

The motion was seconded by Trustee DiSalvo and on a roll call vote, the results which follow:

5 Ayes 0 Nays

motion carried. (A true and complete copy of this resolution is appended to these minutes)

Trustee Aylward motioned to adopt a SEQRA determination, a type II action pursuant to regulation 6NYCRR 617.5(c)(1), requiring no further SEQRA action, for the Ondaora Park Sewer Main Lining Project and authorize Mayor D'Onofrio to sign the short form as recommended by the Village Engineer, Todd Atkinson, PE.

The motion was seconded by Trustee DiSalvo and on a roll call vote, the results which follow:

5 Ayes 0 Nays motion carried.

Trustee Aylward motioned to adopt a SEQRA determination, a type II action pursuant to regulation 6NYCRR 617.5(c)(1), requiring no further SEQRA action, for the Ondaora Park Stormwater Rehabilitation Project and authorize Mayor D'Onofrio to sign the short form as recommended by the Village Engineer, Todd Atkinson, P.E.

The motion was seconded by Trustee DiSalvo and on a roll call vote, the results which follow:

5 Ayes 0 Nays motion carried.

Trustee Aylward motioned to approve Shumaker Consulting Engineering & Land Surveying's proposal for \$36,040.00 to provide additional services for Highland Falls Dam#2 in reference to developing an Alternatives Evaluation Report and authorize Mayor D'Onofrio to sign the agreement, with funds to come from the water fund.

The motion was seconded by Trustee DiSalvo and unanimously carried.

Trustee Aylward motioned to approve Shumaker Consulting Engineering & Land Surveying's proposal for \$18,891.00 to provide additional services for the Bog Meadow Dam in reference to developing an Alternatives Evaluation Report and authorize Mayor D'Onofrio to sign the agreement, with funds to come from the TA escrow account that was set up to pay for costs associated with investigating ways to increase capacity of the dam.

The motion was seconded by Trustee DiSalvo and unanimously carried.

Trustee DiSalvo motioned to authorize the Village Engineer to proceed with the Ondaora Sewer Lining Project going out for bid.

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee Aylward motioned to approve the proposal from A-Tech Concrete for \$62,500.00 to repair the South Street Wall under an emergency situation as to provide for public health and safety as the wall is in eminent danger of collapse, as recommended by the Village Engineer, Todd Atkinson.

The motion was seconded by Trustee Phillips and on a roll call vote, the results which follow:

5 Ayes 0 Nays motion carried.

Trustee Aylward motioned to appropriate \$75,000 from General Fund surplus to cover the cost of the South Street Wall Rehabilitation Project as recommended by the Village Treasurer.

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee Aylward motion to approve the quote from Desantis Landscaping for \$25,000 for sewer easement brush and tree clearing from Regina Road to Havens Road, as recommended by the Village Engineer, Todd Atkinson, P.E.

The motion was seconded by Trustee Guerrero and unanimously carried.

Trustee Aylward motion to approve the quote from Landwork Contractors for \$26,000 for Upper and Lower Bog Dams tree clearing work as recommended by the Village Engineer, Todd Atkinson, P.E.

The motion was seconded by Trustee Guerrero and unanimously carried.

Trustee DiSalvo motioned to approve the proposal from Liscum, McCormack, VanVoorhis, LLP for a fee not to exceed \$11,500.00 in preparation of bidding documents for Kitchen, Patio and Interior Ceiling Renovations at the Senior Center, under the guidelines of the CDBG 2021 grant award.

The motion was seconded by Trustee Aylward and unanimously carried.

Trustee Phillips motioned to approve new HFFD member Nicholas Jones, as recommended by Fire Chief Steven Suarez.

The motion was seconded by Trustee Aylward and unanimously carried.

A motion was made by Trustee DiSalvo to approve the bills and claims for FY21-22 for \$137,609.72 from the following listed funds:

General Fund	\$40,091.70
Section 8	\$77,485.00
Water Fund	\$3,179.35
Sewer Fund	<u>\$16,853.67</u>
	\$137,609.72

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee DiSalvo motioned to adjourn. The motion was seconded by Trustee Phillips and unanimously carried.

The meeting closed at 8:32 P.M.

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Regina M. Taylor, Village Clerk