

REGULAR MEETING
OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF HIGHLAND FALLS
June 6, 2022

A regular meeting of the Board of Trustees of the Village of Highland Falls was held at the Senior Center, 15 Drew Avenue, Highland Falls, New York on June 6, 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
Chief WWTP, Operator John Jones
Fire Chief, Steve Suarez
Camera Operator, Sean Lackhan
News of the Highlands Editor, Mary Jane Pitt
25 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 recommendations.

Mayor D'Onofrio opened a public hearing on the proposed application for FY-2023 Orange County Community Block Grant Program at 7:01p.m. Mayor D'Onofrio commented that the application is due to the County by June 24th. Mayor D'Onofrio reported that in the last couple of years the Village applied for upgrades to the Senior Center. Mayor D'Onofrio reported that he had met with the Community Development Director this past week to discuss the possibility of an elevator in Village Hall.

Kat Degaev, 40 West Point Highway, commented that crosswalks and handicap spaces need to be cut at the sidewalks .

Olga Anderson, 78 Ondaora Parkway, suggested acquisition of a building to help get the historian's office & museum to a street level location for more accessibility.

All comments being heard, Trustee Aylward moved to close the public hearing. The motion was seconded by Trustee Phillips and unanimously carried. The public hearing closed at 7:04p.m.

Mayor D'Onofrio continued the public hearing on the Introductory Local Law "Amendment to the Zoning Law Increasing the Required Minimum Lot Area Per Dwelling Unit In the B3 Business District" at 7:04p.m.

Mayor D'Onofrio commented that he had met with several people and that the Planning Board has recommended 850sqft.

Kat Degaev, 40 West Point Highway, commented that 850 is better than 2500.

Rick Minicozzi, local developer, provided the Village Board with an analysis that he did with different scenerios on certain properties and presented his ideas to them.

Trustee Guerrero commented that she is leaning towards 850 as that is the Planning Board recommendation.

Trustee DiSalvo commented that development is going on under current conditions. Trustee DiSalvo explained that a process is in place now for a developer to apply for a variance. Trustee DiSalvo commented it is not realistic to say one car per household. Trustee DiSalvo commented that 1250 is reasonable and that a process is in place if your project needs more.

Jay O'Dell, Ft. Montgomery, commented a developer can come in and hope to get his number through the zoning board of appeals.

Michael Joyce, Eagle Valley Rd, commented that it doesn't seem like investing is going on and the Board should re-think if something needs to be done. Mr. Joyce commented that we need to stimulate real growth, the Village is isolated, there is a need for a planning strategy. Mr Joyce commented that the Board needs to step up to the plate, if something is not done now, the Village is dead.

James Ramus, 31 Liberty Street, commented that he would like to see smart growth. Mr. Ramus commented that there is limited water here and asked if we have the capacity for an increase in people and the growth. Mr. Ramus commented that there is a need to find parking and low impact development is something that should be considered. Mr. Ramus reminded that Board that at one time the County talked about tying into a loop for water supply and maybe it's time to ask about it.

Ron Malecot, 7 Parry Ave., commented that diversity should be considered and higher density will help fill the storefronts.

The Village Attorney explained the process to amend the law at this point, and what's needed moving forward.

All comments being heard, Trustee Aylward motioned to close the public hearing. The motion was seconded by Trustee Guerrero and unanimously carried. The Public Hearing closed at 7:51p.m.

Trustee DiSalvo reiterated that any developer right now has a mechanism in place to look at their project and wanted to let everyone know that density is an issue in other communities in Orange County right now.

Trustee Guerrero motioned to change the Amendment to the Zoning Law Increasing the Required Minimum Lot Area Per Dwelling Unit in the B3 District from 350 sqft to 850 sqft. The motion was seconded by Mayor D'Onofrio and on a roll call vote, the results which follow: 5 Ayes 0 Nays motion carried.

A motion was made by Trustee Aylward to approve the bills and claims from the following listed funds:

FY21-22:	General Fund	\$12,718.43
	Water Fund	\$13,391.36
	Sewer Fund	<u>\$ 4,446.63</u>
		\$30,556.42

FY22-23:	General Fund	\$333,920.99
	Section 8	\$ 14,967.00
	Water Fund	\$ 3,147.93
	Sewer Fund	<u>\$ 3,990.10</u>
		\$356,026.02

The motion was seconded by Trustee Guerrero and unanimously carried.

Trustee Aylward motioned to approve the following minutes:

Regular Meeting May 16, 2022

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee DiSalvo motioned to approve the following minutes:

Special Meeting May 26, 2022

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

3 Ayes (D'Onofrio, DiSalvo, Guerrero) 0 Nays 2 Abstain (Aylward, Phillips) motion carried.

Trustee Guerrero motioned the following:

Village of Highland Falls
Village Board of Trustees
Governing Body Fair Housing Resolution

The motion was seconded by Trustee DiSalvo and unanimously carried (A true and complete copy of this resolution is appended to these minutes)

Trustee Guerrero motioned the following:

Village of Highland Falls
Governing Body Authorizing Resolution

The motion was seconded by Trustee DiSalvo and on a roll call vote, the results which follow:
5 Ayes 0 Noes, motion carried. (A true and complete copy of this resolution is appended to these minutes)

Trustee Guerrero motioned the following:

Resolution
Village of Highland Falls Board of Trustees
Transfer of Funds

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 DiSalvo motioned to approve the chemical bids as recommended by the Chief Water Plant Operator and the Chief Wastewater Treatment Plant Officer.

The motion was seconded by Trustee Phillips and unanimously carried. (the list of chemical bids is appended to these minutes.)

Trustee DiSalvo motioned to approve the proposal from Hudsonia, Ltd for a Natural Resources Inventory & Assessment for proposed passive recreation site, for \$13,730.00 to be paid through NYSDEC Hudson River Estuary Program under the guidance of Scenic Hudson Land Trust, Inc. in partnership with the Village of Highland Falls.

The motion was seconded by Trustee Aylward and unanimously carried.

Trustee DiSalvo motioned to approve a vacation buy back request from Sgt. Jason Torpey for 10 days at the FY 21-22 salary rate.

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee Aylward motioned to accept the resignation of PT Water Plant Operator Ryan Kresbeck, effective May 18, 2022.

The motion was seconded by Trustee Phillips and unanimously carried

Trustee DiSalvo motioned to approve the appointment of PT Account Clerk, Lynae Mesaris, effective June 9, 2022 at the rate of \$20.00/hr and maximum probation of 52 weeks, as recommended by the Village Clerk.

The motion was seconded by Trustee Aylward and unanimously carried.

Trustee Phillips motioned to authorize Trustee Aylward to sign the FY22-23 Truck Room Lease Agreement with the HFFD.

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

3 Ayes (Aylward, Guerrero, Phillips) 0 Noes 2 Abstain (D'Onofrio, DiSalvo) motion carried.

Trustee Aylward motioned to approve the flooring quote from Floor Coverings International for \$11,100, for the Police Department floor replacement.

The motion was seconded by Trustee Guerrero and unanimously carried.

No action was taken by the Board on a request to use the Senior Center by the Highlands Arts Alliance.

Trustee DiSalvo motioned to approve the request to use Roe Park Pavilion by the HFIS on Monday, June 13, 2022 from 10:00a.m. to 12:00p.m

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee Guerrero motioned to approve the 4th of July Celebration events to include July 2nd concert, at Memorial Park from 6:00pm to 8:00PM, July 4th Parade from BSF (Buffalo Soldier Field) to Regina Rd. from 2:00p.m. to 4:30p.m., July 4th Activities at Roe Park, including fireworks, from 5:00p.m. to 10:00p.m. pending insurance is turned into the Village Clerk prior to the events.

The motion was seconded by Trustee Aylward and unanimously carried.

Trustee Guerrero motioned to approve the request from The Center to hold a Flea Market on Saturday, July 2nd in Municipal Lot #2 from 9:00a.m. to 3:00p.m.

The motion was seconded by Trustee DiSalvo and unanimously carried.

Mayor D'Onofrio reported that the 4th of July Grand Marshalls have been selected. Mayor D'Onofrio commented that there will be representatives from the Town of Highlands, who is celebrating a 150 Years Anniversary, representatives from the Highland Falls Fire Department that is celebrating a 100 Years Anniversary, and representatives from the Highlander's Senior Club that is celebrating a 50 Years Anniversary, all this year.

Trustee Guerrero presented the building department report.

Trustee Aylward reported that there will be a financial report from the Police Department at the end of each month and at the first meeting there will be a report on activities of the Police Department. Trustee Aylward reminded everyone that the Farmer's Market starts this Sunday at municipal lot#2.

Trustee Phillips commented that they would like to work with the Chamber for different events and reminded people to be mindful of water usage with the warmer weather approaching.

Trustee DiSalvo reiterated the support for the Chamber.

Public comment:

Michael Joyce, Eagle Valley Rd,-asked questions regarding a recent movie production company that was filming in Highland Falls and wanted to know who approved it and if the Village received any revenue for giving up parking spaces and road closures. Mr. Joyce also commented that the Mayor should step down as the liaison to West Point in light of his recent legal matters.

Kat Degaev, 40 West Point Highway- asked Trustee DiSalvo to have the Village Attorney draw up a resolution to hold a public vote on having the Orange County Board of Elections run future Village Elections.

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

The meeting closed at 9:13P.M.

Regina M. Taylor, Village Clerk