

REGULAR MEETING
OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF HIGHLAND FALLS
July 18, 2022

A regular meeting of the Board of Trustees of the Village of Highland Falls was held in the Senior Center, 15 Drew Avenue, Highland Falls, New York on July 18, 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.
Police Chief, Tamara Dreyer
Camera Operator, Sean Lackhan
News of the Highlands Editor, Mary Jane Pitt
17 Community Residents

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.

Public Comment on agenda items:

Elaine Dapra, 99 Main Street, asked the Board why her property has been changed to be included in the B1 district and how could it have been done without input from them or their neighbors. Mrs. Dapra asked the Board what was the basis for decision to make the change and was an impact study done before the change was made? Mrs. Dapra commented that she's afraid a precedent is being set to allow changes without this. Mrs. Dapra questioned why the change for the square footage from 350sqft to 850sqft and she would like to see it changed back to the long standing 2500sqft. Mrs. Dapra asked to have her property reinstated to the former R3 district.

Mayor D'Onofrio commented that many hearings were held during the process of creating the B3 district and the minimum square footage per dwelling unit that would be assigned to it. Mayor D'Onofrio commented that the Planning Board recommended the 850sqft number. The Village Attorney commented that during the drafting of the law, the Board, at that time, looked at any property that fronts Main Street to be changed to B1 or B3. Trustee Guerrero addressed some of Mrs. Dapra's concerns. Trustee Guerrero responded that she was not on the Board when the law was adopted and she did not realize that Mrs. Dapra's property was included in the changes.

Michael Joyce, 12 Eagle Valley Rd, commented that he had heard rumors of a parking garage and asked where the parking garage might be built. Mr. Joyce suggested the lot that holds the Farmers Market. Mr. Joyce commented that the constraints of the Village requires it to build upwards and this location is best for that.

Kat Degaev, 40 Weyant Green, commented that an RFP for a parking garage should not be a priority, that there are other more important things to be done in the Village.

Olga Anderson, 78 Ondaora Pkwy, commented that the Village should have more studies done before zoning changes are made. Ms. Anderson commented that the comprehensive plan should be looked at before a parking garage is discussed and that the budget should be prepared with these items in mind.

Joe DeWitt, Villa Parkway, commented that a feasibility study should be done to include any return on investment information, as well as location, how it will be funded, and more information before any decisions are made regarding a parking garage.

A Public Hearing, duly advertised, was continued 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". Mayor D'Onofrio opened the public hearing at 7:16pm.

Jack Jannarone, Chairman of the Consolidated Zoning Board, 44 Ondaora Pkwy, spoke as a resident of the Village, not as a member of the Zoning Board. Mr. Jannarone read a prepared statement that gave a history of how the local law creating the B3 district came about and how a drafting error was discovered in the required minimum lot area per dwelling unit that has brought us to this local law amendment to correct the error. Mr. Jannarone asked the Village Board to authorize a comprehensive study to understand the impact of density change to include water and sewer, stormwater, parking, traffic and schools before lowering the minimum lot area per dwelling unit. Mr. Jannarone suggested to correct the drafting error only, back to 2500sqft, and commission a full build out. Mr. Jannarone suggested a change in that number only when that number can be backed up through a study.

Michael Joyce, 12 Eagle Valley Rd, suggested that the Village think more about when the hydrants are flushed and the amount of water needed to do so.

James Ramus, 31 Liberty Street, speaking as a Village resident and not as a member of the Zoning Board, asked the Board to do their homework before any decisions are made. Mr. Ramus asked the Board to consider development fees that could be used toward the upgrading of water and sewer infrastructure. Mr. Ramus suggested to the Board that the LA Group look at how 350, 850 and 1250sqft affects the density of the area.

Elena Olivia, McCullems Lane, commented that she agrees with Mr. Jannarone for 2500sqft to correct the drafting error only right now.

Susan Fortino, 152 Main Street, commented that she agrees with Mr. Jannarone for 2500sqft to correct the drafting error only right now.

Trustee DiSalvo commented that the purpose of the law before them was always to correct the drafting error in the 2020 local law.

The Village Attorney addressed a moment of interruption during the meeting. Ms. Terhune commented that there is a point of order and an agenda for a Board meeting. Ms. Terhune reiterated that she had always said it was a drafting error and it needed to be corrected and the local law before them was to correct this error.

Mayor D’Onofrio reported that the Village will move forward with updating the Comprehensive Plan and will look for a complete analysis before any zoning changes are made.

After all comments were heard, on a motion by Trustee Phillips, seconded by Trustee DiSalvo and a unanimous vote of 5-0, the public hearing closed at 7:56pm.

Trustee DiSalvo motioned to correct the document to 2500 square ft with the understanding this will be taken up later after completion of the Comprehensive Plan.

The motion was seconded by Trustee Phillips and on a roll call vote, the results which follow:
4 Ayes 1 No (Guerrero) motion carried.

Trustee DiSalvo motioned the following:

Village of Highland Falls
Resolution Of Adoption Of Local Law No.4 of 2022
Amendment To The Zoning Law Increasing The Required Minimum
Lot Area Per Dwelling Unit In the B-3 Business

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

	<u>Aye</u>	<u>No</u>
Mayor D’Onofrio	x	
Trustee Alyward	x	
Trustee DiSalvo	x	
Trustee Guerrero		x
Trustee Phillips	x	

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

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

FY21-22:	General Fund	\$31,216.89
	Water Fund	<u>\$ 7,950.78</u>
		\$39,167.67
FY22-23:	General Fund	\$48,159.77
	Section 8	\$72,077.00
	Water Fund	\$15,676.61
	Sewer Fund	\$24,867.64
	Capital Fund	<u>\$85,039.14</u>
		\$245,820.16

The motion was seconded by Trustee DiSalvo and unanimously carried.

Trustee DiSalvo motioned to approve the following minutes:

Regular Meeting June 20, 2022

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee DiSalvo motioned to approve the base bid of FC&C Construction Enterprises, Inc. of \$143,300.00 for the Senior Center Renovations as evaluated and recommended by the Village Engineer and authorize Mayor D’Onofrio to sign the necessary paperwork.

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee Aylward motioned to accept the resignation of Part-time Police Officer Alexandra Martens, effective July 7, 2022.

The motion was seconded by Trustee DiSalvo, with regret, and unanimously carried.

Trustee Aylward motioned to appoint Michael Sink a Part Time Police Officer, effective July 21, 2022, at the starting salary of \$24.60/hr. per the PBA Part time Police Officers contract and with maximum probation of 78 weeks, per the recommendation of Police Chief Dreyer.

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee DiSalvo motioned to approve the Village Engineer developing and sending out an RFP (Request for Proposal) for a Parking Garage Structure.

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee Aylward motioned to authorize Mayor D'Onofrio to sign Addendum 16 of the Employee Assistance Program (EAP) Services Agreement for FY 22-23 and renew automatically for one year unless terminated or amended, at the cost of \$1,975.00.

The motion was seconded by Trustee DiSalvo and unanimously carried.

Trustee Aylward motioned to approve the request from the Police Department to use Roe Park for National Night Out, August 2, 2022 from 5:00pm to approximately 9:00pm and waive the fee for a live entertainment permit.

The motion was seconded by Trustee DiSalvo and unanimously carried.

Trustee Aylward motioned to approve a request from S.L.A.M. (Sweat Like A Mother) West Point, to use Roe Park, for group fitness class for moms and their kids in strollers, on Monday's and Thursday's starting August 15th, from 9:30am-10:30am (weather permitting).

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

4 Ayes 1 No (Phillips) motion carried.

Trustee DiSalvo motioned to approve the request from Buffalo Soldiers MC West Point NY Chapter, to use Roe Park to hold an event on September 3, 2022, from 1:00pm to 5:30pm to honor Soldiers and develop Community awareness & support for STEAM and Veterans Support programs.

The motion was seconded by Trustee Phillips and unanimously carried.

Trustee DiSalvo motioned to cancel the August 1st Regular Board meeting.

The motion was seconded by Trustee Phillips and unanimously carried.

Mayor D'Onofrio updated the community on the water levels at BOG Meadow and commented that although it is at 85% capacity, which is normal for this time of year, with hot and dry weather coming people should start to be careful and conserve when possible.

Trustee Guerrero presented the building department report and commented that the Village must bring businesses in to help sustain our infrastructure. Trustee Guerrero commented that the Village should not be in the business of running a parking garage.

Trustee Phillips presented the water department report.

Trustee Aylward presented the Police Department report.

Trustee Aylward motioned to create (2) part-time laborer positions in the DPW. The motion was seconded by Trustee Phillips and unanimously carried.

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

The meeting closed at 8:50P.M.

Regina M. Taylor, Village Clerk