

Minutes of the Village Board Meeting held on June 27, 2019 at 7PM

Present: Michael Queenan, Mayor
Timothy Egan, and Andrew Giacomazza, Trustees
Absent: Thomas Flood and Jesus Gomez, Trustees
Also Present: Sandra Capriglione, Planning Board; Craig Brady and Karen Ungerer, Zoning Board

I. Administrative Business:

a. Acceptance of Minutes:

Motion was offered by Trustee Giacomazza, seconded by Trustee Egan, to accept receipt of the minutes of the meeting held June 13, 2019.

ADOPTED AYES 3 Queenan, Egan, Giacomazza
NOES 0

b. Approval of Abstract:

Motion was offered by Trustee Giacomazza, seconded by Trustee Egan, to approve Abstract 2 containing vouchers 190072 - 190218 and totaling \$503,928.24.

ADOPTED AYES 3 Queenan, Egan, Giacomazza
NOES 0

II. Old Business:

a. Auction Results - Sale of Surplus Equipment:

Clerk Potvin noted the auction closed yesterday and the following were the high bids received: 2003 Rescue Truck \$52,000 (pending inspection of truck) and the 1998 Cascade System \$4600. This is the second time both items were put out to auction. The Board then discussed the issue which resulted in a motion being offered by Trustee Giacomazza, seconded by Trustee Egan, to accept the auction results and approve the sale of the items.

ADOPTED AYES 3 Queenan, Egan, Giacomazza
NOES 0

III. New Business:

a. Resolution - Purchase of Property for Highway Administration/Off-Season Storage:

Motion was offered by Trustee Giacomazza, seconded by Trustee Egan, to adopt the following resolution of the Village of Woodbury Board of Trustees authorizing the Mayor to enter into a contract with Osweiler Bros. Equipment, Inc., to purchase property at 19 Adams Street, Highland Mills, New York:

WHEREAS, the Village of Woodbury Board of Trustees wishes to purchase a parcel of real property located at 19 Adams Street, Highland Mills, New York (Woodbury Tax Map Section 220, Block 2, Lot 15.1) using surplus funds; and

WHEREAS, the seller, Osweiler Bros. Equipment, Inc., has provided the Village with a real estate contract of sale (the "Contract") with a purchase price of two hundred fifty thousand dollars (\$250,000), which the special real estate attorney for the Village, Gary Goldstein, has reviewed; and

WHEREAS, the Board of Trustees finds that the purchase of 19 Adams Street is in the best interest of the Village and wishes to authorize the Mayor to execute the Contract.

NOW, THEREFORE, BE IT HEREBY

RESOLVED, that the Board of Trustees authorizes the Mayor to enter into a contract with Osweiler Bros. Equipment, Inc., for the purchase of 19 Adams Street (SBL 220-2-15.1), and to execute such other necessary documents as may be required to complete the purchase.

ADOPTED AYES 3 Queenan, Egan, Giacomazza

neither. He feels this will not be good for the community and does not understand why it is being rushed through by the State. He is also concerned about the clean-up and how it will affect not only Woodbury but the Ramapo River that services the residents of Rockland County.

Craig Brady stated he has an open mind on this issue but his primary concern is the decontamination of the site. He feels that even touching this site is a ridiculous idea and added the data available from the Federal EPA and NYSDEC is very outdated. He encouraged the Village Board to reach out to both entities and request copies of their most recent reports and then make them public.

Ann McGuinness stated she feels the Village Board did the public a disservice by not making them aware that this was being considered by the State Legislature. She feels the Board should have insisted Senator Skoufis meet with them and discussed it more. She feels that three days went by between when the public was notified and when it was approved by the State at the last minute. Mayor Queenan stated he was never approached by Senator Skoufis. Mrs. McGuinness stated unofficial meetings should never have been held and she would also like to see the data regarding the Nepera property regarding the tests that should have been done regularly. She then stated people in Rockland County have breast cancer and it is unknown if runoff from this property is the cause. She also feels that Senator Skoufis "shoving this down our throats" is ridiculous and she hopes the Town Board does the right thing and discusses this with the Village Board so all can be involved, noting that discussing it separately does not represent the community properly. Trustee Giacomazza stated he does not think the full Town Board had any knowledge of the issue other than Supervisor Palermo and Mrs. McGuinness stated she does not believe that. Mrs. McGuinness spoke again later in the meeting and said this property will be at the tail end of the proposed Village of Seven Springs and could possibly be annexed into that Village in the future. Mayor Queenan stated anything is possible but in order for that to happen the land would need to be adjacent to that Village and it currently is not (Harriman Commons is in the middle).

Chele Lindsay (from Tuxedo) stated she was very involved in the fight against the casino that was applying to be at Sterling Forest and the Caesar's application for Woodbury as well. She stated she cannot believe this is happening and that mitigation factors are being ignored (traffic, water and other resources) as well as the impact to the surrounding communities. Mayor Queenan stated he agrees and that very little information was provided by the State, only what was read in the newspaper. He only found out about it last Wednesday and it wasn't by Senator Skoufis, it was from Trustee Egan. It is his understanding there were meetings held with Harriman Village Mayor Welle and Supervisor Palermo. He read in the paper discussions were held for months but he was never contacted. He is disgusted with Senator Skoufis and Supervisor Palermo for being in favor of this. He believes better efforts should be spent on maintaining the state roads than on this issue. He suggested everyone write a letter to Senator Skoufis and let him know how you feel about his decision to lobby for this. Mrs. Lindsay stated she is concerned about what will come next after this has been pushed through. Trustee Egan urged everyone to also attend the next Town Board and Harriman Village Board meetings to stress their disapproval there as well.

Susan Ciriello asked if the Village Board was provided with any analysis that shows this venture in Woodbury would be successful. Mayor Queenan stated nothing was provided. Trustee Giacomazza noted Yonkers Raceway and Monticello Raceway will also get paid from this site as well. Mrs. Ciriello stated this will be a drain on our municipal services, noting the Fire Department is currently having difficulties getting volunteers. Trustee Egan stated the only analysis he saw was what was in the newspaper that addresses how much money Resorts World was losing. He is curious to see if there is a

clause in the agreement that states they do not need to pay the impact fees if they do not generate a certain amount of revenue. Mrs. Ciriello stated this does not serve the people of Orange County and will only serve the patrons of Woodbury Common. She does not see locals going to this facility. Trustee Giacomazza stated he also has doubts with the number of jobs they state will be created as well as the fact that it will be open 24 hours a day, seven days a week, 365 days a year. Mayor Queenan stated the impact fees assigned to the Village will not cover the expenses that will be generated and that will cause the taxpayers to subsidize them. He is curious as to why Harriman is not publically angry since a majority of the project will be in their boundaries. He then stated he feels he was purposely left out of the information loop. Mrs. Ciriello asked if this issue is considered a "done deal" and Trustee Egan stated the State passed the legislation which will override our zoning and he believes the Governor will sign it. The next step he thinks would be an application to be submitted to either the Harriman or Woodbury Planning Board (or both) depending on how the building is laid out.

Sue Scheer (from Tuxedo) stated she spoke to her State Senator (Jennifer Metzger) and was told that Senator Skoufis told her that it was a done deal and everyone in Woodbury loved the idea. She has concerns about the decontamination of the site and who would be conducting the oversight. She also noted she has been very involved with the Ramapo River and it is her understanding the river runs through this property. Trustee Egan stated he believes a special environmental firm would need to be hired and it is unknown how long it will take for the clean-up to be completed. Mrs. Scheer asked who would be lead agent for this application and Mayor Queenan stated his guess is it would be Harriman.

Dennis McCabe asked if anyone spoke to any representatives in Albany and it appears the racino is closing to move down here and the Resorts World is not turning a profit. Trustee Giacomazza stated casinos were permitted in New York as a way to help boost an area that is struggling, which Woodbury is not. The investors in this project are unknown but apparently they only want to come here and not look at other areas of the county. Mayor Queenan suggested a lot of politics are probably involved and it appears Woodbury will be bailing out the failing gambling entities in Sullivan County. Mr. McCabe asked if this can be stopped and Mayor Queenan stated a "rough time" can be given during the SEQRA process but that would be the only local control allowed based on the legislation adopted. He feels that something the community would be proud of should go there. Currently there are many applications before the Planning Board for the surrounding area in that part of the Village and this will not match what is being proposed. Trustee Giacomazza stated he feels the only way to stop it for the public to go to Supervisor Palermo since he has been very publicly supporting this, adding he cares about votes and needs to know the public is not in favor of this moving forward, even if the Town is going to get 50% of the impact fees. He then stated the Village Board was never consulted on this issue but it is clear that Supervisor Palermo was since the very beginning. Trustee Egan stated even the Town Board cannot do anything about it not since it is state legislation. Trustee Giacomazza stated the strain on the Police Department will be "amazing", as well as on other services.

Neil Crouse stated he was involved in the efforts to have Caesars come to Woodbury but that situation was very different than this one. The Caesars project was supported by 90% of the people he spoke to and there was a constant flow of information and public awareness. This time this proposal was "dropped into the laps" of the Village Board and it is obvious each are vehemently against it. He is also opposed to his since there has been no process. Regarding the decontamination he has attended EPA hearings on the issue has was told there is \$21 million that was paid by the company that purchased the property from Rutherford Chemicals for the cleanup. He feels that everyone, including those that live in Rockland County, should be speaking to their Senators about this issue and he is very

disappointed in Senator Skoufis. Mayor Queenan stated he feels the best place for this application would be in Newburgh by Stewart Airport.

Mayor Queenan stated he and the Village Board will try to amass some data on the Nepera property and will have the Village attorneys look into it. Maybe something will be found that may make the State and/or Resorts World reconsider their position. He noted Woodbury is looking for business that is attractive to the community but does not attract riffraff.

V. Board Member/Department Comment:

Trustee Giacomazza thanked the residents of Highland Lake Estates for the invite to their annual summer kick-off BBQ. Trustee Egan stated he also attended and it was a great time. Mayor Queenan stated he was also there and it was a nice event.

Mayor Queenan then noted school is out of session and more people will be out walking on the streets enjoying the summer weather. He asked all to please drive carefully and stay alert. He also asked all to remember to not leave children or pets in hot cars. He then wished everyone a Happy Independence Day.

VI. Adjournment:

With no further business to discuss or comments received, a motion was offered by Trustee Giacomazza, seconded by Trustee Egan, to close the meeting at 8:05PM.

ADOPTED	AYES	3	Queenan, Egan, Giacomazza
	NOES	0	

Desiree Potvin, Village Clerk