





NOES 0

d. Advertise for Volunteers – Planning/Zoning Board:

Motion was offered by Trustee Crouse, seconded by Trustee Egan, to authorize the Village Clerk to advertise for seats on the Planning Board and Zoning Board of Appeals that are due to expire May 31, 2015. Letters of Interest will be accepted until 4PM on April 17, 2015 and interviews will be scheduled soon thereafter.

**ADOPTED**      AYES    4            Queenan, Crouse, Egan, Sutz  
                     NOES    0

**III. Old Business:**            *There was no old business to discuss.*

**IV. New Business:**

a. Resolution – Tax Cap Reform:

Motion was offered by Trustee Sutz, seconded by Trustee Crouse, to adopt the following resolution proposed by the Orange County Association of Towns/Cities/Villages requesting that the Governor and our State Representatives give serious consideration to reforming the Tax Cap Law:

**WHEREAS**, New York State is in the process of considering extending the Tax Cap Law, and

**WHEREAS**, it is the consensus of the Village of Woodbury Board of Trustees that as currently designed the tax cap makes it virtually impossible for Towns, Villages and Cities to meet the laws criteria due to mandated expenses such as ever increasing cost of pensions and health care which consumes most of the allowable cap and should, therefore, be exempted from the tax cap law, and

**WHEREAS**, the present tax cap law severely restricts elected officials in the Towns, Villages and Cities of Orange County from performing their fiduciary duties to their residents to effectively provide for:

- Infrastructure improvements and repairs;
- Road maintenance, repair and renovation, as well as snow removal, which are all required to make streets safe for travel;
- Capital projects and infrastructure improvements in utilities, transportation, communication that are required to improve quality of life and grow our economy and bonding decisions are subject to permissive referendum providing residents a mechanism for residents to reject an infrastructure investment by a local board;
- Expenses derived from consent orders and smart growth initiatives to make communities livable;
- Extraordinary expenses required to respond to public health emergencies and pandemic;
- The need to purchase/assume responsibility for services (i.e., water/sewer) that were once provided by a private entity that filed bankruptcy causing the municipality to save the residents benefitting from that service severe hardship and potential health risks;

and, therefore, should be exempted from the tax cap law, and

**WHEREAS**, continued neglect of infrastructure, roads and renovations due to fiscal restraints will only result in dire conditions and more costly repairs and/or possible lawsuits, and

**WHEREAS**, we further recommend an amendment to the tax cap formula to address disincentives to offer PILOTS, as well as an amendment to address disincentives to consolidate services.

**NOW, THEREFORE, BE IT**

**RESOLVED** that it is the sincere hope of the Village of Woodbury Board of Trustees that Governor Andrew Cuomo, members of the New York State Senate and members of the New York State

Assembly give serious consideration to important recommendations for reforms of the Tax Cap Law that are hereby put forth, and be it

**FURTHER RESOLVED** that we respectfully request that the New York State representatives listed below advocate for the reforms hereby put forth: Senator William J. Larkin, Senator, John Bonacic, Assemblyman James Skoufis, Assemblyman Karl Brabenec, Assemblywoman Aileen Gunther, Assemblywoman Claudia Tenney and Assemblyman Frank Skartados.

**ADOPTED**      AYES    4            Queenan, Crouse, Egan, Sutz  
                     NOES    0

b. Discussion – Woodbury Junction Proposal:

Rudolph Zodda, attorney representing SHK Building, LLC., which is owned by Ken Torsoe, appeared before the Board for his client, who is the mortgage holder for the Woodbury Junction development. The developer of Woodbury Junction, WP3 LLC, has started to be unable to meet its financial obligations to his client due to the drop in sales. A proposal has been submitted by his client with William Brodsky requesting assistance from the Board, namely removing the senior housing zoning restriction on the sight. Currently sales are nonexistent due to the economy and it is believed that removing the restriction on these lots, which are smaller, would help boost sales. He is also requesting that the Village assist WP3 in anyway it can in order to jump start the sales in the subdivision so they can meet their financial obligations to his client.

Mayor Queenan stressed that this is not public hearing (*NOTE – there were many residents of the Woodbury Junction development present to hear the proposal*) but an opportunity for the Village Board to gather information from the principal parties to make an informed decision. He stressed that what is being requesting is not small in nature and will be a large undertaking by the developer. He believes that the residents that are already living in the area to be changed would need to agree to it. Then to change the senior housing designation would require a zone change request, SEQRA review, public hearing and legislative action. Then the developer would be required to appear before the Planning Board again and go through their process of approvals. A significant amount of money would need to be posted in escrow to pay for all the Village’s consultants on this issue as well. The developer has also requested that money currently being held in escrow be returned, which totals about \$350,000. These moneys have been posted to ensure the project is finished correctly and if not, then the Village uses the money to restore the area. In reviewing the accounts with our consultants, it has been determined only a small portion of these funds can be considered to be returned, about \$6,500. In addition he stated he understands that the residents living in the community are concerned about the amount of taxes they are paying. Trustee Sutz stated that only 3% of the total taxes paid are to the Village, 70% is school taxes and the remainder is Town and County. The Assessor has offered to meet with residents individually or in a group to explain how their homes are assessed and taxed.

Mr. Zodda stated that his client is aware that there are several steps that need to be followed for the zoning change to become a reality, noting that since there is a Homeowners Association for the development the Attorney General would need to sign off as well, which would require a percentage of the homeowner’s permission too. Other strategies with regards to the management of the subdivision are being looked into to try to improve. Mr. Torsoe has a long history as a builder and has done some development work in Woodbury already (*West Point Farms*). He currently owns about 40 lots in Woodbury Junction and wants to see the development thrive. He has the knowledge and experience to streamline and improve the management of the property.

Trustee Egan noted that this topic has been discussed between individuals and the Board members for the past two months. The Board has been receptive to ideas and discussion on how to salvage this property. The Board asked for a written proposal to be considered based on all the discussions that were held and one has been received. He feels the Board would be willing to undertake

whatever process there is with regards to the zoning but returning of the existing bonding is a separate issue. Trustee Crouse added that the proposal will receive serious consideration to all aspects. Mayor Queenan concluded the discussion by stating that the Board wants the development to succeed but added this is not the first time that concessions were made for the developer.

**V. Board Member/Department Comments:**

Trustee Egan commended Police Officers Sheehan and Farrell for their quick response taken during a recent carbon monoxide event that occurred. The levels were so high that death would have occurred within minutes. They were able to evacuate the home quickly and no one was injured.

Mayor Queenan announced that the Lions Club will be selling chocolate bunnies beginning this weekend and will continue through Easter. They, along with the Central Valley United Methodist Church, are also hosting a food drive with a free community breakfast on April 18 from 8AM to 11AM at the CV United Methodist Church.

**VI. Public Comment:**

The following individuals stressed their concerns with the Woodbury Junction proposal: Patricia Seigel (in favor), Bernice Karvetsky (not in favor), Louis Gurewitch (feels that the residents of the community need to be heard – was told that if the developer moves forward a public hearing will be held), Gilda Hanes (asked about the process – it was explained) and Giovanni Coppa (concerns about the future and feels any help that can be given would be appreciated).

Matthew Higgins submitted a petition that he circulated that has been signed by some properties adjacent to the Highland Sand & Gravel quarry requesting that their application before the Planning Board be denied. He then gave his opinion of some misinterpretations that occurred during the process when it was before the Zoning Board. Mayor Queenan and Trustee Crouse explained to Mr. Higgins the process that has been followed to date by both the Planning and Zoning Board for this application, which began in April 2013. Mr. Higgins then stated that he feels the Highway Department has done a great job with snow removal and ice management.

**VII. Adjournment:**

With no further business to discuss or comments received, a motion was offered by Trustee Sutz, seconded by Trustee Crouse, to adjourn the meeting at 7:55PM.

<b>ADOPTED</b>	AYES	4	Queenan, Crouse, Egan, Sutz
	NOES	0	

Desiree Potvin, Village Clerk