

Minutes of the Village Board Meeting held at Town Hall on March 9, 2017 at 7PM

Present: Michael Queenan, Mayor  
Neil Crouse, Timothy Egan, Thomas Flood and Anthony Mickolajczyk, Trustees  
Absent: None  
Also Present: Stuart Turner, Village Planner; Robert Weyant, Village Streets Superintendent; Jessica McClennan, Deputy Village Clerk; Sandra Capriglione and Maria Hunter, Planning Board; James DiSalvo, County Legislator; David Sutz, Town Supervisor

**I. Public Hearings:**

a. Introductory Law #1 - Senior Housing Zoning Amendment:

Motion was offered by Trustee Egan, seconded by Trustee Crouse, to declare the Board of Trustees of the Village of Woodbury as Lead Agency under SEQRA and to type this action as a Type 1.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

A public hearing was held to entertain public comment on Introductory Local Law 1 of 2017 which will amend Chapter 310-36 of the Village Code entitled "Zoning - Senior Citizen Housing Development". The public notice was printed in the Times Herald Record on March 1, 2017 and the following comments were received:

Mayor Queenan stressed the purpose of this law amendment is to enable senior housing in the form of a dwelling other than a house. These new dwelling types will be required to follow all the requirements that the law currently imposes - occupancy is limited to persons who are 55 years of age or older with the following exceptions: (1) a husband or wife under the age of 55 years who is residing with his or her spouse who is of the age of 55 years; (2) any child at least 21 years of age of a residing parent who is at least 55 years of age provided such child is considered to have a disability under either the Equal Opportunity for Individuals with Disabilities Act or the Fair Housing Act; (3) adults under the age of 55 years if it is established that the presence of such persons is essential for the physical care or economic support of the eligible older occupant(s); (4) maximum capacity shall be four persons per dwelling; (5) certificate of compliance shall be required for each dwelling to be filed with the Building Department. This law amendment is not being considered for a specific area in the Village and will applicable in all zoning areas that senior housing is permitted.

Peggy Nikolopoulos asked what prompted the need to revise the law. Mayor Queenan stated the desire to make density consistent in all areas of the zoning. Currently the zoning for senior housing is the only one that has a limit of four per acre. Mrs. Nikolopoulos asked what about developments that are governed by Homeowners Associations and the Mayor stated the amendments pertain to rental units, not ownership units.

Ben Meyers asked that the purpose of the law be explained further. Mayor Queenan stated again that the senior housing zoning law is the only one that limits four per acre. Trustee Mickolajczyk added the goal is to get higher density capacity for senior housing and the Mayor added that the Board wants to attract a developer to build housing for our seniors so they can stay in Woodbury. Trustee Crouse added that, as coordinator of the Friendly Visitors Program, he can personally attest to knowing eight seniors that sold and moved out of Woodbury because there was no affordable housing for them and they could no longer maintain their homes. Also, living in a community/complex would help with social interaction for those that have lost their spouses/friends. Mr. Meyers asked if Woodbury Junction would benefit from this zone change and he was told they would not as it was not part of their prospectus filed with the Attorney General. Mr. Meyers then stated he feels the number of parking spaces required per unit will not be sufficient. Mayor Queenan stated the parking is a minimum and would be addressed during the Planning Board application process. Mr. Meyers then noted the

decrease in the acreage requirement from ten to five is significant. Mayor Queenan noted Woodbury is trying to match what the surrounding communities (Cornwall, Chester Blooming Grove) are doing to remain competitive. He believes this will be a great advantage to the senior residents on Woodbury to be able to sell their homes and still be able to affordably live in Woodbury. Mr. Meyers agreed taxes are high because of the school district. He asked if senior housing will be developed on the transit orient site. Mayor Queenan stated this law has nothing to do with the transit orient development site as that area already falls under specific zoning. Trustee Mickolajczyk added there is an application currently before the Planning Board and it does not include any senior housing. Mr. Meyers asked how a three story complex could be accomplished with a 35' height restriction. Trustee Egan explained that if the ceiling height is 8' then that would total 24' which would be within the restriction (8' times 3 levels equals 24'). Mr. Meyers felt the Board was not answering the question so he asked if the law current permits only two levels and he was told it does which is why the amendment is proposed. Mr. Meyers stated he does not believe the calculations work and this proposal reminds him of the Affordable Care Act. He asked how the Board can make sure the units will be affordable and Mayor Queenan stated there are provisions in the existing law that does so.

Michael Kizun stated he understand the plight of being a senior and the reasoning behind the proposed amendment. He has been a contractor all his life and has built several senior housing complexes. When the project is small there is never a problem but the large projects do have issues. When demand is not high the units fill up with Section 8 housing, which will bring individuals from communities other than Woodbury. It will also drain our EMS services, causing taxes to increase for additional personnel. Mayor Queenan noted approval from the Village Board is required prior to an applicant beginning the Planning Board phase. The Board is interested in one or two complexes being built and our law states preference must be made to Woodbury residents first then individuals in the Monroe-Woodbury school district area. He further noted he has confirmed the complexes in Cornwall and Monroe currently have a wait list. Planner Turner added the law restricts the number of units permitted to be not more than 80.

Matt Higgins stated he is against this proposed zoning amendment. He believes religious groups will purchase all the five acre lots available and make it a religious entity pursuant to the Federal Housing Act. He noted Woodbury Junction is the only place that currently has senior housing zoning. He feels they should go back before the ZBA to request that condominiums be permitted to be constructed instead of homes. Mayor Queenan stated the Woodbury Junction development prospectus cannot be changed without approval by the Attorney General. Mr. Higgins stated he does not believe that to be accurate. He also does not understand why the Board would want three story dwellings units constructed. Trustee Flood explained the units will not be three stories but the complex could be. Each unit will be on a single floor and consist of no more than two bedrooms or be a studio. Mr. Higgins then asked how many letters the Village Board received instigating this zoning change request and Mayor Queenan stated none as it was the Village Board that wanted it. Mr. Higgins stated he called the senior center to see if there was interested and was told by the person that answered the telephone that there was none. When asked who he spoke to Mr. Higgins did not know the name of the person. Mayor Queenan stressed the Village Board wants to attract developers for the purpose of creating affordable senior housing. He understands Mr. Higgins has his opinion on the issue and that the Village Board will most likely not be able to change his mind. Mr. Higgins asked if the Board had a zoning commission review or investigate this proposed amendment, which he believes is required. Mayor Queenan stated the Village Board did this work on their own. Mr. Higgins stated more time should be dedicated to this issue due to, what he feels to be, the large impact it will create to our community. He does not believe Woodbury needs senior housing and that this proposal will only benefit the transit orient development. Trustee Mickolajczyk again noted the proposed law has nothing to do with the transit orient

development. Mr. Higgins stated he believe this law will cause the Village of Kiryas Joel to come into Woodbury and build housing for their older people.

Planner Turner stated the environmental impact statement was done and it identifies specific areas in the Village where senior housing zoning can be located – approximately six or eight in total. Some of the identified sites are on the south side of I-87 which is not plausible since there is no water infrastructure there. He also stressed the law limits the total units to be no more than 80 and it is not designated as subsidized housing. It was noted the EIS was posted on the Village’s website.

Matt Higgins stated he feels the website is difficult to navigate and does not believe anyone has reviewed the information there. He asked for more time to be given to the public to be able to understand the impacts better. Mayor Queenan stated he does not see the need provide more time since the data has been available to the public for over a month now due to the rescheduled hearing date.

John Baranowski asked if there is a demand to support the need for this amendment noting that he feels it is antidotal as people may leave the area for various reasons. Trustee Crouse stated he was told personally by seniors that they needed to leave because they could not maintain their property in Woodbury and were lacking a support/social system. Mr. Baranowski stated he feels the numbers in the proposed zoning change are very specific and asked if they reflect discussions that may have been held with a proposed developer. Mayor Queenan stated he has spoken with a developer but they are not happy with the amendments being proposed either. This amendment he believes is needed and is not specific to any development or any developer. This is being proposed because the existing law does not provide for senior housing that is financially sound. Trustee Mickolajczyk added that Planner Turner did extensive research based on the surrounding communities and what they have in their zoning. He stressed the goal is provide affordable housing for Woodbury senior. He understands the concerns about Section 8 housing but stressed there is no nefarious plans.

With no further comments received, a motion was offered by Trustee Flood, seconded by Trustee Egan, to close the public hearing.

**ADOPTED**      AYES    5            Queenan, Crouse, Egan, Flood, Mickolajczyk  
                     NOES    0

Motion was then offered by Trustee Egan, seconded by Trustee Flood, to make a negative declaration for this application.

**ADOPTED**      AYES    5            Queenan, Crouse, Egan, Flood, Mickolajczyk  
                     NOES    0

Trustee Crouse stated he is ready to make a decision this evening but would like to postpone the vote to the next meeting. He plans on staying in Woodbury forever and he can see this living option for many individuals. Several years ago a survey was conducted of our seniors and at that time they were not ready. Times have changed and he believe this will give an opportunity for them to do that. He would like the time to absorb the comments made by the public this evening. He also encouraged residents to speak to the Board members outside of meetings. Mayor Queenan stated he was taken aback by the comments made and thought this would be a good thing for the community.

b. Harvesting Permit Application - Open Space Institute:

A public hearing was held to entertain public comments on the application submitted by Open Space Institute for a special harvesting permit pursuant to Chapter 286 of the Village Code to conduct a commercial harvesting operation on property located off Smith Clove Road/Mineral Springs Road (development formerly known as Legacy Ridge). The public notice was printed in the Times Herald Record on March 1, 2017 and the following comments were received:

Village Clerk Potvin noted that a timber harvesting report has been prepared by Lower Hudson Valley Forestry Services concerning this application.

With no further comments received, a motion was offered by Trustee Crouse, seconded by Trustee Mickolajczyk, to close the public hearing.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

Motion was then offered by Trustee Flood, seconded by Trustee Egan, to declare the Village of Woodbury Board of Trustees as Lead Agency for the SEQRA process on the abovementioned application.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

Motion was then offered by Trustee Egan, seconded by Trustee Mickolajczyk, to declare this application as being an unlisted action.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

Motion was then offered by Trustee Egan, seconded by Trustee Flood, to declare this application as having a negative declaration on the environment.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

Motion was then offered by Trustee Crouse, seconded by Trustee Mickolajczyk, to authorize the Village Clerk to prepare and the Mayor to sign a special permit on the application of the Open Space Institute for commercial harvesting.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

c. Introductory Law #2 - Tax Cap Override:

A public hearing was held to entertain public comments on Introductory Local Law #2 of 2017 entitled "Tax Cap Override" to authorize the Village Board to override the property tax cap for Fiscal Year 2017/2018, as defined in Section 3-c of General Municipal Law. The public notice was printed in the Times Herald Record on March 1, 2017 and the following comments were received:

Mayor Queenan noted the budget process is almost complete. Based on the figures that have been preliminary prepared, there will be no need to override the tax cap for Fiscal Year 2017/2018.

With no further comments received, a motion was offered by Trustee Crouse, seconded by Trustee Egan, to close the public hearing.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

Motion was then offered by Trustee Egan, seconded by Trustee Mickolajczyk, to not adopt Introductory Local Law 2 as it has been deemed unnecessary.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

**II. Administrative Business:**

a. Acceptance of Minutes:

Motion was offered by Trustee Egan, seconded by Trustee Mickolajczyk, to accept the minutes of the regular meeting held February 23, 2017.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

b. Budget Modification:

Motion was offered by Trustee Crouse, seconded by Trustee Mickolajczyk, to approve a modification to the budget of the Highway Department by decreasing A5130.457 (HD Gas Billed to

Users) by \$126,311, A5110.470 (HD Road Oil) by \$5720 and increasing A5410.472 (HD Sidewalk/Curb) by \$88,212, A5110.474 (HD Metal/Steel) by \$13,000, A5110.469 (HD Drainage Pipe) by \$1000, A5110.465 (Blacktop) by \$50,000, A5110.451 (HD Tools/Inside) by \$1000, A5110.448 (HD Misc. Repairs) by \$1000, A2680 (Insurance Recoveries) by \$10,000, A3501 (State Aid - CHIPS) by \$12,181.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

c. Approval of Abstract:

Motion was offered by Trustee Mickolajczyk, seconded by Trustee Flood, to approve Abstract 19 containing vouchers 161695 - 161770 and totaling \$113,317.96.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

d. Fire Department Membership Application:

Motion was offered by Trustee Flood, seconded by Trustee Egan, to accept the application received from James Imburgia as a member of the Highland Mills Fire Company.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

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

**IV. New Business:**

a. Resolution - Re-Levy Exempt Property:

Motion was offered by Trustee Flood, seconded by Trustee Crouse, to adopt the following resolution to re-levy a prorated tax amount due on property located at 19 Falkirk Avenue, Central Valley (Section 231, Block 2, Lot 12) that was previously eligible for an exemption:

**WHEREAS**, on December 31, 2016, the owner of 19 Falkirk Avenue, Central Valley, changed ownership; and

**WHEREAS**, the prior owner of the property was eligible for an exemption on his/her property taxes and upon the sale/death this exemption must be removed; and

**WHEREAS**, notification was received by the Village Clerk on February 28, 2017 from the Woodbury Assessor that the prorated amount that needs to be re-levied onto the FY17/18 taxes for this property is \$326.16.

**NOW THEREFORE, BE IT**

**RESOLVED** that the Village Board directs the Village Clerk, Village Tax Collector and any other Village official, employee or agent of the Village to take any and all necessary actions to levy and collect the amount of \$326.16 upon the affected land in the same manner as all other Village Charges and to take any necessary actions to execute and record a lien upon such land.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

Motion was offered by Trustee Flood, seconded by Trustee Crouse, to adopt the following resolution to re-levy a prorated tax amount due on property located at 11 Liberty Drive, Highland Mills, (Section 242, Block 7, Lot 5) that was previously eligible for an exemption:

**WHEREAS**, on December 9, 2016, the owner of 11 Liberty Drive, Highland Mills, changed ownership; and

**WHEREAS**, the prior owner of the property was eligible for an exemption on his/her property taxes and upon the sale/death this exemption must be removed; and

**WHEREAS**, notification was received by the Village Clerk on February 28, 2017 from the Woodbury Assessor that the prorated amount that needs to be re-levied onto the FY17/18 taxes for this property is \$43.10.

**NOW THEREFORE, BE IT**

**RESOLVED** that the Village Board directs the Village Clerk, Village Tax Collector and any other Village official, employee or agent of the Village to take any and all necessary actions to levy and collect the amount of \$43.10 upon the affected land in the same manner as all other Village Charges and to take any necessary actions to execute and record a lien upon such land.

**ADOPTED**      AYES    5            Queenan, Crouse, Egan, Flood, Mickolajczyk  
                     NOES    0

Motion was offered by Trustee Flood, seconded by Trustee Crouse, to adopt the following resolution to re-levy a prorated tax amount due on property located at 16 Lexington Avenue, Highland Mills, (Section 212, Block 2, Lot 9) that was previously eligible for an exemption:

**WHEREAS**, on July 27, 2016, the owner of 16 Lexington Avenue, Highland Mills, changed ownership; and

**WHEREAS**, the prior owner of the property was eligible for an exemption on his/her property taxes and upon the sale/death this exemption must be removed; and

**WHEREAS**, notification was received by the Village Clerk on February 28, 2017 from the Woodbury Assessor that the prorated amount that needs to be re-levied onto the FY17/18 taxes for this property is \$45.92.

**NOW THEREFORE, BE IT**

**RESOLVED** that the Village Board directs the Village Clerk, Village Tax Collector and any other Village official, employee or agent of the Village to take any and all necessary actions to levy and collect the amount of \$45.92 upon the affected land in the same manner as all other Village Charges and to take any necessary actions to execute and record a lien upon such land.

**ADOPTED**      AYES    5            Queenan, Crouse, Egan, Flood, Mickolajczyk  
                     NOES    0

Motion was offered by Trustee Flood, seconded by Trustee Crouse, to adopt the following resolution to re-levy a prorated tax amount due on property located at 40 Estrada Road, Central Valley (Section 229, Block 1, Lot 10.4) that was previously eligible for an exemption:

**WHEREAS**, on December 31, 2016, the owner of 40 Estrada Road, Central Valley, changed ownership; and

**WHEREAS**, the prior owner of the property was eligible for an exemption on his/her property taxes and upon the sale/death this exemption must be removed; and

**WHEREAS**, notification was received by the Village Clerk on February 28, 2017 from the Woodbury Assessor that the prorated amount that needs to be re-levied onto the FY17/18 taxes for this property is \$22.44.

**NOW THEREFORE, BE IT**

**RESOLVED** that the Village Board directs the Village Clerk, Village Tax Collector and any other Village official, employee or agent of the Village to take any and all necessary actions to levy and collect the amount of \$22.44 upon the affected land in the same manner as all other Village Charges and to take any necessary actions to execute and record a lien upon such land.

**ADOPTED**      AYES    5            Queenan, Crouse, Egan, Flood, Mickolajczyk  
                     NOES    0

Motion was offered by Trustee Flood, seconded by Trustee Crouse, to adopt the following resolution to re-levy a prorated tax amount due on property located at 19 Jackson Street, Highland Mills, (Section 237, Block 5, Lot 7) that was previously eligible for an exemption:

**WHEREAS**, on October 28, 2016, the owner of 19 Jackson Street, Highland Mills, changed ownership; and

**WHEREAS**, the prior owner of the property was eligible for an exemption on his/her property taxes and upon the sale/death this exemption must be removed; and

**WHEREAS**, notification was received by the Village Clerk on February 28, 2017 from the Woodbury Assessor that the prorated amount that needs to be re-levied onto the FY17/18 taxes for this property is \$78.20.

**NOW THEREFORE, BE IT**

**RESOLVED** that the Village Board directs the Village Clerk, Village Tax Collector and any other Village official, employee or agent of the Village to take any and all necessary actions to levy and collect the amount of \$78.20 upon the affected land in the same manner as all other Village Charges and to take any necessary actions to execute and record a lien upon such land.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

Motion was offered by Trustee Flood, seconded by Trustee Crouse, to adopt the following resolution to re-levy a prorated tax amount due on property located at 2 Jefferson Street, Highland Mills, (Section 219, Block 2, Lot 1.1) that was previously eligible for an exemption:

**WHEREAS**, on October 5, 2016, the owner of 2 Jefferson Street, Highland Mills, changed ownership; and

**WHEREAS**, the prior owner of the property was eligible for an exemption on his/her property taxes and upon the sale/death this exemption must be removed; and

**WHEREAS**, notification was received by the Village Clerk on February 28, 2017 from the Woodbury Assessor that the prorated amount that needs to be re-levied onto the FY17/18 taxes for this property is \$35.22.

**NOW THEREFORE, BE IT**

**RESOLVED** that the Village Board directs the Village Clerk, Village Tax Collector and any other Village official, employee or agent of the Village to take any and all necessary actions to levy and collect the amount of \$35.22 upon the affected land in the same manner as all other Village Charges and to take any necessary actions to execute and record a lien upon such land.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

b. Schedule Public Hearing - OCCD 2018:

Motion was offered by Trustee Mickolajczyk, seconded by Trustee Crouse, to schedule a public hearing to be held March 23, 2017 at 7PM to entertain public suggestions for projects to be applied for funding through the 2017 Orange County Community Development Grant.

**ADOPTED** AYES 5 Queenan, Crouse, Egan, Flood, Mickolajczyk  
NOES 0

c. Discussion - Timber Trail Drainage District:

Correspondence was received from David Higgins, Engineer with Lanc & Tully, representing Susan Shapiro for the Timber Trail development. An Irrevocable Offer of Dedication for "Parcel B - Drainage" was submitted with a complete set of plans entitled "Subdivision Plan Prepared for Timber Trail Subdivision" dated March 31, 2008/revised June 23, 2016. The Timber Trail subdivision totals approximately 7.266 +/- acres into eight single family residential lots. The subdivision has been under review by the Planning Board since 2008 and has received conditional final subdivision approval. Prior to the filing of the subdivision map, a determination must be made by the Village Board as to whether it will accept future ownership and maintenance responsibilities for portions of the stormwater

management facilities, specifically those shown within the area identified as "Parcel B" on the subdivision plan. All stormwater drainage flow into these facilities is captured through the catch basins located along the proposed roadway, and each catch basin will be equipped with an 18" sump. This should cause very little sediment or debris from entering the dry wells and very little maintenance requirements. Upon completion of the roadway and drainage facilities within the roadway right-of-way an offer of dedication will be made for Parcel A. Mayor Queenan noted Superintendent Weyant will be conducting a site visit with Mr. Higgins next week. He will then prepare a recommendation for the Board's consideration. Therefore, this issue will be discussed further at a future meeting.

d. Schedule Public Hearing - FY2017/2018 Budget:

Motion was offered by Trustee Mickolajczyk, seconded by Trustee Crouse, to schedule a public hearing to be held on April 13, 2017 at 7PM on the Fiscal Year 2017/2018 preliminary budget. Copies of the budget will be available no later than March 31, 2017 for public inspection, as required by law.

**ADOPTED**      AYES    5            Queenan, Crouse, Egan, Flood, Mickolajczyk  
                     NOES    0

e. Liquor License Waiver Request – Palaia Vineyards:

A request was received from Palaia Vineyards for a 30 day waiver for filing an application that would permit them to sell beer from NYS breweries and not just beer from Farm Breweries. When she applied for her application in 2013 she was told by an agent with the Liquor Authority that this was not needed but has since been informed that it is needed. A copy of the documentation was forward to the Police Department for input on February 28, 2017 and notification was received today that there is concerns that would deny the application. Motion was offered by Trustee Egan, seconded by Trustee Mickolajczyk, to grant the waiver and authorize the Village Clerk to notify the Liquor Authority that a waiver was granted.

**ADOPTED**      AYES    5            Queenan, Crouse, Egan, Flood, Mickolajczyk  
                     NOES    0

f. Advertise for Auction – Sale of Surplus Equipment:

Motion was offered by Trustee Egan, seconded by Trustee Crouse, to declare the following items as surplus and advertise them for auction: cement mixer, eight various size backhoe tires, buckets for firefighting foam, 1991 International garbage truck, 2002 Ford F550 and a snow blower.

**ADOPTED**      AYES    5            Queenan, Crouse, Egan, Flood, Mickolajczyk  
                     NOES    0

**V. Public Comment:**

Several residents of Woodbury Junction appeared to discuss issues they are experiencing with the development and their quality of life. The following spoke: Susan Circello, Laura Plotkin, Jamie Walker, Peggy Nikolopolous and Katherine Zlata. This past weekend clear cutting of trees occurred in designated forever green space. They feel that oversight is lacking and that the developer should be required to fund the cost of a site inspector on weekends. It was determined that some of the clearing was permitted but they overreached what was permitted. Some of the residents noted they purchased their lots due to the backyard privacy and now that privacy has been eliminated, which they feel devalues their homes. There is concern about what stormwater runoff will now occur due to the clear cutting. All agreed the Building Department has been helpful but they can only do so much. Trustee Egan asked if the police was called when the clear cutting as being done and was told they were, but the residents were told "there was nothing they could do" and that it was a "civil matter". Residents have tried to speak to the Homeowners Association President about the issue but was told it was not an HOA

matter. They also reported the former developer, William Brodsky, is on site daily and speeds throughout the development. Comments were made that there are no consequences when the developer does work that is not permitted. Concern was also made about there not being a marketing plan to encourage sales in the community. One resident did obtain a copy of an advertisement but it was targeted to a specific sect, not the general public, and needed to be translated. It was also noted that those that are in the active adult area are scared about the future of the development and would like assurances that the community will developed as planned. Mayor Queenan stated he will speak with the developer, the Building Department and the Town Supervisor about all the issues raised and will follow-up with the residents early next week. Supervisor Sutz stated he would like to visit the area as he believes the trees cleared were on town property. If that is determined to be true, he would like to get an attorney involved due to the trespassing. Maria Hunter urged residents to write complaints to the Building Department which will be included in the information provided to the Planning Board as part of their deliberations when the project is before them. Regarding the senior housing, she agrees it is a necessity and glad the Board is looking at it. Each Board member expressed their disappointment with the situation and will do what they can to help reach a resolution.

Christine Derohannesian, speaking as President of Woodbury Chamber of Commerce, stated there is a meeting scheduled for March 14, 8-9 which will be a "listening" meeting for local businesses to provide suggestions on how to improve the Chamber. She also would like to know how to collaborate with the Town/Village better so the Chamber and both Boards can work closely together. The Chamber does not have representation from either Board and she would like to establish a relationship and asked they begin attending Chamber meetings. She feels it is disturbing that development is occurring in Town and the Chamber is not made aware of it. She feels it will be extremely helpful if the Building/Zoning/Planning Board would provide information to the Chamber when applications are submitted. Currently she has a group reviewing past Board meeting minute but that process is very time consuming. Speaking as the owner of BumbleFly, she announced the 5<sup>th</sup> Annual Community Expo has been scheduled this year for April 23. She noted it has grown over the past few years and now includes neighboring communities and there are three expos a year. She asked each Board member to encourage businesses and the community to participate in this event as she feels it is a great place to network and support each other. Trustee Mickolajczyk asked if the expo was run by the Chamber or by the business Bumblefly. Mrs. Derohannesian stated it was run by her business BumbleFly. Trustee Flood asked if Bumblefly was a non- or not-for-profit business and Mrs. Derohannesian stated it was neither but she makes very little money on the expo. Trustee Flood stated he is all for supporting the Chamber but feels it would not be appropriate for the Board members to encourage participation in a privately run event that someone is profiting from. He added he is concerned about the blurred lines between the two entities and Mrs. Derohannesian stated she is using her resources from her business to promote other businesses. When asked how many business are in Woodbury Mrs. Derohannesian stated there are about 400 and about 160 are Chamber members. Trustee Egan noted the last meeting of the Chamber he attended had about ten people in attendance and Mrs. Derohannesian admitted the Chamber is hurting. She noted other Chambers in the County work closely with the municipal boards to bring in bigger business other than the "mom and pop" shops, citing Warwick and Cornwall as examples. She concluded by stating the dynamics of businesses have greatly changed and we need to be here to help them. With regards to Woodbury Junction, she stated a couple of realtors have approached her and she will be speaking at a Chamber meeting to see how the Chamber can advertise the developments that are being under marketed. She plans to hold regular meetings with realtors and will be actively working on it.

Legislator DiSalvo stated he stopped by this evening to say "hello" and to see if there was anything he could assist with. Trustee Flood asked if he can help with the Woodbury Junction situation and getting together with other Legislators to put pressure on the State Attorney General to enforce the prospectus as approved and to stop the at will changes that are occurring without consequences. Legislator DiSalvo stated he would speak with the OC District Attorney about the issue. He then addressed a rumor that has been circulating on social media about the annexation lawsuit and the County possibly withdrawing from it. He stressed that no vote has been held authorizing the County to withdraw.

Ben Meyers stated he feels for the residents of Woodbury Junction and knows they have been having issues for a very long time. He is glad to hear they may be getting some satisfaction. He then announced there are two new banks in Woodbury.

**VI. Board Member/Department Head Comment:**

There were no comments other than more discussion about concerns at Woodbury Junction. Mayor Queenan stated the Board will discuss the issues further with the residents present after the meeting is adjourned.

**VII. Adjournment:**

With no further comments received or business to discuss, a motion was offered by Trustee Egan, seconded by Trustee Flood to adjourn the meeting at 9:15PM.

<b>ADOPTED</b>	AYES	5	Queenan, Crouse, Egan, Flood, Mickolajczyk
	NOES	0	

Desiree Potvin, Village Clerk