

Minutes of the Village Board Meeting held at Town Hall on July 27, 2017 at 7PM

Present: Michael Queenan, Mayor  
Neil Crouse, Timothy Egan, Thomas Flood and Anthony Mickolajczyk, Trustees  
Absent: None  
Also Present: David Sutz, Town Supervisor; Michael Phillips, Water/Wastewater Administrator; Sandra Capriglione, Planning Board; Maria Hunter, Planning Board

**I. Administrative Business:**

a. Acceptance of Minutes:

Motion was offered by Trustee Egan, seconded by Trustee Flood, to accept the minutes of the regular meeting held July 13, 2017.

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

b. Approval of Abstract:

Motion was offered by Trustee Crouse, seconded by Trustee Mickolajczyk, to approve Abstract 4 containing vouchers 17-0279 – 17-0372 and totaling \$368,927.51.

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

c. Budget Modifications:

Motion was offered by Trustee Egan, seconded by Trustee Flood, to approve a modification to the 2016/2017 General Fund budget totaling \$143,864 by decreasing A9040.800 (Workers Compensation) by \$119,390, A9010.800 (NYS Retirement) by \$24,474 and increasing A1210.430 (Mayor – Transportation/Travel) by \$267, A1410.100 (VC – Personal Service) by \$2949, A1410.401 (VC – FOIL Copies) by \$34, A1420.401 (Attorney – Contractual) by \$3417, A1420.402 (Attorney – PB) by \$1234, A1420.403 (Attorney – ZBA) by \$4280, A1440.401 (Engineer – Contractual) by \$6222, A1440.411 (Planner – Contractual) by \$993, A1670.402 (Central Postage) by \$302, A3410.201 (FD – Equipment – Long Term) by \$2332, A3410.444 (FD – Schools/Dues) by \$692, A3620.100 (BD – Personal Service) by \$10,003, A4020.100 (Registrar of Vital Records) by \$230, A5010.102 (HD – Personal Service – Refuse) by \$4920, A5010.403 (HD – Heating Oil/Gas) by \$468, A5010.411 (HD – Office Supply) by \$290, A5010.420 (HD – Electronic Collection) by \$1243, A5110.448 (HD – Miscellaneous Repairs) by \$504, A5110.452 (HD – Sand & Gravel) by \$621, A5110.465 (HD – Blacktop) by \$37,056, A5110.469 (HD – Drainage Pipe) by \$89, A5130.417 (HD – Flares/Oxygen) by \$312, A5130.447 (HD – Truck Parts/Repairs) by \$5657, A5130.454 (HD – Oil/Lubrication) by \$118, A5130.468 (HD – Sweeper Repairs) by \$199, A5140.425 (HD – Grounds/Weeds) by \$1933, A5142.200 (HD – Equip – Snow) by \$1597, A5410.472 (HD – Sidewalk/Curb) by \$32,703, A8020.402 (Comprehensive Plan) by \$10,296, A9025.800 (Service Award Program) by \$12,903.

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

Motion was then offered by Trustee Crouse, seconded by Trustee Egan, to approve a modification to the 2016/2017 Consolidated Water budget totaling \$2081 by decreasing FC9010.800 (NYS Retirement) by \$2081 and increase FC1930.400 (Judgment/Claims) by \$1651, FC8310.411 (Office Supplies) by \$62, FC8310.412 (Postage) by \$289, FC8310.416 (Uniforms/Clothing) by \$35, FC8310.417 (Cellular Phone) by \$44.

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

Motion was then offered by Trustee Crouse, seconded by Trustee Egan, to approve a modification to the 2016/2017 Amdur Park Water budget totaling \$1005 by decreasing FA8310.438 (Operations/Maintenance) by \$1005 and increasing FA8310.441 (Sludge Removal) by \$1005.

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

Motion was then offered by Trustee Crouse, seconded by Trustee Egan, to approve a modification to the 2016/2017 Consolidated Sewer budget totaling \$9967 by decreasing GC8110.439 (OC Sewer District) by \$9967 and increasing GC8110.409 (Manhole Risers) by \$173, GC8110.410 (Bonding – Legal) by \$9500, GC8110.417 (Cellular Phone) by \$44, GC8110.453 (Vehicle Repairs) by \$250.

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

Motion was then offered by Trustee Crouse, seconded by Trustee Egan, to approve a modification to the 2016/2017 Valley Forge Sewer budget totaling \$1081 by decreasing GV8110.415 (Engineering) by \$1081 and increasing GV8110.402 (Electric) by \$1081

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

d. Update to Fee Schedule:

Motion was offered by Trustee Egan, seconded by Trustee Crouse, to amend the Fee Schedule by adding the following:

Under the Building Department:

Wireless Communication Recertification \$250

Under the Water Department:

Water Meters:

5/8" \$300

1" \$450

1 1/2" \$800

2" \$1100

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

**II. Old Business:**

a. Acceptance of Bids – Curb/Driveway Aprons – Jackson/Grant:

A bid opening was held on July 24, 2017 for the "Curb and Driveway Apron Improvements for Jackson Street & Grant Street". The public notice was printed in the Times Herald Record on July 14, 2017 and the following bids were received:

Boyce Excavating, Slate Hill \$237,264.00

CMC Construction, Slate Hill's \$99,103.20

A letter has been received from Superintendent Weyant recommending the bid from CMC Construction be accepted. Motion was then offered by Trustee Egan, seconded by Trustee Crouse, to accept the bid from CMC Construction in the amount of \$99,103.20 for the "Curb and Driveway Apron Improvements for Jackson Street & Grant Street".

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

b. Authorize Mayor to Sign – Land Exchange with Town of Woodbury

Motion was then offered by Trustee Egan, seconded by Trustee Crouse, to authorize the Mayor to sign any and all documents relating to a property exchange with the Town of Woodbury as follows, upon final preparation, review and authorization by counsel:

From the Town to the Village - Section 219, Block 5, Lot 21 and a portion of Lot 20 (highway garage and salt shed)

From the Village to the Town - Section 204-1-30 (Earl's Reservoir)

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

### III. New Business:

#### a. Presentation – 96 Turner Road Hotel:

Representatives John Queenan and Lucy Connelly from the Engineering firm Lang and Tully as well as the project manager Richard Morris spoke on behalf of the applicant who is looking to open a LaQuinta brand Hotel on Turner Road in Central Valley.

Mr. John Queenan stated this was an informational meeting for what they will be submitting to the Village Planning and Zoning boards and the three alternative ideas for the project.

Mr. Richard Morris stated the LaQuinta brand is almost 50 years old with over 900 hotels in the United States, Canada and Latin America. He then went on to say that after vast research they came to realize that there was a high demand in Woodbury for another Hotel, as well as Woodbury being a prime location geographically to put a new hotel.

Ms. Lucy Connelly stated that the proposed hotel stated they have three different alternatives. The first being a 3.1 acre lot on Turner road, which is zoned LLC limited commercial. They would need multiple variances including a height, density and parking variance as well as the zoning variance that states a hotel needs 100 feet of frontage on a state or county road.

The second being the hotel gaining possession of 100 feet in front of the Martial Arts building if they could purchase it from the owner of the other building. That way they would not have to get the zoning variance for the frontage and access to the hotel would be directly off of Route 32. However they would still need all of the other variances.

The third being the purchase of the martial arts building where they would gain an additional 2 acres of property, and not have to ask for as many variances as the other two alternatives.

Mayor Queenan and Trustee Egan stated that it is difficult to obtain variances from the zoning board especially when there are other possible alternatives. Most Zoning Board decisions that are granted are because of the applicant's hardships that are in turn proven to have no other alternative.

Trustee Egan and Trustee Flood questioned the applicant on revenue projections for the Town and how the revenue would impact school tax.

Richard Morris stated that the cost of the project would be \$13-14 million, which would definitely have an impact on the Town and Village Taxes, however he did not have the numbers with him.

Supervisor Sutz stated he had done a little bit of math and there would be about four million dollars in gross revenue of which the Town will get 5% as a hotel tax.

Trustee Crouse stated he has been to LaQuinta hotels before, and he has had good experiences every time. He then went on to say he liked that they did their due diligence and looked into our code and laws before presenting to the board. He also feels it will be a good addition to the community.

Trustee Mickolajczyk stated he has served on the Zoning Board of Appeals and it is very difficult to obtain a variance. He then stated that he believes the five acres compared to the two acres is a better alternative to the applicant.

Mayor Queenan stated that if the applicant can acquire more land, it would be in their best interest.

**IV. Public Comment:**

Sandy Capriglione stated that in the last few months she has noticed a bunch of residential properties and well as foreclosure properties that have been in disarray. Especially the infamous prudential building. She then went on to say after the plight of the people in the Town of Highlands their Town Board found more efficient ways to handle and take care of properties that have been abandoned. She then went on to ask the Village Board of Woodbury to look into what the Town of Highlands did.

Mayor Queenan stated that the Village has a lawyer looking into this situation already. Trustee Egan stated the prudential building is the gateway to our community and agrees the board must do something. Trustee Flood stated he agrees with Mrs. Capriglione and stated someone must be held accountable, it is not fair to the residents of our community that take care of their properties.

**V. Board Member/Department Comment:**     *There were no comments made.*

**VI. 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 7:42 PM.

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