

Board of Trustees Meeting Minutes

Village of Monticello

Wednesday, June 5th, 2024

6:00 pm

Call Meeting to Order

The meeting was called to order at 6:00pm by Mayor Massey.

Pledge to the Flag

Roll Call

Mayor Massey-Present
Trustee Davis-Absent

Trustee Jenkins-Present

Trustee Hutchins-Present

Also Present:

James Snowden, Village Manager
Michael Sussman, Special Counsel
Jay Sherb, Highway Superintendent

Motion to accept the agenda

A motion was made by Trustee Hutchins with a second by Trustee Jenkins to accept the agenda. Upon the call of the roll, all present were in favor.

Approval of Minutes for the May 15th & May 29th, 2024 Meetings

A motion was made by Trustee Hutchins with a second by Trustee Jenkins to approve the minutes. Upon the call of the roll, all present were in favor.

Public Hearing- Proposed LL#3 of 2024, Amending Article II Traffic Control Signals §252-4 and adding subsection M(1) "The Installation of 10mph and Reduced Speed Limit Signs on Terry Lane, Shaker Heights Drive and other designated streets as identified by the Village Board in the Village of Monticello"

PLEASE TAKE NOTICE that the Village of Monticello be holding a Public Hearing on Wednesday, June 5th, 2024 at 6:00pm at **Village Hall, 2 Pleasant Street, Monticello, New York 12701** to discuss the following proposed local law:

Proposed LL#3 of 2024, Amending Article II Traffic Control Signals §252-4 and adding subsection M(1) "The Installation of 10mph and Reduced Speed Limit Signs on Terry Lane, Shaker Heights Drive and other designated streets as identified by the Village Board in the Village of Monticello"

PLEASE TAKE FURTHER NOTICE that the beneficial significance of said proposed regulations & local laws will be reviewed by the Village Board of Trustees incident to and as a part of said public hearing. Copies of said proposed regulations

& local laws are available for review at **Monticello Village Hall, 2 Pleasant Street, Monticello, New York 12701.**

Dated: Tuesday, May 21st, 2024

By Order of the Village Board of the
Village of Monticello, New York
Janine Gandy-McKinney, Village Clerk

A motion was made by Trustee Hutchins with second by Trustee Davis to open the Public Hearing at 6:03pm. Upon the call of the roll, all present were in favor.

Mr. Sussman explained that there was concern from certain residents regarding the safety and traffic signs in these areas and it was recommended by those that are responsible for overseeing these area that a local law such as this one be adopted, which will provide for this reduction, as well as signage which will clearly state the limitations. We also have a commitment from the Police Department that they will be enforcement of this in a concerted way.

The floor was opened to the Public and the following people spoke:

Yakov Mandelovics-there are concerns on other streets also

Mr. Sussman responded that if there are other roadways that concern you particularly, you should bring those concerns to the attention of Village Manager, Mr. Snowden, this will allow the Board to consider them in due course, but we don't want to delay when we know we have certain hazardous conditions now. It does not mean that we will not consider what you have to say but, we need to do it in an orderly way if you do not mind.

Mr. Snowden commented that he did have a discussion with the Superintendent and there were some concerns about putting in the speed bumps and I would like him to express to the Board his concerns about the speed bumps in these locations.

The Highway Superintendent, Jay Sherb, responded that for major paving jobs in the Village, we use CHIPS monies from the Stream Water Recovery and for any amount of that money used on roads in the Village, you cannot put speed bumps on that road the State and Federal government has determined that the use of speed bumps reduces the longevity of the use and length of life of the blacktop and we will be on the hook to pay back any monies for up to ten (10) years to pave Shaker Heights drive, which I don't know the last time it was paved, but Terry Lane was just done about 3 ½ years ago, so that's a considerable amount of money. We had an issue on Cottage Street and a certain Trustee wanted speed bumps to put in and according to the State we are just not allowed to do it. So in order not to have to pay back State and Federal monies, I'd rather consider reducing the speed limit which is fine, also with speed bumps in the winter time, you will have an ice problem, trip and fall issues and people skidding along them because of the weather conditions that persist here. We are not in the Southern part of the Country where for most of the year, the weather is better.

Mr. Sussman explained addressed Mr. Sherb and explained that there is an error in the agenda,

not the Public Hearing that is before the Board. The information before the Board only speaks of Reduced Speed signs at 10mph, not the Speed Bumps. The discrepancy came from the original discussion of the Board regarding speed bumps which then generated the Public Hearing Notice from the Clerk, so the change was noted, but your expertise and information in this area as the Highway Superintendent is appreciated.

Trustee Hutchins commented that the correct information is before us and it states that the speed limit will be 10mph in those identified areas.

Joel Kohn- questioned if the NYS law allowed Village is to reduce the speed limit to 10mph without making an application to the DOT?

Mr. Sussman responded that if the State allows us to make a local law, then, we must make an application to the NYS DOT for approval.

A motion was made by Trustee Jenkins to close the Public Hearing at 6:09pm with a second by Trustee Hutchins. Upon the call of the roll, all present were in favor.

Mayors Comments

On a personal note, let me say, as you all know recently, Monticello has experienced a tragic and senseless double shooting. I want to extend heartfelt condolences to the family of the victims. Let us remember no one deserves to lose their life, no matter what the reason. We must not pass judgement upon the victim but place blame on the shooter. We cannot prevent tragedy from happening. However, it is important for all within the community to look at the big picture. Obviously, people make their own decisions, but in that big picture of violent crime, remember that public safety is a collective and shared responsibility. Let me reiterate the fact that nothing can happen in this town without teamwork, and I am grateful that there are still individuals who care about this town. Although we are going to have setbacks, it is our job to make sure that we are doing everything we can to reassure people that our police department is present and that we are holding people accountable for criminal acts. In my past newsletters, I wrote about the importance of getting down to work for the residents of Monticello, here is what I have accomplished.

1. May 19th - I attended the festival at the library. I was disheartened to see that there was not a particularly good representation of Black authors. The library dropped the ball on that one.
2. May 23rd - I met with the sewer dept. I was given of that dept and spoke with them in depth concerning issues the village faces. In addition, they provided me with an inventory list.
3. May 31st - I visited Evergreen. I witnessed firsthand the bullet holes that went through windows, doors, and walls. It was amazing and God's Hands at work that no one was hurt in the process. There is still some concern regarding the emotional and mental status of some of the residents. We need to establish a counseling session to deal with their fears and anxiety they may be experiencing.

June 5, 2024 Village Board Meeting Minutes

4. June 1st - I attended the Synergy Festival. Although this is a private institution, it can be of benefit to the town. Some of the services they offer are resources and services for mental health, domestic violence, substance abuse and independent living.
5. I have been continuously litter-plucking which should involve all community members, I want to stress the importance of maintaining the appearance and integrity of the visuals of the town, so we all must work together to maintain it.

Agenda

I know I stated it before, but the Village website needs to be updated immediately. Then a message needs to be posted to residents describing the grim status of Monticello's finances and further stating that it is crucial to confront the significant financial challenges and obligations confronting us at this time. I have been in touch and plan to meet with a person who possesses grant-writing experience. Homeowners and landlords must be held accountable for maintenance of their properties and buildings. We must stress the fact of cleaning up their act. If the grass is high, the village will mow and bill them at the highest rate. Workers are still not as responsible as they should be for the maintenance of the town and the jobs they have been entrusted with. They need to be made aware of their responsibilities and uphold them. It is tax-payer money that funds their salaries. Please remind residents to scoop their poop. This is an on-going problem, and we must find a resolution.

Reminders:

1. There is no overnight parking on Broadway. All resident vehicles will be ticketed and fined daily. Although I may appear to be uncompromising, this is the Agenda I have proposed and the first step in cleaning up this town!
2. The Center for Workforce Development is hosting a Summer Youth Employment Program. All participants will receive aid work experience. The target ages 14-20, apply at 50 North Street 845-794-3340

Dates to remember:

July 14th :

The Church of Saint Peter is hosting their 150th Anniversary Celebration. There will be a Mass celebrated by Cardinal Timothy Dolan. This event will be held at St. Peters Church located at 10 Liberty Street, Monticello, New York.

Managers' Report

Mr. Snowden extended his condolences to the Armstead family for the loss of their relative. He also stated that the blacktop should be done this weekend for the Village's main parking lot and commended the highway department on the swell job, with the help of the Fallsburgh Highway Department. The Splash Pad is going to be done within the upcoming week and we will be done with that, the shed is completed, along with the water connections. I also have a meeting on the 13th and the Board is welcome to join to discuss the \$2M dollar grant for the TSC Roof at 11am in my office. Jill Weyer is here to discuss the Landbank and any other questions we may have. Have also asked Jill to look into another grant because the former Turks property caught on fire

on Waverly and we are looking to clean that property up because we have million-dollar homes being built down there now and that property is key to clean up Waverly Avenue. Jill did inform me that there is a \$1M dollar grant available to help clean that property up, so with your approval, I would like to apply for that grant.

Trustee Hutchins asked if the Village owned the property on Waverly.

Mr. Snowden responded that the County owns it currently, but they do not want to take on the expense of cleaning it up, so it is in limbo.

Jill Weyer stated that she believes that the property is still in the owner of record which is stated on the 428 list which is in the Real Property Tax Code, so that it doesn't keep accruing taxes, but I believe the Village can contact the County and have it pulled and as the foreclosure goes through you could acquire it and clean it up.

Sullivan County Landbank Update-Jill Weyer

Jill Weyer, the Chairperson of the Sullivan County Landbank introduced Sarah McDowell who is the Administrator and runs the day-to-day operations of the Landbank.

Mrs. Weyer stated that the Landbank is a not-for-profit entity that was created by Sullivan County as a mechanism to assist municipalities in cleaning up abandoned, foreclosed and tax delinquent properties throughout the County, but targeting Monticello and Liberty. She had with her Kevin O'Connor and Faith who are both from Rupp Co.

Jill stated that she wanted to reiterate what the Mayor said during her report, we are a team and are here to work together and the Landbank is one of the tools that you can use to cleanup those vacant and abandoned properties that have been lingering around.

Sarah gave a presentation on the landbanks purpose and their collaboration with Rupp Co.

Trustee Hutchins asked for properties like Keybank, will they be funded by the IDA or something like that.

Ms. McDowell responded that there are several grants that will be going into that. There is \$5.6M dollars going into that building and it depends who is going into that building once everything is completed and it should be going back on the tax roll, but that is hard to determine right now.

Trustee Hutchins expressed that is his problem, you all take these properties from us and then we do not get any tax revenue from them until twenty (20) years later and by then, the Village could go under. So, I am simply curious if they will be on the full tax roll, because I know that project on Hospital Hill is going on and they said they will be back on the tax roll.

Mrs. Weyer interrupted Trustee Hutchins and stated the old Hospital Hill project is actually tax credits which I am not an expert on, so I'd have to refer that part to Kevin jump in because I believe there are opportunities to have PILOTS, which are Payments in Lieu of Taxes, but the

bigger picture is now you have renovated buildings with reputable people owning and maintain these buildings and buildings on Broadway and there will be activity and people will be shopping in the local businesses that will hopefully expand and grow and can afford housing in the Village. I think it's important to expand the tax base, but I also don't want to cut off our nose despite our faces.

Kevin O'Connor spoke and stated that he started working with Poughkeepsie area and by the time he left that area, there were more affordable houses than people to fill them. He stated that the problem that people run into and the reason why they apply for tax breaks which are allowed under NYS is because the rent gets held back and when you have lowered rent to make it affordable and you have more operating cost that do not decrease, it's hard to stay afloat, so yes they will be on the tax rolls and yes most likely they'll be asking for PILOTS that will be subject to your approval and it will ultimately be your call. The reason is the State has a choice to put their \$15M dollars and the Governor has asked for pre-housing communities, and they have asked for some local contributions at the municipal level. I understand the Village of Monticello and other municipalities across the State also need tax revenue. We understand by having a mixed use and having commercial on the first floor, you get the experience of people walking down the block to a store or shop, which creates disposable income. The Strong building is challenging at best due to its structural issues, but it is a historic building and- we believe it can be brought back to life. Keybank is already on its way to the Black Library under the NYS Council of Arts. It is coming together, and we are seeing what amazing artist we have right here in this local area.

Trustee Jenkins stated that he agrees with Trustee Hutchins about the tax base here in the Village. We are going through budgets right now and if you look at the budgets in this Village, it is a downturn, there is no revenue coming in. I remember when the landbank came here and I was annoyed at it, you all took properties from us and you are still taking properties and I have not seen \$1 dollar bill return to the Village. Have you all given the Village any money? I haven't seen anything on the budgets.

Mrs. McDowell responded, we would not give any money back to the Village, it would come through the taxes. Two years we returned two homes on Park Avenue to the Village and they have been paying the taxes are current on their taxes as I just checked earlier and is now comparable to the other properties in the area. We just also sold one on Woodcliff that was just acquired and will be on the tax rolls as well and we've done a couple of side lot sales where we've sold to decent property owners that want to develop and the others have merged their lots with the parent lot, so it all becomes one parcel which increases the property taxes. We are putting properties back on the tax rolls, but it does take some time because some of them have been abandoned for so long and it is taking some time to get them into a viable condition to even be ready to sell. We must go after these grants to get the funds and you may not get all you need in one year, so you take what you can, and it takes time, and you use what you have until you can get the property back into a viable sellable property. We have gathered over \$6M in grants for those projects that we will leverage with tax credits.

Mr. Jenkins responded you said you have \$54M in grants and stuff because I was at meetings with George and James and the different Boards when you took the properties from the Village

and you said there would be some type of income coming back to this Village, not the taxes, but some kind of money, we need money to pay our bills.

Mrs. Weyer stated that we have two agreements and I have them to James, one was on Monticello Manor where we would split the proceeds with the County and Village evenly. I do not want to say it is a lot of money, because it's not, because we are not selling these properties at market value because they are not worth a lot and these people that are investing millions and millions of dollars, that's going to be the trade-off a completely new renovated property. You are getting 70+ new people living in those brand-new properties who are then going to spend and improve them.

Trustee Jenkins continued that he is seeing a lot of people moving into this area with wealth and buying barns for \$50,000.00, so my thoughts are instead of trying to give the properties away for nothing, we would be better off selling them ourselves. I respect you all, but I am going over these numbers here and these numbers in this Village are embarrassing and for me to sit here and not ask the County or Landbank to help us out, it may not look good to you all, but these budgets and numbers, it's terrible and who's going to pay it?

Mr. Sussman responded that he thinks the issue is more one of timing. I think the types of projects that Mrs. Weyer and Kevin addressed are inherently long-term projects, they do not turn around in a year. They did not turn around in a year in Yonkers and they are not going to turn around in a year in Monticello. This Monticello Manor project that has been going on for several years undoubtedly, I am looking at this agreement here and the agreement regarding that parcel is five (5) years old, so it is not a new project. The pace of it, despite COVID is what you are or are not saying is important for everyone including the public to understand is the availability of State and Federal resources for the development community in the State of NY has slowly been galvanized. Now we have a program to subsidize more tax credits, but...

Trustee Jenkins also commented, and parking is another problem too when you keep putting all this housing on top of the commercial buildings. I do not want you all to think that I am against all this stuff, but it needs to be right because you put these things in here today and then tomorrow, you have a problem. Everyone that comes here is for rentals, there are no professionals' doctors, lawyers, we have no single-family homes. Everything has become a rental and we have lost all our single-family home ownership status.

Mrs. McDowell responded that anyone could purchase a vacant lot and build a single-family home on it. We do intend to build single-family homes, we have property now on Bailey, that we intend to build Bailey commons on the end of Bailey & Edward over there, we also have ten (10) other properties, some that are buildable and meet the Village Code that we would love to build on, but we need the funds to move forward.

Mr. Jenkins asked if there was a property currently on the landbank that he wanted to purchase, and would he be allowed to purchase it.

Mrs. Weyer responded certainly if you meet our contract requirements which are for everyone that purchase from us, we want to know what you plan to do and we hold you to that and if you do not do what you said and contracted to, we have the right to take the property back after a certain frame of time.

Mr. Snowden clarified that there are four (4) properties in the works right now, Keybank, Hospital Hill, the Strong Building and the Theatre and can you assure the Board that they all have the proper parking, and we will see these properties come to fruition.

Mrs. Weyer assured the Board that those four (4) projects are in the works right now and they each have their own parking that is either designated to that property or municipal and they will be completed, funding is already in the works and the properties are currently being worked on. She reiterated again, if you all have any issues or concerns, please bring them to our attention and we will work with the Village to get them rectified, if it's property maintenance or whatever we'll get it cleaned up, we are here to help you all and we all want to see the Village grow.

Acting Chief Lindsay-Update on Recent Crimes in the Village

Acting Chief Lindsay gave an update on the recent crime activity. He stated that the Board asked him to come and discuss the recent activity in the Village, there was a shooting in Evergreen on the 25th of May and then another one on the 28th of May in Sleepy Hollow. As most of you already know the shooting in Sleepy Hollow turned into a fatal shooting and we have turned the primary investigation over to the State Police as they have much longer resources. We are also working with our detectives and uniform officers along with the State Police, we have done a couple of details trying to get more information. I personally went out to the local schools and spoke with the principals and Counselors regarding the children that live in the complexes where the incidents took place, the school is offering counselling for all the students in those affected areas. The investigation is ongoing until we find the suspect. We cannot release too much information, but we wanted to let you all know what we are doing. We did a detail on Forestburgh Rd and Terry Lane where we checked every car that passed, the people were very receptive and as the Mayor said earlier, we are all working together and those that live in the complexes have been helpful. We would ask anyone that has any information to call on our anonymous hotline at 845-791-TIPS(8477).

Mr. Sussman mentioned the matter of the increased patrol and law enforcement activity in these projects as to deter any further activity or repeat, revenge, retaliation, can you please address that?

Acting Chief Davis responded that we have increased patrols in the complexes, Sleepy Hollow and Evergreen, in particular. We are trying to put as much pressure on those areas as possible along with the State Police also doing patrols before anyone comes doing any destruction. I do not want to give away too much information here. I am working on getting a Police Facebook page set up so that we can get this information out in a timelier manner and it should be up and running very soon. The good thing is our crime is not rising and on a scale of 1 to 10, we are about a 7 or 8. These two incidents were targeted and not random. You are safe to walk down Broadway and to ride your bike, you are safe in your home, but of course you need to take your

own proper and legal safety precautions. We are also working with the property owners and landlords and the loiters around the stores that are harassing people to keep them moving along. Please call us at any time, if you hear or see anything suspicious or even if you are scared, that is what we are here for.

Discussion-No Overnight Parking from The Black Library-418 Broadway to Rte 42 South-Forestburgh Road on either side of the street

As per Mr. Sherb, we have the No Overnight Parking signs and they will be put up, we have to get the Tow signs and they will also be put up, I was just waiting to get the final go ahead from the Board.

Mr. Snowden commented that at this point we are at three (3) strikes and you are out, we cannot keep playing with people. It is time to enforce, That's it.

Discussion-Parking Lot behind 457 Broadway aka the Peachtree Building on Broadway

Mr. Snowden stated that he had the Enforcement Officers inspect those buildings. There is not one apartment in that building so I don't know where those cars are coming from overnight, but they are there. It's all office spaces in that building, everything uses the spaces in the day.

Mr. Sherb stated that the Board will have to look at the Code, because there is No Overnight parking in the municipal lots, so that will go against the claim that Jill just made in regard to the landbank buildings on Broadway. We may have to charge them for the maintenance of the lots if they plan to use them overnight. In regard to the Peachtree Building, I also was led to believe that there were apartments in that building by the former administration because when you go there in the winter at 4am to plow, there's cars everywhere, so I am clueless as to where they are coming from if there are no apartments.

Mr. Sussman interjected that we need to contact the property owners and enforce the code the no parking overnight, we are spinning our wheels, with no enforcement and if there is a law on the books, then the law is being violated.

Discussion-Sewer District Extension at 268 Cold Spring Rd-Proposed Bluestone Estates-Joel Kohn

Joel Kohn was present and stated that his client is proposing a 107-unit development in the Town of Thompson along Cold Spring Rd and they are looking to extend their Sewer district into the Town of Thompson. The current district, the consolidated Haddock Sewer District, is a line that ends up going into the Villages Sewer Plant and the Town has an intermunicipal agreement with the Village that it can receive up to 400,000 gallons a day and the numbers as of 2020 it was about 185,000 gallons that they were sending to the Village, so there is still plenty of capacity in that Intermunicipal Agreement, so in order for them to extend the sewer district we would need an approval resolution from the Village.

Mr. Sussman asked shouldn't that request come to us from the Town of Thompson pursuant to the IMA? In other words, you're the developer so, in my understanding, the Town who is approving this particular site or project would make us aware of their approval and then ask us

to extend the Sewer District, isn't that how it works? I believe that's how it works according to the agreement.

Mr. Koh responded I have been involved in two others where once we got the approval from the Town, I was advised to get approval from the Board to move forward and that's how it has happened in the past.

Mr. Sussman then responded, he believes it's the other way, the Town should be the one's requesting because as you said, the Town has an agreement with the Village to accept a certain number of gallons of this, so after you get your approval, it's up to the Town to approach us and ask us to add you all to the list. In otherwise, we'd honor that because you're essentially jumping the Town because they have a certain capacity.

Mr. Kohn responded that the Town cannot do anything until the Village approves the extension, because it's the Village Sewer.

Mr. Sussman responded exactly, because there is a limitation that the Town has, so they are the ones that should be making the request, so that your project is included in whatever that limit is. If the Town approves the project, then the Village is indifferent as long as it meets the scope of the IMA.

As per Mr. Kohn, the Village has to approve the extension before the Town can do the extension.

Mr. Sussman stated that we have to check the data being that so much has happened since 2020 because there may not be enough capacity to handle that. How much capacity are you projecting?

Mr. Kohn answered with 107 units and 5 bedrooms maximum we are projecting 60,000 gallons a day.

Mr. Snowden asked, where would the water be coming from? Are you planning to build your own wells or are you planning to use the Park Avenue wells?

Mr. Kohn replied, we are not sure yet, we are looking into building our own water system by extending the Cold Spring water district from the Town. The flow for the sewer will be calculated based on the water usage.

Discussion-PUD-Shaker Heights Rd & Hamilton Rd

Joel Kohn & his council, Ivan Kalter was present.

Mr. Kohn made the Board aware that he is back before them to move forward with the project that he and Tom Shepstone presented almost a year ago. He stated that the Village Board passed a Local law in September of last year establishing a PUD in the Village of Monticello and the regulations. Since that time, he has been before the Planning Board working with them and now

that have given him a unanimous referral to come back to the Village Board. He stated that they are proposing 592 town homes, with a maximum of 671 for the maximum density allowed under the Code at the end of Shaker Heights Road. He stated that there are 70 acres in the Village and 14 acres in the Town of Thompson, which as of right now, there are no plans for. They plan to have mixed use buildings of residential single-family homes, town homes and commercial buildings up to 3-Story high as per Villag Code. Once approved, the project will be built in stages over time. There are no more buildings being added. The Townhomes will consist of 3-, 4- & 5-bedroom units, there will be indoor & out-door pools along with indoor and outdoor recreational areas, bike and walking trails, sidewalks etc. He also stated that under Section 280-40.1, all requirements are fully met, it's a Type II Action under SEQR and there is no environmental significance.

Mr. Sussman explained what SEQR is to the Public so that everyone knew what was being done. He stated that SEQR is a review done by the Planning Board consisting of traffic, environmental, density, all of those things. This Board is not reviewing or giving approval for the site plan. You are only going to give approval for it to go to the next step if you feel it should under the Local Law and regulations of a PUD (Planned Unit Development) that was previously adopted by the prior Board.

Mr. Hutchins stated that there is a lot of skepticism locally and County. I don't see how that all of that development and then you're talking about a stage 5 that there has not even been a discussion about, I don't even know if the Village has the water or sewer capacity for something of this size. I don't think we can handle it.

Attorney, Ivan Kalter stated that is a Planning Board matter and will be discussed there.

Mr. Hutchins continued, I don't know how we can sit up here as a Board and push this to the Planning Board if we don't have the information of what our sewer and water capability is.

Mr. Kohn responded thank you for bringing that up because you are correct, as the Village Board, you need to know. If we were to do this project without the mixed use, we could submit this project to the Planning Board today for 671 units without it ever coming before you all which is not exactly true because of the parcel in the Town, but we can submit a residential project to the Planning Board and they would have to review the project. But, we as Planners and developer's wanting to submit this as a mixed-use project and to add some commercial to it to give us some flexibility, which is something that NYS has allowed in promoting Planned Unit Developments, which is what we are asking the Board to consider. In regard to water, from my understanding there is enough water in the ground in the well fields for all existing and new projects including this one, the issue is getting it to the proper places, which is a mechanical issue, and I know this is being worked on. This issue was brought up to the prior Village Board and we offered to drill test wells on this property under the direction of the Village Engineer and this is a good potential water area because of where the project is located. We also hired a Hydro-ologist to choose four (4) sites on this property that will be good for wells and we submitted that to the DOH. A couple of months ago they had some comments that we addressed and last week, we just got approval from the DOH to drill these four (4) tests wells. We have hired a well driller and

we just have to get a permit from the building department to drill these test wells so we can supplement the Village's water system to increase the water capacity. As the Attorney said, this issue will be further looked into by the Planning Board. As far as Sewer is concerned, the sewer has adequate capacity to handle all the projects that are currently in the Village and those coming in the future. There may be some concerns about force mains or gravity mains, which is part of the review of this project and will also be analyzed by the Planning Board. Anything that has to be operated will not be a burden to the Village, but to the property owner once everything is constructed and if all is approved. We are well equipped for any and all questions, scenarios and situations that can and will come up.

Trustee Hutchins responded for me, before I can say go, those water and other issues need to be addressed before we give you a go and were stuck with it. You said you have to drill the test wells and those things, which need to be tested should be done first, drill the wells and if it's going to be good for the Village and good for the project then we could probably give it a nod forward, and then you talked about the sewer and the plant and the upgrades of the pump station, I would imagine that would be part of your study.

Mr. Kohn responded yes, but not part of a zoning approval. I can walk into the Planning Board tomorrow with the 600 plus units and they would have to go through the approval process without the commercial spaces. It's a better development if we have it as a mixed use and that's why we are coming to the Village Board. We have already started to address water and sewer for those issues, even if they are more of a Planning process and are not needed for the portion of the project simultaneously with what the Village wants us to do as well.

Mr. Sussman responded that the Board approval is conditional, meaning they don't have the final say to approve or not approve. They do have a veto, because if they don't approve the PUD concept, it's finished and they can only do the residential and okay you can go to the Planning Board, but that doesn't mean that they will approve your project either, because all of the questions that Trustee Hutchins is raising are typically Planning Board issues, not Village Board issues and in every one of your projects you have the same process.

Attorney, Ivan Kalter responded that the whole concept of the mixed use is you want the commercial that will give you the tax rates, which is what you want to increase your tax record.

Trustee Jenkins asked why don't you just consider single-family homes?

Attorney, Ivan Kalter answered because the PUD allows flexibility which you want in a community of this sort. The beauty I you get both the commercial and residential taxes, it's a village within a village. A PUD has less stated regulation because of the mixed-use. Monticello has the same problem as Fallsburgh, there's no commercial uses, you need the commercial uses to bring in the money, residential do not bring in finances like commercial properties do.

Trustee Hutchins stated that we don't have any more neighborhoods and that's what is missing. I just spoke earlier about single-family housing and now you come here with the same thing, multiple unit housing. No one knows anyone anymore. There is no more single-family

homeownership in the Village and that's my thing. We have all the same issues, water & sewer capacity, for every project that comes into the Village. We understand the whole financial concept of rental, but that is what's killing the Village.

Discussion continued in regards to the single-family housing and the different developments throughout the County and affordable housing.

Mr. Sussman concluded with stating, the Boards option is to either review or say that they do not wish to see this proceed or it wishes to see it proceed with the understanding that that is not an approval for the project, but it is in essence telling the Planning Board to please review the project in a more elaborate form. Of course, no one is arguing that there will have to be a SEQR here, which is a full blown environmental review which will take a look at the impact and the concerns raised by Trustee Hutchins. So it's not as if you are saying that you definitely have the water and sewer capacity, but conceptually if you can express to the Planning Board that the project is feasible, we do not have a problem with this concept, so you're clear on what you're approving or disapproving or you can table it and say you want to study it further and have further conversations. Under the PUD statute that was passed in September it's a sequence of considerations. Mr. Smith was here for more of an initial consult, but he can go to another Board to try to move his project forward without you doing anything. Under the PUD law there's a difference, you can't go anywhere with this unless you decide to go with a different project that may be better or worse, but that's up to you. Under the statute, you, the Board has to say to him okay, go to the next step or no, we don't want you to go to the next step. So that everyone is clear, if you say yes tonight, you are not approving the project, you are only giving this project your blessing to go back to the Planning Board to have further review. The County also has to a 239 review that they have to do and then they will give a referral to the Village Board where they can either leave it for local determination or make suggestions to the Village Board on how to move forward, just so that we are clear.

Trustee Hutchins stated that he feels it needs more discussion and that the plan not to move forward the way it is without knowing what the Village can and cannot handle.

A motion was made by Trustee Hutchins to not allow the plan to move forward with a second by Trustee Jenkins. Upon the call of the roll, all present were in favor.

Mr. Sussman made the applicant aware that he will put the board response into a legal letter in case anything is needed for legal purposes.

Resolution of Adoption for Local Law #3 of 2024, "Amending Article II Traffic Control Signals §252-4 and adding subsection M (1)"The Installation of 10mph and Reduced Speed Limit Signs on Terry Lane, Shaker Heights Drive and other designated streets as identified by the Village Board in the Village of Monticello" and authorizing the Village Clerk to do the necessary NYS filing

A motion was made by Trustee Jenkins with a second by Trustee Hutchins. Upon the call of the roll, all present were in favor.

Resolution authorizing payment of the Village Bills in the amount of \$ 124,000.34

A motion was made by Trustee Hutchins with a second by Trustee Jenkins. Upon the call of the roll, all present were in favor.

Resolution authorizing payment to ATC Taxes in the amount of \$3,900.00 for the Maintenance, Internet Hosting & Tax Bill Support for the Village of Monticello annual tax bills from app#A.1362.400(Tax Advertising Expenses)

A motion was made by Trustee Jenkins with a second by Trustee Hutchins. Upon the call of the roll, all present were in favor.

Resolution extending the term of Brenda Galligan as a Temporary Treasury Assistant at the rate of \$45.00/hr to an as needed basis three (3) days a week, from 8:30am - 4:30pm

A motion was made by Trustee Jenkins with a second by Trustee Hutchins. Upon the call of the roll, all present were in favor.

Resolution authorizing payment to Hacker's Packers Inc. in the amount of \$3,341.00 for an Emergency Purchase of a Cylinder to repair Truck #14 in the Sanitation Department from app#CL.8160.423 (Sanitation-Truck Repairs). Account balance after expense is \$9,810.52

A motion was made by Trustee Hutchins with a second by Trustee Jenkins. Upon the call of the roll, all present were in favor.

Resolution authorizing an Emergency Purchase of a Hydra-Stop Insta-Valve from Schmidt's in the amount of \$5,776.76 from app#G.8120.233 (Sanitary Sewers-Equip Purchase) for the Racetrack Pump Station for the Sewer Department. Account balance before expense is \$137,980.66

A motion was made by Trustee Hutchins with a second by Trustee Jenkins. Upon the call of the roll, all present were in favor.

Resolution authorizing payment to Harriman Army-Navy in the amount of \$3,060.08 from app#A.3120.104 (Police-Uniforms) for Police Vests for Acting Chief Lindsay, Sergeant Ottino & Officer Williams. Account balance after expense is \$9,993.82

A motion was made by Trustee Jenkins with a second by Trustee Hutchins. Upon the call of the roll, all present were in favor.

Resolution authorizing payment to AG Environmental, RSC, LLC (Sole Source Provider) for Lab Testing for the Water Department in the amount of \$1,757.00 from app#F.8320.482(Source of Supply-Testing). Current account balance before expense is \$7,972.00

A motion was made by Trustee Hutchins with a second by Trustee Jenkins. Upon the call of the roll, all present were in favor.

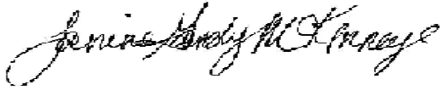
Executive Session (if necessary)

There was no Executive Session.

Adjournment

A motion was made by Trustee Hutchins with a second by Trustee Jenkins to close the meeting at 7:37pm. Upon the call of the roll, all present were in favor.

Submitted by:

A handwritten signature in black ink, appearing to read "Janine Gandy-McKinney". The signature is written in a cursive style with a large initial "J".

Janine Gandy-McKinney, Village Clerk