

**Village of Walden  
Joint Meeting with the Town of Montgomery  
August 20, 2019**

Mayor Rumbold called the meeting of the Village of Walden Board of Trustees to order at 6:00pm.

On roll call the following were:

Present:	Mayor	Sue Rumbold
	Trustees	John Ramos Larry Kraus Brian Sebring Dan Svarczkopf Lynn E. Thompson
	Supervisor	Rod Winchell
	Council Member	Mark Hoyt Daniel Dempsey Cindy Voss Sheryl Melick
	Town Attorney	Stephanie Tunic
	Town Deputy Clerk	Karen Miller
Absent:		Faith Moore

Also Present:	John Revella, Village Manager Marisa Kraus, Village Clerk Kelly A. Kelly, Village Treasurer Dave Donovan, Village Attorney
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**Public Hearing – Annexation Anthor Property**

Councilman Hoyt made a motion to open Public Hearing Annexation Anthor Property. Seconded by Councilman Dempsey. All ayes. Motion carried.

Trustee Ramos made a motion to open Public Hearing Annexation Anthor Property. Seconded by Trustee Svarczkopf. All ayes. Motion carried.

**Marissa Weiss:** Presented to both boards.

**Councilman Hoyt:** The lighting issue, you said that it was rectified today? It doesn't give us much time to clarify whether it was or wasn't.

**Marissa Weiss:** I spoke with my client today and he did say that he had been in negotiations for weeks trying to talk to the property owner who has complained about the lighting and whether or not it could be shielded in another way or just redirected to face more to East End bus company's

actual use of the land. He did say that he had spoken and that he had fixed that problem and they redirected everything and he invited, I assume that he had called the town Building Inspectors Office to come out and inspect that. So, it's been rectified on our end as we're understanding it.

**Councilman Dempsey:** I think we'd like some verification from the homeowner. Regardless of what the Building Inspector says. They waited until the 11th hour to decide to do something. According to what I read, it was fixed today, the day of the meeting.

**Marissa Weiss:** Yes, I understand.

**Councilman Dempsey:** The letter that we have is 2 weeks old. So, I don't know what the hold up was as far as getting the thing taken care of.

**Marissa Weiss:** Apparently, our client was trying to speak with the neighbor to get more information as to what exactly they wanted to happen. Today some sort of communication happened and they moved forward with trying to solve the problem.

**Councilman Dempsey:** I'm sure you read the letter from November 11th of last year, they talked to the Building Inspector to find out if the spotlights were legal. So, this has been ongoing. I don't understand what the problem is as far as redirecting the lights or whatever had to be done over there. I'm disappointed that something wasn't done sooner, because they had plenty of time.

**Supervisor Winchell:** I agree with the homeowner. They're trying to rectify it, changing the direction of it or shielding it. That's what I got out of it last week when they called.

**Councilman Hoyt:** The Building Department has to sign off on it. They wrote the violation. Is the homeowner here?

**Becky Pearson:** She wasn't able to come but asked me to make a comment for her. It's been 9 months and she's very frustrated. 3 lights have been shining in her house. They just put them up. No permit. What's the process to do that in the town? She couldn't get an answer for 9 months.

**Mayor Rumbold:** What was the business cited for?

**Councilman Hoyt:** I think it was trespassing lighting. What is your B4?

**Trustee Svarczkopf:** Business district.

**Councilman Hoyt:** So, what's allowed and not allowed?

**Manager Revella:** It's a pretty wide range actually. It's a huge number of permitted uses and special exception uses. We have a new table that's being discussed in the Comp Plan right now as well. It has some adjustments, but even the current one is still obtuse.

**Councilman Hoyt:** The current use would fit into your current zoning?

**Mayor Rumbold:** Yes.

**Manager Revella:** Pretty close. We have gas stations that are B4 right now. We have Dunkin Donuts, Custard Stand. It's similar to the town's. The current one we're adopting is a little bit

different.

**Mayor Rumbold:** We're adopting our Comp Plan later in our own meeting. Does our Comp Plan give a definition of what a B4 is?

**Manager Revella:** We have an actual table of uses change as well. It talks about B4 uses.

**Councilwoman Melick:** Is it true what the Building Inspector says?

**Manager Revella:** Depending on what the uses are. Not sure that he's aware of current uses. Speculating. We haven't seen any applications.

**Mayor Rumbold:** You're referring to the lighting, right?

**Councilwoman Melick:** No, I'm referring to the non-conforming uses.

**Councilman Hoyt:** That's really not our problem.

**Mayor Rumbold:** We had the homeowner come in and speak to us about the lighting and the uses. So, we were aware of that issue.

**Supervisor Winchell:** Were these lights put up there or originally there?

**Councilwoman Melick:** I think she said they were put up.

**Marissa Weiss:** My understanding, the bus company put them up.

**Trustee Svarczkopf:** Question number 5, am I reading it correctly, that we're saying water and sewer can be installed but it's not necessarily going to be?

**Manager Revella:** Initially.

**Marissa Weiss:** It's not required for the use that's on the property right now. If they were to expand, they would need additional capacity.

**Trustee Svarczkopf:** So, currently they're planning on continuing the use of their well and sewer system?

**Marissa Weiss:** Yes, for now.

**Trustee Svarczkopf:** Do you have the soil test?

**Marissa Weiss:** I do. I do not have it with me because apparently, it's a very large document, but I will send it to both boards once I receive it. Hopefully by the end of the week.

**Trustee Svarczkopf:** Do we have options as far as doing that? How long ago was the test done?

**Marissa Weiss:** I think within the last couple of years, it might be more recent than that.

**Trustee Svarczkopf:** And they didn't find anything buried, any contaminants or oil?

**Marissa Weiss:** Not to my understanding.

**Attorney Donovan:** The idea behind annexation is not supposed to be discussed that way. There are some technical requirements whether or not the petition was properly signed, but the overall guiding principle is whether or not this is in the overall public interest. If I can so be bold as to make a suggestion that is what is the overall picture and the purpose of the public hearing. \*Read briefly from a document from the Department of NYS\* That's kind of the big picture. Not to say that the neighbor that has a light shining on the property that it's not an important issue, but the purpose of the hearing is for the overall public interest.

**Trustee Svarczkopf:** If they're not going to use our water and sewer, that was something that was a big draw for us, right? Because that's money coming in.

**Manager Revella:** They're going to have to use our water and sewer, by law.

**Trustee Svarczkopf:** That's not the answer that I just got.

**Marissa Weiss:** The applicants themselves, our client, is not prepared to apply themselves because they are in the midst of selling their property to another landowner. To me, that should be happening probably before this proceeding is entirely finalized. Up until that point, they will be pursuing additional connections to the Village. It's just not our specific client.

**Trustee Svarczkopf:** I understand that the soil is the soil whether it's the Town of Montgomery or ours, but that matters to me whether that soil is contaminated or not. I want to see the report that says.

**Marissa Weiss:** Understood. We're fully prepared to submit that once I actually receive it.

**Trustee Svarczkopf:** Water and sewer, we have the ability to provide enough water and to take that sewer out properly.

**Manager Revella:** According to our Engineer, yes.

**Trustee Svarczkopf:** Now what if this then starts a couple other properties surrounding, what if they want to annex in?

**Mayor Rumbold:** That's not a question for tonight's hearing. This is about the petition that's in front of us. We have to answer the question about the petition to annex. Conjecture about what may or may not happen in the future really isn't relevant.

**Trustee Svarczkopf:** Understood, but if it starts a precedent of us doing this, then wouldn't it be relevant?

**Mayor Rumbold:** No.

**Manager Revella:** Our Comp Plan actually encourages annexation.

**Trustee Svarczkopf:** And I want it. I just want to make sure that we have the ability to in the future.

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**Mayor Rumbold:** We won't know until someone proposes a plan with what they want to put there, why they want to annex, to know what the capacity is gonna be. How could we possibly answer that question?

**Manager Revella:** We may not have the capacity.

**Trustee Svarczkopf:** Based on what's currently there.

**Mayor Rumbold:** You're trying to guess about what possibly may happen in the future, really isn't relevant to what's on the table this evening.

**Trustee Svarczkopf:** So, let's not plan for the future.

**Mayor Rumbold:** No. I'm not saying that, but I think if you're going to plan for the future, you really need to be factual. You're trying to guess what may happen in the future for something that isn't on the agenda. It's not pertinent to the petition that's before us. That's a question for another meeting. We're talking about annexation. That's what's before us.

**Trustee Svarczkopf:** I understand. I'm worried about precedent.

**Mayor Rumbold:** As I recall, we were first approached a while ago about sewer. I think it was Trustee Svarczkopf that said if we're doing sewer, then why aren't we doing water?

**Manager Revella:** Correct.

**Mayor Rumbold:** That was at the current owner of the property. Are they aware that if they're annexed into the Village, they cannot use wells? Just want to make sure the seller is making the potential buyer aware that if this property is annexed into the Village of Walden, it's not going to be a question of when they want to address water and sewer, they're going to have to address it.

**Manager Revella:** They did bring it up at that initial meeting, because they admitted that the current septic system will not be able to accommodate the new use. So, they knew they would have to work out a deal to get our usage. I think they used Larry Marshall as their engineer to determine whether they have the capacity with our engineer John Queenan.

**Mayor Rumbold:** Then are they allowed to, if they're changing their use, new owner, they're not allowed to do business until they comply with that regulation to have water and sewer?

**Manager Revella:** I'm not sure of what the time period is between annexation and to have to have village services.

**Attorney Donovan:** This is a little bit of a hybrid, because it's not as if the property is being developed. The property being developed has to tie into our system. So, that's the issue that needs to be addressed. There are benefits to the Village.

**Mayor Rumbold:** I'm just saying if somebody else buys it and you're changing the use of the property, is that property allowed to initiate that usage if they're in noncompliance/.

**Manager Revella:** Once they're in our Village, as a Village property, they have to comply with our August 20, 2019

code. So, it's really up to us if we think we can arrange that plan to arrange for the sewer system to be connected. Not sure how long that would take.

**Attorney Donovan:** There is also something to be considered in terms of the agreement. If you remember the zoning is another element to be considered. Go back to the overall public interest. If the applicant is looking to sell the property, but the Village Board can look at this and say, if we're not going to get water and sewer, if you're saying you're going to resist that even though our code requires people in the Village to tie into our system, then maybe we're not interested in the annexation.

**Councilwoman Melick:** Did you say that it was going to close soon?

**Marissa Weiss:** There is a timeline for when this proposal needs to either be accepted or rejected by both boards. That's 90 days from the close of the hearing. Before that time period is up, we also will need to get a zoning and land use agreement. Which is why we proposed one to get something on the table. We have 3 months to discuss and solidify that before a final decision is made. Like Attorney Donovan was saying, it is within the public interest of either the Town or the Village to accept this. During the 90 days, we're assuming that whoever buys the property, is going to close within the next couple of weeks. So, we should have an answer at that point.

**Supervisor Winchell:** The client understands that they're going to be forced to have water and sewer?

**Marissa Weiss:** Yes.

**Supervisor Winchell:** It's for sale, the property, which tends to sell the property so the new client is understanding that they're going to buy into water and sewer.

**Councilman Hoyt:** And if the sale doesn't go through, because you are trying to annex the property for the current owner. So, if the sale doesn't go through, then the current owner understands that they will have be responsible.

**Marissa Weiss:** Yes.

**Supervisor Winchell:** Is there a cost to tie into the water and sewer?

**Mayor Rumbold:** The owner has to absorb that.

**Manager Revella:** There's a sewer hookup fee and a water hook up fee.

**Mayor Rumbold:** That's their due diligence. So, are you saying that the annexation can be driven by or coupled with that?

**Attorney Donovan:** So, as was mentioned previously, there is a draft agreement for land use of this property. That has to be agreed to by both municipalities. I'm saying that it could possibly be in that agreement. I also do want to point out the part of the petition, indicates its support for annexation, it's use of property requires basic services that are not available. Major services for sewer or water. The property is located near necessary sewer and water mains to provide the service. As you would expect, this is one of the reasons why they probably would want to be annexed. Because they have services. And that's one thing for both boards to consider the benefit of having municipal services.

If there's going to be a disagreement and a push back, then you have to add that to whether or not it's in the overall public interest.

**Trustee Svarczkopf:** I'm assuming, being that there's 4 lawyers in this room, that if there's a new owner, this application is still good.

**Attorney Donovan:** There would need to be an amended application with the new owner signing on if this application is not complete.

**Mayor Rumbold:** I think it's important to find out when that environmental was done. Was it done prior to when the bus company took over that property?

**Marissa Weiss:** I think it was done during the course.

**Mayor Rumbold:** So, since the buses have been there and they've been operating, there's been no soil tests, environmental study to see if having the buses there have changed that environmental study?

**Marissa Weiss:** I would need to verify for a concrete answer to that. But we can provide that information for both boards and their attorneys.

**Mayor Rumbold:** This is just a public hearing so we all understand what it is. There's paperwork that we have to look over. I'm sure you'll want to see the environment study. And we have 90 days to act.

**Councilman Hoyt:** I think we're concerned about the outstanding violations being corrected.

**Mayor Rumbold:** And when the environment study was done. Things of that nature so everybody knows exactly what's on the table. Exactly what the property is.

**Trustee Svarczkopf:** Let's say the environmental study is old enough that we ask for a new one and there is oil in the ground from the buses, that would still not be the Village's or the Town's problem, right?

**Mayor Rumbold:** It's the owners.

**Trustee Svarczkopf:** Okay, so we take no legal responsibility even if there is.

**Mayor Rumbold:** No.

**Becky Pearson:** 167 Walnut St. \*Read the annexation policy in the comp plan\* I hope that the studies have been done and we have some reports from our engineering firm to see what's going on. What type of revenue we would generate? How many gallons are they going to be using? I think we should have reports before you make those decisions. Can the annexation be accommodating using the existing capacity of the Village infrastructure? The area should contribute to the growth pattern of the Village and should encourage more growth. Is that what you want there? Is that the growth is looking for? I am going to talk about the future because I don't think that we should not talk about the future when we're talking about an annexation. If somebody didn't plan for the Central Park in New York City. It wouldn't be there. The future prospect is possibly that 40 acres across the street. So, you need to think about that. Are we going to be able to accept that at the same time? Do you

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want to accept that at the same time so the developers can split the cost? I mean I'm just throwing it out there because I talked to the assessor in the Town and he sent them back to the developer because the town would be losing revenue if you did that. So, those are things you guys need to think about. It's going to happen and it's been talked about before, but it is in books right now but was sent back because the application wasn't complete. Once you put these places in, we grow as a community. We have to now buy more police cars, DPW trucks, have more workers. Will the income that you get from the water and sewer from this property or property across the street? If that does happen in the future, are we going to be able to not raise our taxes to get that with the funding that is coming in revenue? It is important to look at the revenue. Have you done a study on the revenue that's coming in and how much would you be getting? Those are reports that I'm looking for. Engineering reports.

**Mayor Rumbold:** God forbid if there was a fire on that property, the Walden Fire Department would respond.

**Becky Pearson:** Yes. I'm just things in the village.

**Mayor Rumbold:** We have an inter-municipal agreement with the Town of Montgomery Police Department. If there was a call on that property, Village of Walden would respond. I'm confused as to why you would think there would be an increase in services.

**Becky Pearson:** Because I'm looking to the future.

**Mayor Rumbold:** I'm just letting you know that we respond now.

**Becky Pearson:** Okay. Thank you. So, I also went on Google Earth. I have concerns. If you look at the Wanderling Park, the piece of property with the pond, there is a dam there and then there's a piece of wetland behind that. Then it runs under that ground to the other side of the street to the Tin Brook. Tin Brook goes past our wells, goes through our services, our water. What is leaking out of those buses? Is going to be black top? Gravel? Those are some things that you really need to think about when you're taking that over. Those are things, it's water and oil mixed in down under that ground. I'm just concerned about your water.

**Mayor Rumbold:** Are you talking about the project as it is now?

**Becky Pearson:** Yes. And for buses. Right now, they putting buses leaking oils and things like that. In your agreement, maybe you need to put in there that you're able to get to the dam. You might need to worry about the stream that runs underneath.

**Councilman Hoyt:** Aren't the wells all east of this?

**Becky Pearson:** The wells are down further.

**Councilman Hoyt:** East. And the water runs by it.

**Becky Pearson:** Yes.

**Trustee Sebring:** My thoughts are that when Amthor was in full business there, there was just as much possibility of any contamination that you're talking about now.

**Becky Pearson:** I don't disagree with you.

**Trustee Sebring:** But then you're saying the buses.

**Becky Pearson:** I'm just saying if you're going to do an agreement, put it in the agreement that you can get to that piece of property.

**Mayor Rumbold:** Do we have access to it now?

**Becky Pearson:** I have no idea. I'm just talking for future.

**Mayor Rumbold:** It's in the town of Montgomery. I don't know what agreements they have.

**Becky Pearson:** Has anyone questioned VCSD? I know there is a big vote today for a parking lot and how many people drive to school and is the busing situation going to change? Are going to take Walden Elementary School out of Walden? What's going to happen with the busing? What type of numbers have been in review on the busing situation? I did hear from someone that they did put it a new septic in just recently. Why would they put a septic in if they're looking to water and sewer in the Village of Walden? Maybe somebody needs to call the Town and see if there's permits. If they put in new lights without anyone knowing, maybe they put in a new septic as well. Do you have a review from the Manager on pros and cons of annexation?

**Mayor Rumbold:** Yes.

**Becky Pearson:** You don't know what the property will be zoned. Will it be all 5 parcels? How will that effect money coming in? Those are questions for you. Mrs. Winum is upset about the lights and also noise at 4am. Maybe you can put in your agreement that she can do some type of buffer zone.

**Mayor Rumbold:** They're there now. How long have they been at that location?

**Becky Pearson:** They were not in that section. But now they're going to the section where she's at. I believe they were on the other side. With our issues with the DEC and water and sewer. Do you need to talk to the DEC about additional things happening in the Village? Do you have to contact them? Have we done that yet? Probably maybe a pump station. Who will pay for that? If the buildings get torn down, maybe they don't want to do this anymore and tear it down and then your taxes are a lot less. Talk about the status of the probably across the street. 40 acres which can play into setting a precedent of what we're doing. \*Read part of Environmental Assessment on page 1, page 2 number 5, number 7, number 8, number 12, number 13\* I was just concerned about some issues, like the dam and if we can get to it. I don't know how you can even vote on something without knowing what the zoning is going to be.

**Mayor Rumbold:** The attorney said we have 90 days after the hearings closed.

**Becky Pearson:** The lighting. If they went and did it in the first place, how many other things are they going to do without your knowledge.

**Mary Ellen Matise:** 54 Gladstone Ave. Annexation plan an extreme measure just to get water and sewer. The initial proposal was, if I remember correctly, was they just wanted sewer. I remember the meeting and we talked and said if you're going to do sewer, do water. Because water is where we make our money. That offsets the cost of the result of drinking water going to our sewer system.

We have places like High Meadow. They get water from us. Why wouldn't we just name a water district in cooperation with the Town? Do we have to go through this whole process just to provide water and sewer? Which whoever owns the property, current or new owner, is going to have to pay for the infrastructure. It could just be done under current existing designation, Town/Village line without going through a whole change of boundaries. Do we need the boundary change because we can't trust the Town to protect our water? Was that maybe an issue? Is that in the overall public interest? Because what's happened there now, you have buses parked there now and are parking on landscaping, fabric and rocks. There's no grading for run off. No protection against any kind of run off into the Tin Brook or onto the highway. And what about enforcement? Enforcement is going to be a big issue. Is it in the overall public interest for the Village to take the site just so that maybe it will have better Code Enforcement than the Town? You tell us. Because we're not even aware of whatever proposals that have been made, whatever letters have gone back and forth.

**Mayor Rumbold:** Those photographs, are they yours?

**Mary Ellen Matise:** Yes.

**Mayor Rumbold:** Can you share them with the Village Manager so we have them in our record?

**Mary Ellen Matise:** Yes.

**Mickey Millsbaugh:** 10 Jessup St. I think you asked, Sue, whether an environmental study had been done when this property was purchased by the current owner.

**Mayor Rumbold:** I wanted to know when it was done, was it prior to the buses being there or was there any environmental study after the buses got there? Because I know there was a concern about after the buses arriving.

**Mickey Millsbaugh:** Things like that are the responsibility of the landowner. We should be in a bargaining position. We have parkland that you can't sewer. Can you get a commitment from them for a sewer line to the land east of the pond, should the annexation go through? Possibly even an access road, if you wanted to develop things up there. I saw the plan and the papers you have. It's difficult for me to tell, but the assembly of lands, property, individual lots that they own. I would like to see what are the property lines. Is it the state highway? Is it the Winum's? Is a Dollar General? Are there things that are blocked out of that? Mary Ellen brought up about the parking lot for the truck stops. It's a terribly large parking lot for trucks. They had to put in a structure to separate oil from the wastewater going to the receiving stream. We should think about that as a requirement for them.

**Becky Pearson:** Dollar General, I don't know if they've been approached or not.

**Mayor Rumbold:** We don't have a petition from Dollar General.

**Manager Revella:** We made a suggestion. That's all we can really do at this point.

**Trustee Svarczkopf:** Can one board close?

**Attorney Donovan:** What I am finding is that Section 705, the statute does talk about what happens if one government does not participate. But we have the participation so my answer if one board votes to close and the other doesn't, I don't know the answer.

**Councilwoman Melick:** In my opinion, I would wait to see what you guys do first. I think it's more things that you need to know before you make a decision.

**Trustee Svarczkopf:** Let's say that the environmental study was too old for what I would like. I would like the public to then be able to comment on that. So, I would like to keep it open for that reason alone.

**Mayor Rumbold:** 90 days is November.

**Trustee Svarczkopf:** If we can have that thing tomorrow, the issue is then we have to look through it.

**Marissa Weiss:** We're fully prepared to give it to you by the end of the week.

**Mayor Rumbold:** Our board will have to determine if they accept the environmental study based on the date that it's done. That's conjecture right now because we don't know when it was completed. Would the recommendation be to leave the public hearing open at least until our next meeting and see what we've got?

**Attorney Donovan:** Remember that you're going to be in different places at different times. Unless you want to have another joint meeting.

**Mayor Rumbold:** The Town Board can't make a motion at their own meeting?

**Attorney Tunic:** You're taking lead on SEQRA. We would have to wait for you anyway. So, if you're extending it, I would recommend my board to leave it open as well.

**Attorney Donovan:** My next concern is, you want to make sure you close any potential challenge. So, we got something a little bit different, where the joint public hearing remain opened but being conducted in different places and different times. I'm concerned about that.

**Supervisor Winchell:** From our end of it, are we looking at any issues?

**Councilman Hoyt:** Personally, my main issue is the violations.

**Attorney Tunic:** Going forward, are we willing to continue this as a joint hearing?

**Attorney Donovan:** I would feel better that if you wanted to continue a public hearing, if everyone got together at the same time on some future date.

**Supervisor Winchell:** Are we in objection to the annexation?

**Councilwoman Melick:** I'm not. As far as I'm concerned, it's their decision to take it.

**Trustee Svarczkopf:** These issues are property maintenance issues. Which then even if we take the property, we'll essentially have more rights to go in and tell them to clean up. Even if it comes back that there is oil, I don't know if that changes my mind on a second thought there. So, keeping it open may not even be necessary.

**Councilwoman Melick:** I think the biggest thing that would be on your mind is the water and sewer.

**Mayor Rumbold:** Right now, it goes by the code in the Town. Once it's annexed into the Village, they have to adhere to our codes. Which means you have more control over what happens at the Tin Brook. Right now, you have no control over what happens in the Tin Brook. You want to hope that the Town of Montgomery with their codes is vigilant about what's happening on property that's within their boundaries. If we take it over then they have to adhere with our codes and you actually have more to say about the situation than they do right now.

**Supervisor Winchell:** The property, you have an interested buyer, which is the bus company. Right now, it's a lot of tenant usage. Is that going to continue if they buy property? What is the vision of the new property owner of the bus company?

**Marissa Weiss:** It's my understanding that they're going to take over the majority of the properties. Some of uses that are there now are not going to continue. I have that in the zoning and use proposed agreement. For the most part, it's proposed to be an Auto Sales Lot and repair garage and incidental offices.

**Supervisor Winchell:** The used car lot would stay. The garage would stay. There would be less tenants there now. I envision that. For the record, I have some comments to share between members of both Village and Town Board. The Town of Montgomery with the 3 Villages, are bound together geographically. Government wise, water and sewer service wise, school wise. What is good for the Villages is also good for the Town. What is good for the Town is also good for all our Villages. The annexation is a good chance to put the Town and Village in cooperation in effect of the mutual benefit. We should be looking at the chance to be cooperative and save money and increase services. One of the services we talked about here is everyone wants to be a DEC agent, but in the water and sewer business, one of the best things that can happen is water and sewer. Our environment, when you talk about the stream, and what's going on with rentals and mixed-use properties, is bad for the environment. Would consolidation into water and sewer, which the Town has nothing even close on that side. We can't even get water and sewer to Scott's Corner. We're trying to get on that side of Town, it's never going to happen. I see cooperation from the Village, inviting the Town Board members to have common ground so we can get this done. I think environmentally with all these rentals we have in the town. With the bus company that uses natural gas. There not using diesel fuel. They're not dropping buckets and gallons of diesel fuel everywhere. It's a natural gas bus company. It's a very clean service, but the tenants there might be another issue. Consolidation of the of that building and that property is a wonderful thing. What are we talking about? Schools and buses. Where do want them to park? In Ulster County? We want them close to Valley Central. So, I'm for it. I think my Board Members are pretty much on the same level. I think also with the new development of a business expanding in the Village, I think it also brings the fact that they're going to have to abide by the DEC regulations and every other regulation that we have with new businesses coming in. If we stay the same nothing's going to be done. We'll fix the light and fix a couple of things, as complaints come in. That's basically what we'll do. This is a good thing. Thank you.

**Councilman Hoyt:** The way I understand it is, if the annexation goes through, no matter who owns it, they have to have water and sewer.

**Manager Revella:** Correct.

**Marissa Weiss:** They are fully aware that they have to do that and they have to get connected as soon as possible if they want to get annexed. They know that they can't do business if they don't.

Trustee Sebring made a motion to close Public Hearing – Annexation Amthor Property. Seconded by Trustee Thompson. All ayes. Motion carried.

Councilwoman Melick made a motion to close the Public Hearing – Annexation Amthor Property. Seconded by Councilman Hoyt. All ayes. Motion carried.

**Reconvene**

Trustee Svarczkopf made a motion to reconvene the joint meeting of the Board of Trustees. Seconded by Trustee Ramos. All ayes. Motion carried.

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Motions & Resolutions**

**Public Hearing – Annexation Amthor Property**

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Trustee Ramos made a motion to open Public Hearing Annexation Amthor Property. Seconded by Trustee Svarczkopf. All ayes. Motion carried.

Trustee Sebring made a motion to close Public Hearing – Annexation Amthor Property. Seconded by Trustee Thompson. All ayes. Motion carried.

Councilwoman Melick made a motion to close the Public Hearing – Annexation Amthor Property. Seconded by Councilman Hoyt. All ayes. Motion carried.

**Reconvene**

Trustee Svarczkopf made a motion to reconvene the joint meeting of the Board of Trustees. Seconded by Trustee Ramos. All ayes. Motion carried.