

**Village of Walden  
Board of Trustees Regular Meeting  
June 7, 2022**

Mayor Ramos called the regular meeting of the Village of Walden Board of Trustees to order at 6:30pm.

On roll call the following were:	Mayor:	John Ramos
Present:	Deputy Mayor	Willie Carley
	Trustees	Lynn Thompson
		Becky Pearson
		Brian Sebring

Absent:	Patricia Maher
	John Elliott

Also Present:	John Revella, Village Manager
	Marisa Kraus, Village Clerk
	Kelly A. Kelly, Village Treasurer
	Dave Donovan, Village Attorney

**Public Hearing – Local Law 2 of 2022 -Landlord Registry**

Trustee Sebring made a motion to open Public Hearing Local Law 2 of 2022 – Landlord Registry. Seconded by Trustee Thompson. All ayes. Motion carried.

**Mary Ellen Matise:** I've spoken about this before and a little birdie has told me that maybe some of the things that I addressed are going to be looked at and some revisions made to the original concept, hopefully so that people with single family rentals aren't being charged to register every year, which I think is kind of onerous. I just hope you find a more effective way to do it so that we're not relying on fees.

**Deputy Mayor Carley:** I know we discussed before about keeping it open or closing it so that we can make some revisions and we look at the local law in general, correct?

**Attorney Donovan:** That's correct. My suggestion would be, make revisions, and close the public hearing, because the public hearing is about this local law. So if you're interested in revising it, depending on the extent of the revising it would be a new local law, new public hearing. But this public hearing should be closed.

**Trustee Pearson:** I met with Dean and Darleen last week. They had some great ideas and we wanted to bring those forward tonight, which may prove to be very good for the Village of Walden. Save some money, save some time. I would like to make the motion to close the public hearing and not really vote on that one and reopen some discussion tonight on what can happen and be productive for the Village of Walden.

**Deputy Mayor Carley:** We're going to make a motion, which you don't have to always make the motion.

**Trustee Pearson:** I don't have to make a motion.

**Deputy Mayor Carley:** The discussion was if we're going to continue with it or not, so we're going

to close it because that's what we said last time. We're going to make a motion. I just want to make it clear that the Mayor and whoever is directing should kind of direct that.

**Trustee Pearson:** Anybody can make a motion.

**Deputy Mayor Carley:** No, I'm not saying you can't make a motion. I'm just saying that we're going to make it because that's a discussion. But you don't have to always make the motion.

**Trustee Pearson:** I don't always make the motion, but I would make this one if you want me to. Thank you.

**Deputy Mayor Carley:** I prefer that the Chair makes it. We'll move forward that way. That's all. I do agree with you 100%.

**Trustee Pearson:** Okay.

**Trustee Thompson:** Are we going to have some discussion right now?

**Deputy Mayor Carley:** The public comment was closed. Then we were going to have the discussion because we specifically said last meeting that we're going to look at the local law and we're going to make sure that we go through it and then Trustee Pearson went through and talked to Dean, which is great and that's where we want to go moving forward. Sounds good?

**Trustee Thompson:** So, Dean's not going to speak?

**Building Inspector Stickles:** I spoke at last meeting that I'm looking for an annual fee of \$25 that not charged now. If you're going to close the public hearing that's presented and go with what I discussed Trustee Pearson, then I don't have a comment on that.

Trustee Thompson made a motion to close Public Hearing – Local Law 2 of 2022 – Landlord Registry. Seconded by Trustee Sebring. All ayes. Motion carried.

### **Public Hearing - CDBG**

**Trustee Pearson:** There's nothing in my packet that says what we're talking about tonight, so maybe we could hear about that first.

**Manager Revella:** What does the public want us to work on?

**Trustee Pearson:** I thought you were going to put something in the packet that would have some ideas of what you wanted for the Village.

**Manager Revella:** The only things that we talked about, which we discussed last time, was trying to continue to remediate our I&I issues, which is a sewer issue. If we can.

**Trustee Pearson:** Where is that in Walden?

**Manager Revella:** Main Street, a little bit of Oak Street, down West Main Street is our section for HUD. Trying to do sewer lining and smoke testing. We have a section right now going along Main Street. We want to continue that and other sections to try and alleviate the issue.

**Trustee Pearson:** What do you want to happen? Do you want it to be smoking or do you want it to be the fixing and lining?

**Manager Revella:** You have to smoke in order to know where to fix the line. So, it's both. That's what we did last CDBG as well.

**Deputy Mayor Carley:** For clarity, can you list that again.

**Manager Revella:** It's sewer lining and smoke testing. Kind of go hand in hand, which we need to continue.

**Trustee Pearson:** Have we done the other ones yet?

**Manager Revella:** We haven't been able to because the county hasn't released the funds, because the federal government hasn't released the funds to the county.

**Trustee Pearson:** We're 2 years behind.

**Manager Revella:** We will be. This is the second year now just starting.

**Trustee Pearson:** There's nothing else that would be beneficial besides that?

**Manager Revella:** That's eligible? It's hard. The projects to get approved are usually utility projects and the need for us, the Village right now, is sewer. We're going to talk about that in attorney client as well regarding the DEC.

**Trustee Pearson:** They have different years like one, two or three year projects. Would it be beneficial to go out for one that's longer for maybe the sewer plant, can that be possible?

**Manager Revella:** The sewer plants not in the district, we can't. But we can go for a three year, there's nothing against it. We usually try to get some insight as to whether they will approve a three year and if they won't we say we would accept a one, but we'd prefer a three. We always go with that caveat to see what they can do, and it depends how much money they have.

**Trustee Pearson:** And there are no sidewalks that need to be redone in that area?

**Manager Revella:** Sidewalks are not a preferred project for them. They're difficult to get. We try to push them in through ADA to the back door. But our need right now is for sewer. I want to fix the sidewalks, but we need to do the sewer.

**Trustee Pearson:** It has to be in that space, it can't be something that services that space. It can't be like our wells or something else that would help service that part of the community?

**Manager Revella:** Not this grant.

**Deputy Mayor Carley:** What's the dollar amount that we were looking at sewer?

**Manager Revella:** The 3 year max I think is \$375 or 1 year is \$125. So, we look for the max for the one or the three for that type of project, depending on what feedback we get from the public and from the board.

**Trustee Pearson:** My issue is that they're going to do Main Street repaving and all of a sudden you're going to do smoke testing there and they're going to say we need to fix it and you're going to tear it up in two months.

**Manager Revella:** We tried to push them forward to get it done before.

**Trustee Sebring:** Yes, but what's underneath the blacktop on Main Street, they're only going to cover it over. Now if they've got to go for sewer rehab on Main Street, they're going to have to dig up what's there.

**Trustee Pearson:** Can we go for sewer rehab up on Main Street? Because we know those pipes are terrible underneath of there.

**Manager Revella:** We can't yet because we've already done the grant to do the smoke testing and lining because we didn't want to dig through that mess on state road.

**Trustee Pearson:** I'm fine with that if that's the only option we have.

Trustee Thompson made a motion to open public hearing – CDBG. Seconded by Trustee Sebring. All ayes. Motion carried.

**Mary Ellen Matise:** I call it the Bradley Curse because when they did this building and they were outside doing all the construction, they got the building done, Bradley had everything to set up, these tables. They found out they had to dig up the whole sidewalk because of the sewer. What else is new in Walden? It's the Bradley Curse. But you wouldn't get the money in time for when they're doing the road work. They did West Main Street fast. I think downtown here, it's going to be a little more complicated. Too bad that you wouldn't be able to do it at the same time.

**Manager Revella:** We tried. We actually got the grant a year ago, so we would have this done in time but the feds haven't released it.

**Mary Ellen Matise:** Of course, being reduced to only one census district now that qualifies. What else are you going to do? So you might as well do the sewer.

Trustee Sebring made a motion to close the public hearing CDBG. Seconded by Trustee Pearson. All ayes.

### **Manager's Report**

**Manager Revella:** Since last meeting, obviously continuing with responding to concerns with the public concerning outstanding bills. Went through the tax re-levy issues with the incoming Treasurer. Went through invoices. Started to go through a lot of the paperwork to catch up on things and getting ready for audits that are coming up, including the workers comp audit. I've been meeting with the engineer and contractor to review progress at the Community Center. Went over projects on Oak Street and the West Main Street and paving along South Montgomery as well. Had a couple more police officer interviews for candidates for the position. We're contemplating making a selection soon to fill the vacancy and then going on from there. Attended a few FEMA meetings going through our paperwork with FEMA to get reimbursements for damages from last year. Orange County Transit met with the Mayor, myself, the Village Attorney, Village Engineer, the Building Inspector to review progress at their site on 52 to see how we can get things moving. They should be at the next meeting. They gave us a timeline of construction as well. Went over summer camp and started doing the counselor interviews for summer camp counselors. Had a conference with Lovell Safety to go over experience module in our coming year expenses for workers comp. Our rate is going up now because of our claims from the Police Department. Went over some things with IT and insurance company regarding cyber coverage to make sure we're good. Went over the rates. Our rate was a little bit higher than what we had estimated. We will have to fix that, the

Treasurer was working on that as well. Went to the Associations of Towns Villages and Cities meeting at 88 Charles St. They talked about different things in community and helping out with some funding issues. Attended the Memorial Day ceremony. That was very wonderful as always. Reviewed some applications from the internal job postings. Posted external now as well. And we'll be reviewing those as they come up. Went over some grievances with the special counsel on CSEA and PBA. Parks continue doing maintenance, reviewing progress at Community Center and reviewing park use requests. Tennis finished this week. Flag football starting up soon and working on the summer camp preparations. The Building Inspector issued 9 building permits, 8 certificates of compliance, and 9 COs. They've been working on continuing fire and safety inspections, and the Building Inspector also contacted companies for the rear stairs to try and get some quotes. They issued 46 notices to landlords for having failed to provide the registration information and 40 property maintenance violations. And Code Enforcement Officer also assisted with inspections permits, issuing 6 permits, 9 certificate of compliance and completed a residential and commercial fire and safety inspection. Clerk has been updating Facebook and the website, working on 207c with myself and special counsel and personal matters, helping with the finance department, their coverage and assisting with residents' requests. Finance office is working hard to cover due to the new treasurer, who is coming in this June 1st and also the Deputy being on maternity leave, working on accounts and deposits, updating insurance payments and health, dental and vision. Gasb 84 update, IRS taxes, payroll calculations, from the budget due to error in the PBA contract translated into budget, updating ARPA, scheduling workers comp audit, which we scheduled for next week. The Treasurer is actually happy to discuss any details in exec if the board so chooses. DPW has been maintaining vehicles. Water Department replace 6 meters, 31 mark outs, 4 closings, swapped 2 endpoints and done 2 inspections. Following up on issues with myself regarding some things going on up on Clinton and Gladstone. We've found we're able to test all the lines to find the source of some water up there. It's from one of the house. They continued patching and sweeping roads, the water readings, assisting in capital projects, flushing and jetting. The police obviously have staffing issues due to people being out on leave. They issued 6 traffic tickets, 4 parking summonses, 7 MVA were attended to, 6 arrests and responded to 458 blotter since last meeting.

**Trustee Pearson:** Last meeting, we talked about the MS4 report that you were going to get some information on. We didn't see that in the packet either.

**Manager Revella:** They updated it with the request from the board. They should be submitting the new version for uploading onto the website. I don't have it back yet from the engineer.

**Trustee Pearson:** The Community Center update. What's going on?

**Manager Revella:** We had to wait for the sprinkler testing before they can put the floors in. They got that tested so they can start getting that done. Next, is paint and floors and then just finish work really after that.

**Trustee Pearson:** Are we talking about June timeframe?

**Manager Revella:** It should be. The inside should be ready to be occupied by the end of the month. We still have some outdoor stuff that needs to be done. Sidewalks have to be put in and some other parking areas leveled out. But that's about it. We'll try and work on the same time.

**Trustee Pearson:** The shared services grant writer, did we do something? Are we doing something to finalize something?

**Manager Revella:** He's been reviewing grant applications for us to see what are eligible for. I have a meeting with him on Thursday to go over stuff.

**Trustee Pearson:** Backstairs painting. I did send you somebody.

**Building Inspector Stickles:** I contacted \*inaudible\* and Serta Pro Painters, Serta came and I've received quotes from no one.

**Trustee Pearson:** Walnut Street resurfacing that was supposed to be done or not done or is that being done?

**Manager Revella:** The micro sealing? As soon as we can get a contractor.

**Trustee Pearson:** Our garbage contract is up when?

**Manager Revella:** May 31, 2023.

**Trustee Pearson:** Did you happen to check on the easements from the Planning Board meeting about the tank that's up there for the property owner? There was a big to do with the Planning Board meeting of an easement that they didn't know why there was an easement there for the Village at the top of the hill at the Sister's old place. The water tower. Did we ever finalize that that is what that easement is for, for the Village?

**Manager Revella:** I don't know if we ever got that.

**Trustee Pearson:** I was at that Planning Board meeting when the new people bought the Gladstone Avenue. And there was an easement that nobody knew what the easement was for. It was on the plans. So Queenan was talking about looking into it and I had asked John about it a couple meetings ago. I haven't heard anything further, so we're just wondering if that easement is staying on the plans, whether it needs to be on the plans. I know it's a Planning Board issue, but maybe it's a Village issue if we do need that easement for the water tower that's up there at the water tank.

**Manager Revella:** I don't know why they would ever take away an easement. I would never recommend that. Planning Board can't take away our easement.

**Trustee Pearson:** Whether it was on one plan, it's not on another plan. I think there was an issue. So somebody might want to look into that. Thank you. The Bank Street houses that house next to Millspaugh Furniture's Parking lot. What is going on with that?

**Manager Revella:** They've been working on the house.

**Trustee Pearson:** The second house they've been working on, not the first one. The first house has no violations on it?

**Manager Revella:** They did get cited for stuff in the yard.

**Trustee Pearson:** You have posted a job opening for administrative aide. What is that about?

**Manager Revella:** Maternity leave coverage.

**Trustee Pearson:** So it's only part time and that'll be done when the person comes back?

**Manager Revella:** That's the goal. Temporary.

**Trustee Pearson:** Construction on Main Street, you didn't mention that they're going to start the next part of it. Do you know when that's happening?

**Manager Revella:** No. The engineer in charge said that the bid has not been awarded yet.

**Trustee Pearson:** And I've heard some rumors about moving Veterans Park to Olley Park. What do you know about that? Hopefully it's not true.

**Manager Revella:** I don't know how you can move a park.

**Deputy Mayor Carley:** Like redesignate it somewhere else?

**Manager Revella:** There's a Veterans sitting area that was part of an Eagle Scout project at Olley Park. That's the only thing that happened.

**Trustee Pearson:** I just didn't know if it was maybe miscommunication. What I would like is possibly to have a little bit more information on some reports that you give us for meetings. I wouldn't have to ask all these questions if there was a little bit more information.

**Manager Revella:** If you have questions for me, I can have them ready for the board meeting if you ask them ahead of time. I don't know what information you're looking for.

**Trustee Pearson:** Let's use Dean's report. There are violations there. What are they for? They just they did violations. I'd just like to know what they're for. Police, how many traffic stops, for what?

**Manager Revella:** It has so many tickets were issued. I'm not going to tell you, this guy was going 75 in a 40.

**Trustee Pearson:** No, but it doesn't mean, is it speeding? Is it stop signs? What is it? Where is it? Why are these issues happening and where are they happening? I'd just like a little more information. I think we're pretty vague on what's being given to me.

**Deputy Mayor Carley:** Does everybody feel that way that, the reports are too vague? I personally don't think so because I don't think we have to get in the weeds because that's somebody else's job.

**Trustee Sebring:** The reports that we used to get, they were interesting if you wanted to read them. But if only one person really wants to read them, then I don't know.

**Trustee Thompson:** I honestly feel like we should have a little bit more information. I know that came up for discussion before because we have a Village Manager form of government. So the Department Heads answer to the Village Manager. But we did used to get a little bit more information and I would like to see maybe not as detailed as we used to have, but a little more information. I feel like these are just redundant. Every single word. Every week it's the same. It's almost like a scripted, well, we're working on this. I agree that I wish we had a little bit more detail in the reports. If you want us to call you ahead of time.

**Manager Revella:** If there's something you're interested in knowing more information about, I'd be happy to share. I just don't know what kind of minutiae you want to get into.

**Trustee Thompson:** We used to get more information in the packet and I feel like we've gone from here to here and I'd like to be here, I'd like a little bit more, but I don't need to know every single solitary thing. But I do agree with Becky some of this it seems a little generic.

**Deputy Mayor Carley:** Maybe what we should do is, is go back and look at what's pertinent. For instance, we talk about the Code Enforcement and he says 46, how detailed do we want that? Because if Trustee Pearson wants to know all 46, then that's something that she can go to the Building Dept. and they can provide that information. But I personally don't need to know all 46. But other than that, it was addressed and that everything is moving forward if there's a problem. We have to have a balance because we don't want them to do extra work just to have it in the packet either. I think we as a board need to figure out that. And then we asked the Village Manager, please beef up this report or this report. Not every single report or if it is everything report, to what degree? Because it's unfair that we just say this is not enough. Mayor is not here and Trustee Maher is not here and Trustee Elliott is not here. We can have a discussion. But to what degree? And fully, we need everybody to make sure that they're in agreement or not.

**Trustee Thompson:** But we can still have discussion without everybody, for example, and I'm not meaning to pick on any particular department. Begin interviewing for summer camp. We had a hard time recruiting people to work at summer camp and there was discussion that if we did not have adequate staffing, we may have to reduce the number of children that could go to summer camp. To me, I would like to know, we're beginning the interviews, did we meet the quota of counselors that we need, is it still looking like we may have to decrease enrollment in our camp program?

**Manager Revella:** If we needed to decrease enrollment, I would have put that point out. But we didn't. We have enough candidates. It was a speculation that we might not have enough.

**Trustee Thompson:** For the 40 property maintenance violations, I'm assuming a large percentage of those were grass violations.

**Manager Revella:** All of them were.

**Trustee Thompson:** If there were 40 for grass, where's everything else? I've had two people personally complain to me about a house on Grant Street. I encourage everyone to go to the Building Department or to call you, but you know how that goes. 40 violations. I would rather hear. 30 for grass maintenance, 20 for property. That's another that's kind of generic. Then we talk about the police. There's been certain areas in town that have been a problem. We're hearing from residents. It doesn't really say we're working on the problem on Oakland Avenue. I agree with Trustee Pearson to an extent. I would like to see a little bit more information. I don't need to see everything but certain things.

**Manager Revella:** And if there was certain aspects that addressed, I would have made a note of that. It wasn't addressed. That's why it's not noted.

**Deputy Mayor Carley:** I personally think that the information is okay because I'm not really trying to get into everything that happens in the Building Department or the Police Department other than by exception, like here's the problem, here's the issues. As a manager, as in the board, an elected official, we supposed to be fully aware of any problems or issues that are going on and make sure everything is moving forward. But that's why we pay him X amount of dollars to get into the weeds of it. However, this can make this meeting very, very long if we start getting into every single part of the financial side. Which I think he gives us enough time in two weeks if we had any questions or issues to address within the two weeks to bring that up. But I think it's fair too, that if there are certain departments that we want additional information, we should put that out there so he can be ready to present it. So, I agree that if you want something, we should point it out. If we say, the Building Department, the Rec Department or Finance, in their reports, we want a little bit more. We can pinpoint those so that he's not going over every single thing for the meetings.



**Trustee Pearson:** That's not what I'm asking for. I'm asking for a little more detail. We need to know that it's happening and that things are being taken care of.

**Deputy Mayor Carley:** I guess I'm just looking at it from what's fair to the front office too about how much information should they put, another paragraph, another book, another sentence.

**Trustee Pearson:** The old Chief's report used to be very detailed. Which was kind of nice because you knew what was going on in the Village if there's something happening on. We don't know about that stuff anymore unless someone posts on Facebook. I kind of like to know if I live in that neighborhood that I can warn my neighbors and say, lock your cars, this is what you need to do, we don't get that information and that's where this can come in handy. Not that we have to talk about in public, but let the public know generally. I'm not saying it needs to go back to that at all.

**Deputy Mayor Carley:** I hear what you're saying. That's why I poll the board and see what the board says, because it's fair.

**Trustee Sebring:** The information that we used to get, we can't discuss that in open public, but why don't we take the copies of the previous reports from before it was changed and have that an executive session we can then talk about it. Delete this, yes, we want that. Then she'll know, like from the police report, speeding and so and so road. Then we can go through all that and say yes or no, then go from there. Is that fair?

**Manager Revella:** That makes sense to me. I don't have a problem sharing the reports and going through them. They don't get into detail, like speeding on X street by this officer. That's blotters. But I understand you're saying.

**Deputy Mayor Carley:** We can go in further discussion and then we'll figure out exactly what so then you have it ready for that.

**Trustee Thompson:** The gentleman from the bus company is not here tonight. I just want to say that I found the report in the packet to be very, very vague. I just feel like they keep telling us the same thing with the same window of time, but yet these things are still not happening. Commence installation, expecting delivery. I know there are supply chain issues and things like that, but ever since the last meeting and the one I sat in the Planning Board with, I feel like vague is the best word that I can use. I just feel like the reports are not as focused with information for us, with progress as they were months previously. Is not appearing anymore?

**Manager Revella:** Every other meeting.

**Trustee Thompson:** We can ask him at the next meeting. Is the new justice here? He's in full swing court is. On the police report. We've had several people in the neighborhood complaining about speeding. Are we still working on that?

**Manager Revella:** Yes. We actually contacted another agency about utilizing their speed trailer to put on the road. So, we'll be getting that. The Village of Montgomery.

**Trustee Sebring:** There are two potholes that are quite deep on Edmunds Lane, and they're marked out with orange paint. When they get time, could they fill them in because they're quite deep.

**Manager Revella:** Yes, they're going through road by road right now.

**Trustee Sebring:** The speeding on 52 going past the ice cream stand. The hammer down seems to be once you hit the ice cream stand or prior.

**Manager Revella:** Dean actually was helping us to get the speed signs moved farther out now that the annexations took place. So we hope that helps a little bit.

**Trustee Sebring:** Now, my only question with the bus garage is that I'm going to ask him again when he comes. As far as trying to find contractors now, they seem to be having the same answer. Is it because of price? Can they get anybody so late in the start of the construction year? If you don't have the money, that's a reason to be dragging it on. If they're doing their code complaint is that the write ups were inside the fence. That's one thing. But we're more interested on what's going on with the water and sewer hookup.

**Manager Revella:** That's what I told them.

**Deputy Mayor Carley:** That's the one that we're concerned about, because they're getting away with not paying their fair share at the moment because it's not hooked up.

**Trustee Thompson:** The railroad tracks, they're getting worse every day. Have we heard anything? Are we on a calendar somewhere in the state of New York?

**Manager Revella:** No.

**Trustee Thompson:** What do we have to do?

**Manager Revella:** I requested DOT to put us on the list, I think it was four years ago. That's how we got Coldenham Rd on the list and they said they would get to it when they can. Then when we were doing Coldenham Rd, we met with them on site and said please to do Grant Street, and they said they would look at it and if we ever needed any patching, the railroad company would throw a patch in there. But they're not upgrading the crossing yet. It's New York State DOT that has to decide to do that.

**Trustee Thompson:** Well, we're well beyond patching.

**Trustee Sebring:** That needs to be patched.

**Trustee Thompson:** Is there anything as a board that we can do? Is this something we should be contacting our state legislative people about?

**Manager Revella:** As I told the Mayor when he met with me the other day, I let them know that on this coming Tuesday, I have a meeting with New York State DOT. Regional, which I'll bring it up at the meeting again. But obviously, any letters from the board, officially, help as well. I'm not sure which legislators on the committee for DOT, it was Skoufis, I don't know if he is still on it or not, but that's a good one to reach out to.

**Trustee Thompson:** I wanted to ask, are we anywhere yet hearing anything about our electric charging station?

**Manager Revella:** Waiting for the contract.

**Trustee Thompson:** Going to the services today for Marcus Millspaugh, a topic that came up was the waterfront park. Several people in the family asked about that. I told them we were awarded the

grant and I don't really know where it's going yet, that there's been schematics drawn, the area was cleared. I directed them to you.

**Manager Revella:** I talked to Keith (Millspaugh) about it before. I let him know that we had it out for bid and we got no bids back, so we had to rebid it. They are due back this week. Hopefully we get some people to respond.

**Deputy Mayor Carley:** The Community Center. I know we had something before, are we doing another grand opening or something to that effect when it's actually finished?

**Manager Revella:** I hope so.

**Mayor Ramos:** The report from Orange County Transit. Obviously, it was generated from our last meeting that we had questioning Mr. Mirando. The report is pretty detailed and it gives specific dates on which hasn't even arrived yet. Confirm and coordinate with contractor for water and sewer connection by 6/10. We are in the middle of the school year right now, so we have to give him some leeway on still moving the busses within the confines so he can start working on the berm. He has 6/13/22, removal of busses and tractor trailers from the area in eastern boundary of the site. The next thing is fencing. He expects delivery of fencing materials by 6/26. He's complied with everything that we've asked for him. I know he may be delayed in certain things, but I think once the school year has terminated and he's allowed freedom within his yard, that it will be taken care of. As for water, he's already got water hooked up. Now, we're just waiting for him to approve his contractor. Any business guy is going to realize that he's going to figure out who the best contractor is. We got to give him some at least some leeway on his ability right now. I know Dean has been talking to him frequently and he knows that it's on our radar and we'll continue to put our thought processes with him. He knows where we stand as a Village Board.

#### **Approval of May 17, 2022, Minutes**

**Trustee Pearson:** Page 12, make a motion not emotion.

Trustee Sebring made a motion to approve the May 17, 2022 Minutes with corrections. Seconded by Deputy Mayor Carley. 4 ayes. 0 nays. 1 abstention (Trustee Thompson). Motion carried.

#### **Public Comment**

**Brenda Adams:** 31 Valley Ave. This is just an update on the letter that I sent as Chairperson of the Zoning board regarding Fences. The Building Inspector let me know that the Village is no longer using the R2 or the R6 zones. They're still on our sheets, but they're not a valid zone. The problem is still there, those two zones are no longer in effect. Thank you.

**Mary Ellen Matise:** 54 Gladstone Ave. What I want to show you is that, if every time somebody comes in for this two foot difference, the Building Department prepares a whole packet for us. Granted, the party has to bring in their deed, but then the Building Department has to give us the tax map, has to give us copies of the deed. They make copies of the application. It may not be the only item on the agenda because the Building Inspector brings it to our house. But if it's the only item on the agenda, he's going to lose five or six people's houses just bringing this one thing. So are you talking about time, effort, money in the long run for something that could be uniform throughout the Village.

#### **Local Law 2 of 2022 – Landlord Registry**

**Manager Revella:** I know that the Building Inspector had discussed possibly doing them every other year to include fire and safety, to save on costs. I know Trustee Pearson was in favor of that option as well and may have some other options to discuss as well with the board.

**Trustee Pearson:** I want to thank Dean and Darlene for sitting with me. I think it stemmed from the last meeting when we talked about possibly doing longer timeframes. I sent them the information as I sent you the information as well. This idea is really their idea, which I can't take credit for, but I think it's awesome. What they're talking about is we send out a fire inspection every two years and there are different zones. There's a zone one for certain places and zone two and three for other places. We wanted to maybe combine the landlord registry with the fire and safety, so it's one mailing and they have to get it back to us within, we say 30 days right now if we want to change it to 45 or 35, whatever, you want that to come back at. And if they don't return that because our all the packets are going out the same time. It's every other year. So, it saves time, paper. And if the person doesn't get that back to us, the landlord registry part, we're not charging another fee so the initial \$65 for your fire and safety and then it'd be \$25 for your initial landlord registry plus your units depending on whether it's 2 family and up and commercial is the same. They don't even have single family yet. But we are also maybe wanting to talk about the single family part of it too, because they've gone from 25 houses to 125 single rental homes in the Village, and there's no fire inspection and there is no landlord registry for that either. That would be like a one-time fee as well. We're just trying to save some money and they were very open to that idea.

**Building Inspector Stickles:** Every two years we send out fire and safety inspection. We do area one year and then the following year we do area two and three. We figured if we combined sending out the landlord registry and the fire and safety inspection at the same time, we could put them all on the same packet. We could save some time and energy, but I still would like to charge the \$25 every other year for the landlord registry. Then I would like to have maybe not myself, but maybe Mike in the next year talk about a fee for single family because we did go from 25 when we first came up with the fee schedule for landlords. We have about 120-125 single family rental right now that they're don't pay anything. They just register with us. It might be something the board might want to look at in the future.

**Trustee Pearson:** And you don't do fire and safety on them now?

**Building Inspector Stickles:** Not at this time, no. But it's important that they are inspected at some point because they are rental units. You look for exiting, for extension cords, you look for smoke detectors, you look for the heating system to make sure that nobody stores anything around and make sure everything's working properly. Basic safety things.

**Trustee Pearson:** And you did talk about further, if there happened to be a fire, you did an inspection and a month and a half later, there was a fire the basement. The fire inspectors come to you because you did the inspection. So, they're looking to see what was in the way, if there's any issues. It effects the tenants and the homeowners as well.

**Building Inspector Stickles:** It's a protection for the Village and its protection for the tenants and the landlords.

**Manager Revella:** It's to confirm their insurance as well. Did they have the smoke detectors? The report says yes. They can actually get reimbursed.

**Deputy Mayor Carley:** The issue originally wasn't about fire and safety inspections, it was just about the registry of the \$25 per year, correct?

**Building Inspector Stickles:** The fire and safety inspection is \$65 every time you do it. Every two years. We figured that we would combine the mailings of both the fire and safety and the landlord registry in Area one. And then when we do area two and three, so we wouldn't have separate

mailings and would be done every two years instead of every year, which the code requires now.

**Deputy Mayor Carley:** Okay, so every two years the \$25 is still proposed?

**Building Inspector Stickles:** It's a proposal from our office to the board.

**Manager Revella:** And to include the singles.

**Trustee Pearson:** The board doesn't have to do that. They can still do it every two years initially when someone signs up. Talk about the initial signing of when somebody buys a piece of property.

**Building Inspector Stickles:** That was in a memo of the last meeting. When you buy a 2 family or up, you pay a \$25 fee plus \$10 per unit. Right now, it's a one-time fee. You never pay again unless you transfer title. I would just proposing that to cover cost of all of that items and it would take to send things out that the \$25 would cover. It's something I'm proposing. I proposed it at the budget time. I'm proposing it again, it's not something you have to do.

**Deputy Mayor Carley:** I get it. I just want to make sure that because the issue on the table was that what you propose about the \$25 per year and now we're saying every two years, which is fine because you combining. That's all. Just for clarity that it wasn't the issue about fire inspections and everything. It was just about the \$25. It's a compromise.

**Trustee Pearson:** And depending on what time frame the Village decides like they have to have this paperwork back within 30 days or 45 days. If that paperwork is not, they then can send out a violation notice instead and take them to court and just send them to court.

**Manager Revella:** The longer you take to get them back, the longer it takes them to schedule and then it starts backing him up for other things.

**Building Inspector Stickles:** I wouldn't go any more than 45 days.

**Trustee Pearson:** They go out in July of every year and then they have until April to schedule their fire and safety inspection. But they would only have 30 days to get their landlord registry back. Then that violation could be on the landlord registry if they don't send that back within 30 days.

**Building Inspector Stickles:** We really don't have any problem with fire and safety inspections. They schedule them within the next two weeks or a couple of months out. But they're all scheduled. The only thing I have trouble with people sending back the form.

**Deputy Mayor Carley:** 30 days is fine and then just require them to send it back.

**Building Inspector Stickles:** If we're going to send them combined, I would go to 45 days. It's not going to change anything.

**Trustee Sebring:** But the longer you let them have to send it back, the more it gets pushed to the side and buried in other papers.

**Trustee Pearson:** You can really you can leave the fire inspection. You're not changing that. Just the date for the landlord registry and that's not going to change because it's either 45 or 30.

**Trustee Thompson:** Don't you think it would be more effective and easier if everything went out at once and all the replies came back at once?

**Building Inspector Stickles:** If you're going to send them both out at the same time. The timeframe is going to be the same.

**Trustee Pearson:** They call you for the inspection. They don't send the paperwork back for fire inspection. So anything they're sending back is the landlord registry.

**Trustee Thompson:** I read all of the E-code information that you sent. Did you model this plan on something that you read that works for someone else or you guys came up with this would be the best thing for how we handle?

**Building Inspector Stickles:** That's how we came up with what would work for us. But also most of the stuff that she sent out we're discussing right now.

**Trustee Thompson:** I was on the board when we revisited the landlord registry and the fire and safety, years ago, and I get it. It's time to rethink it. Things have changed. I think it's a good idea.

**Building Inspector Stickles:** If it doesn't work, we can always revisit it again.

**Mayor Ramos:** Just for clarity, you're talking about an additional \$25 every two years or are you talking about \$25 on a monthly basis for the landlord?

**Building Inspector Stickles:** I'm talking about sending both the landlord registry and the fire and safety inspection letter at the same time, the fire safety will be \$65 as it is now. It'll just change that there would be a \$25 fee for the landlord registry. No matter whether you have a two family house or an eight family house. It's only going to cost \$25.

**Mayor Ramos:** It changes once it the house flips to another owner and then it goes back to zero.

**Building Inspector Stickles:** Yes.

**Trustee Thompson:** I've talked to Dean and Darlene in the past. I didn't talk to them about this, but I did read all the E-code information that Trustee Pearson sent us. I know there's been dialog about mailings and emails and how to make it more streamlined. To me, the less you do to get the same result, the better it is. I think this is a good idea because it's more time efficient, it saves money because they're not doing all these mailings. It makes the record keeping a little bit easier. You're going now for two years. So actually it's less money for the landlords. I think it's a good idea that we really give it serious consideration. And if it's a flop, we'll have Dean back here again and we'll come up with a plan B.

**Trustee Sebring:** I believe, every two years to send the fire inspection and registry, because there's so many new landlords, 25 to well over 100. That's a lot. And it's probably going to increase more in the next year. So, in order to keep up on the single family homes, I believe that we should at least look into inspecting the single family homes, whether they like it or not that are rentals to keep the landlord's up to date on supposedly what's wrong with their places and they get a lot of that stuff fixed for the tenants, which they deserve to have a safe place to live.

**Deputy Mayor Carley:** I'm agreeing with everything that was said. The only thing that I think we should still do with everyone review the registry itself, the information in the whole law so that we can make sure, Trustee Pearson sent out some information about the different ones that are out there, that we look at it and see if there are some other areas also if we want to make some changes or some amendments. And I just believe that what Dean and Darlene put together is a good thing

and it agrees with everyone else saying that it cost it won't be a burden to the landlords, but at the same time it puts in a position to put some teeth behind getting the information back so that the Building Department can do its part.

**Building Inspector Stickles:** I'm going to agree with the process of creating an efficient Building Department and giving them the tools that is needed in order to facilitate especially fire and safety inspections and landlord registries. I think two years is fair for them to build them. I remember correctly when we were doing this five years ago that we did tell the landlords that we were ending. We're not going to ask for anymore. But this is a fluid process and obviously things go up, smoke detectors. Fire inspections get more expensive. And in order for the Building Department to facilitate their job, we need to provide them the tools. I like the idea of two years and attaching the fire and safety with the landlord registry at \$25. Hopefully, we'll get complete compliance.

**Manager Revella:** I just want to make sure for clarity for Dave, do you want him to do an updated draft with these couple of things that were agreed on and then go from that draft?

**Attorney Donovan:** I would typically do is take what I understand my direction is tonight have a new introductory local law to you at the next meeting. If you're satisfied with that, you then schedule for a public hearing. If you're not satisfied, you would send me back to my Scribner's Room to make modifications. Then when you're satisfied, then schedule a public hearing and you may not be satisfied. That's fine, too, but that would be the process. I'd have something in front of you that you could act on or continue to modify the next meeting.

**Mayor Ramos:** Do we send to the attorney to draft a new local law?

**Trustee Pearson:** Yes, thank you. Would we want to add the single family to that?

**Manager Revella:** I was going to have them add that to the draft every two years, including single family with the fee, \$25 every two years would be the draft to review.

**Deputy Mayor Carley:** We can have them do it, I agree with that. But the information and everything else in there did everyone else have a chance to look at that and have any recommendations for anything in addition, set up to minimize the number of times we have to go back and forth. That's all I'm asking.

### **CDBG**

**Manager Revella:** Want to make sure the board has an agreement to go out for additional smoke testing and sewer lining in the only district we have left. Initial requests for the three year. If not, go for the one for the maximum amount allowed. There's only one HUD zone, mostly Main Street goes down Oak Street in the peripheral, those side streets there and a little bit of the West Side to the Cedars.

**Trustee Sebring:** Yes, I agree with that. Those lines are very old.

**Trustee Thompson:** I agree.

**Trustee Pearson:** Yes.

**Deputy Mayor Carley:** I agree also. Just clarify what the dollar amount?

**Manager Revella:** I think the maximum for the three years \$375 and the one year is \$125.

**Deputy Mayor Carley:** If working on the minimum \$125 would have been enough?

**Manager Revella:** We'll do as many feet as they let us. They might not even award the max but could be something less than that. Whatever dollars they give us, we'll do that many more feet of sewer line. There's a cost per foot, which, you know, we'll have to go out to bid once the city big money comes in.

**Trustee Pearson:** What was the results of the last one you did?

**Manager Revella:** We did Valley Avenue all the way to 52, and then we did Elm near Sherman. It's hard to tell based on the flow. But we believe that it reduced. It definitely sealed a lot of cracks. It took the deepest sewer main that we have and lined it because to dig that up would be ridiculously expensive. It's over 20 feet deep along parts of Valley Ave.

### **Section 305-21 - Fences**

**Manager Revella:** This is to address the letter the board received from the Chairman of Zoning Board regarding the differentiations between the fences and the different zones.

**Trustee Pearson:** I don't think I have an issue with that. Make it standard throughout. I think it's a smart idea as long as it's not effecting the corner lots and front lots because your side can come down to the front and we just need to make sure that's designated that it is not going to change at a corner. We just had an issue with a fence on a corner recently on the Zoning Board and that had to be set back and things like that. It's in the law already, but I just want to confirm that if we do change it, that we're not changing it all the way down to a corner if it's on the corner a lot.

**Trustee Thompson:** I agree. I've gone to quite a few Zoning Board meetings and I have to say variances and issues for fencing seem to be a hot topic. It comes up all the time. I also recall the issues that a resident had being on a corner property with sightlines and all the other things. Most residents that really want a fence, they will comply with whatever the Zoning Board asks them to do so they can get that fence. Honestly, to keep it simple, I think we should make it standard in the Village with what Rebecca was talking about, about the corners.

**Trustee Sebring:** I agree with Becky and Trustee Thompson about making it standard throughout the Village and the corners.

**Deputy Mayor Carley:** I agree that it should be standardized. However, I think the question was that was in the letter and Ms Adams can address it. Was there reasons before and maybe we're not aware of the reasons before that should be discussed?

**Manager Revella:** Why the fences are different in different zones? When you have the larger lots, you don't want to divide it up as much with privacy fences. More of an open plan, open yards and the view of the neighborhood is open. When you're in the more dense areas, it becomes more industrialized or commercial. They wanted more fences for privacy because people are so close to you. You needed the fence for privacy and the larger lots you didn't. That's the premise.

**Deputy Mayor Carley:** If we standardize and say all fencing six feet, side, front and back?

**Manager Revella:** Sides only, not front and back, correct?

**Trustee Pearson:** Right.

**Attorney Donovan:** That was going to be my question because the memo doesn't mention rear. Is



rear covered now?

**Manager Revella:** There are different sizes for different areas.

**Attorney Donovan:** Is it six feet?

**Manager Revella:** Yes. There's eight feet as well.

**Building Inspector Stickles:** Just to clarify, the fencing situation. In the last six years in front of the Zoning Board, there have only been four requested fences. Two of them were corner lots. Two of them were actual fences. I don't see an issue. Also, like I have said to the Zoning Board at the last meeting, the applicants are the ones that propose changing their fencing. The Village doesn't require them do it. And you're only talking about two districts or R3 and R4. Which are the only ones that have a four foot maximum on the side yard. The Zoning Board Chair did put a very good memo together for you to explaining this.

**Deputy Mayor Carley:** I don't have an issue with just the sides. But once we open a can of worms, let's address it all. Then if there needs to be some thought about the whole thing, we can have a discussion and make the changes as needed. I understand the six and I understand we're just doing four. If there's an issue at the front and back in the sides and everything, why not address it now? I understand what was presented about the sides, but are the rest in compliance? Is there a reason beyond what the manager just said? That was that was my question for it. And I'm not aware of it. If someone wants to put up a six foot fence on the sides, why can't they? Then I should have a good answer for that. I do understand the corner lot, especially because if someone's coming around the bend, you need to be to see over.

**Trustee Pearson:** And the front yard. That's why it's only three feet in front yard. That's even hedges and things like that, not just a fence. We had somebody in an R5 recently who had a pool put in and they wanted to have the privacy. I get it. It was only four feet. They don't want their neighbors peering into them with their two young daughters with their bathing suits on and things like that. It's a more of a privacy issue. They don't have to put up a six foot fence, but it's going to be allowable if we need to put it up. I have a four foot in my yard because I want to be have the visual and the open space. I don't want to be closed in, but some people want that privacy. I don't see a problem with that at all if we make it six feet on the side. Keep it the same in the front, the backs are already where they need to be as well. One of the issues with the fence was also part of it was the last one was an easement that was on the Village easement. So that was a little different so that you can relate to that one. But I don't I don't have a problem with the six foot fence.

**Building Inspector Stickles:** I believe in standardization. Just for the record, I believe the Chair made a comment during public comment that R2 and R6 for the record is not in play.

**Brenda Adams:** It seems that there was a lot, but it's because they extended over many meetings. The corner lots we had. I wrote this in my memo, but the corner lots, we had to talk to the police and the fire to make sure, especially there was one where the ambulance come down, to make sure there was no danger. That was two out of the four. Another one was because you have to send the application to the Orange County Planning. They have 30 days to answer. These people wanted to hurry. So they got on the agenda for Zoning Board, but we couldn't approve it because we didn't have the Orange County approval. But it was still within the 30 days, so we couldn't approve it without that 30 days, if they go over the 30 days, then we can override them, but we can't before that. That's why it seems like there was a lot of conversation, but it was really just four in that period of time.

**Manager Revella:** If you would like a proposed local law from the attorney, just make that suggestion. He'll try to do that for you.

**Attorney Donovan:** I will do that.

**Mayor Ramos:** Everybody in agreement?

**All:** Yes

### **Discussion – OLI Zone**

**Manager Revella:** The attorney and the planner went through pretty diligently to look at our area and other areas to see what was appropriate and saw that the lot coverage of 40% in OLI district seemed reasonable. If the board has any questions or comments, great. If you're okay with the draft, you can set a public hearing for next meeting and we can discuss further during a public hearing.

**Trustee Pearson:** I know that when I talked to at the last meeting, John, you're going to get back to me and get me the information of where exactly this OLI is.

**Manager Revella:** I asked for a list of with section block and lots but I'd have to get the zoning map to show you.

**Trustee Pearson:** I called the county for the most updated map. So I do know where it is. I knew where it was before, but I just want to see if there was anything added or taken away. I have an issue because I think that why do we want to do it for all of those, once we pass this law, if we decide to do it, it's going to change every OLI piece of property that we have to be able to allow that. I don't know if I feel comfortable doing that. I believe if the applicant wants to go before the Zoning Board and want to get that changed, they can go to the Zoning Board and get it changed that they has a problem with the property that they have. The 40% is just the building on the lot. It's not even including parking, it's not including driveways, not green space. That's how I read it. I have another issue on the environmental assessment form. On that assessment form it talks about, on the very first page, a brief description of the proposed action it says "The Village of Walden proposes a local law to amend the lot coverage of the office light industry zoning district within the business mixed use and industrial districts". Now those are all separate units"

**Attorney Donovan:** May I interrupt, because you did ask me about that before the meeting. I think it would read better if "business mixed use and industrial districts hyphen table of dimensional regulations" were in quotation marks because that's the title of the attachment. That's the name of the attachment. Then there's a column for OLI, the local law would only change from 30 to 40. But that's the title. That's the sheet.

**Trustee Pearson:** I would like that struck out of there altogether and just put OLI.

**Attorney Donovan:** You really can't do that. You have to identify where you're changing it.

**Trustee Pearson:** I think that for me, I'm not comfortable changing all the OLIs because you're talking about Coldenham Rd, Spence Engineering, right off of Elm Street, Ampac, Rte. 208, part of the close to the townhouse development off of 208 as well. I think that if somebody wants to change that, that they can certainly have their right to go to the Zoning Board and get it changed. I don't feel I'm comfortable changing that from 30 to 40.

**Trustee Thompson:** I just would like to understand the advantage to changing the entire thing. I sort of agree with her. Why do we have to change the whole thing?

**Manager Revella:** You don't want to spot zone. And of all of the lots in OLI, I think only a few that are still open the rest are already built with parking, etc. it'd be difficult to do much of a change. But those areas where they are, that's where we want them. That's what the Village wants and that's where the comprehensive plan wants them. That's where those places are supposed to be. Changing the building size by 10% is insignificant, according to the memo that we got from other municipalities as well. They're all around that range.

**Trustee Pearson:** But that doesn't mean that somebody can't tear down the building that's already there and like Spence Engineering and put something bigger and more up there. That's what you're doing. It's not just for today, it's for the next 20 years.

**Manager Revella:** We want more development there. Otherwise, how do we grow our Village tax base, create jobs?

**Trustee Sebring:** The 30 to 40%, you want to be able to entice industry to the OLI. Increasing that from 30-40%, in my view, is advantageous to do it because that's an area right now that really is in discussion only has maybe one big one but you want to try to fill that land out. I would be in favor of the change in it from the 30 to 40%.

**Deputy Mayor Carley:** I also I'm in favor of making the appropriate change. The reason I say that is not only because we just want more business and bigger business, but when we take the time and effort to go to our comp plan and we try to look at everything. When I was previously on the board, we went to the comp plan. We go through everything and we talk about it and why we want it. We don't want to deviate from that because we want the Village to grow and everything to prosper with the times. I'm in favor of the 40%.

**Mayor Ramos:** We were on a committee for comp plan. We had our marching orders and if this business is requesting an OLI amendment from 30 to 40, we should accommodate that for our business that's going to enter into the Village confines and establish commerce. So I'm good with the 30 to 40%.

**Trustee Pearson:** Do you know what the business is, Mayor?

**Mayor Ramos:** I do.

**Trustee Pearson:** What is it?

**Mayor Ramos:** I believe it's going to be a trucking service.

**Deputy Mayor Carley:** Is there some reason that this business is different from any other business that we should be aware of?

**Manager Revella:** It's allowable use in the zone. As far as I know. Warehouse.

**Trustee Pearson:** It's a warehouse. Warehouse? Is it storage? What is it?

**Manager Revella:** Shipping and receiving. Similar to what's already at 39 Edmunds.

Deputy Mayor Carley made a motion to set public hearing for OLI local law for June 21, 2022 at 6:30pm or shortly thereafter. Seconded by Trustee Thompson. All ayes. Motion carried.

### **PBF Café Outdoor**

Trustee Thompson made a motion to approve the outdoor cafe permit request. Seconded by Deputy Mayor Carley. All ayes. Motion carried.

### **Park Use- Alcohol Use**

Trustee Sebring made a motion to approve park use alcohol use request. Seconded by Deputy Mayor Carley. All ayes. Motion carried.

### **Public Comment**

**Mary Ellen Matise:** I did send everybody here this information about the parcel that's at the edge of the town on 208 and Osiris Road. It's up for sale, commercial. I did present it and send everything to the Town Board members too. Probably we should also send information to maybe Fred Reichel at the Planning Board to keep an eye out for this because anything they do there is probably going to be before the Planning Board, either for site plan or maybe for a gas station because it's an allowable use under their code. I sent you out there table of uses and their zoning map. This is all the new stuff from the town so that we can keep an eye on our borders. It has historic significance. Wileman Town was the first patent in this area, the first patent that was developed. And you can still see I think I sent you the pictures, the Stone Bridge abutment for the original dam. The road went over the dam instead of where we're 208 is now. It went over the dam and that's where the mill was. And at one time, that mill, I think, might have belonged to one of the Coldens at about the turn of the century 1800. It significance to us as a Village and in the town and I'd hate to see a use go there that impacts us a Village and also the Tin Brook because of that it goes right through that parcel. The Pathways Committee meets every two months and they've been doing it by Zoom. I brought it up once before about obviously John going to OCTC and saying to them, what about us? All they're doing is talking about like Goshen and south and southwest in the county. Today they had Lauren Bennett, who's with the OC Planning Department, gave a little presentation of the Heritage Trail, and they're doing usage counts. And I bet you our usage on the rail trail is as high as anything in Monroe and Chester because the usage counts in Monroe and Chester were very low for the Heritage Rail Trail. Meanwhile, we don't even count. They're not even talking about us. And here we have a trail that connects all the way to Kingston, goes across the river on the Walkway over the Hudson, and connects to Dutchess and New England. We have all of Stewart here that's full of trails. They're talking about extending the trail to Salisbury Mills. But all of this just bypasses us. They're talking about extending a rail trail through Pine Bush. Meanwhile, we're sitting here with a beautiful trail and the tourism would help us. The other person who talked today and talked a lot about the Heritage Trail was Zac Coleman from Orange County Planning Department. Let's have him come here and let's have Kerron Barnes come in with him. Kerron is our Walden man. He's putting together a trail conference on June 18th in the southwest corner of the county because everything they're talking about is related to the Delaware and Hudson Canal. And yet he knows everything about what's going on in Orange, Sullivan, Ulster. Why don't we have these two men come and give us a presentation? Let's get our trail connected. Because right now we're in the dead end. We have no connection to Orange County at all and they're looking to spend a lot of money.

**Nelson Pantoja:** I'm the owner of Empanada Nirvana. We're having an event and if I'm violating any codes or if I'm doing something wrong, just let me know. Anybody who knows me and knows my restaurant knows that if there's anything that this town needs, I do. You need a donation for this? I get it. You need this. I do it. If you need me to help with a fundraiser, we do it. My restaurant feeds quite a few families in this Village. I am really honored at the way this Village has embraced our restaurant. It's an open restaurant. Two rules we follow. When you come to my restaurant, we don't discuss religion and we don't discuss politics. We take all of that and put it over there. We come in here to listen to some funky music, check out the artwork and have some decent food. I'm having a problem now. I'm afraid to proceed with a couple of things that we wanted to do this

weekend. We had a very big event. I don't know if anybody's aware of it, but the LGBT community. The kids who are transgender, gay, bi, binary, whatever it is, because I have people who work for me who are black, Hispanic, gay, binary. There is no separation when you come to my place. We did a fundraiser for them with a lot of the parents there that they wanted to use the space. We used it. We had a couple of bands there. We had a drag show. There was a lot of kids there. It was a pride event. It was a beautiful event. We got a complaint and the police came saying something about loud music and it was too loud, which it wasn't because Officer Rios was the responding officer and she stood by the laundromat and she was on the phone with her Supervisors and they were like, it's really not that loud. The reason why I'm addressing this is, is that because a week ago when we showed a movie, there was a deejay on before that and somebody complained about the deejay. Now we're going to be showing a movie for kids. I need to know how do I prevent people harassing us over little things. If this too loud. No problem. One woman called and it seems to be the same person. No problem, we'll turn it down. The music is always off by 9:00. Period. We always end it by 9:00. But now we're going to have this community refrigerator there. Now I'm a little gun shy. Today I threw out a case of food that could have fed 13 families or 13 individuals. We're going to put a refrigerator out there and every night we'll announce, like Millions of Butterflies does and the Hudson Food Bank in Newburgh. Are there any rules? Do I need a permit for that? Do I need a permit to have a band? If it's just a singer. I don't want to disrespect anyone. I don't want to not follow the rules. I don't want people calling and complaining and wasting the police officer's time to come to Empanada Nirvana because the music may be a little bit too loud and it's 3:00 in the afternoon on a Saturday. I just wanted to come and address you guys and let you know what I'm going through and what we're planning. We're not going to stop the events. Because most of the events are fundraisers for a program, whether it be homeless, transgender, Veterans. Because we are doing we are teaming up with the Honor Flight. I want to do it the right way. I don't want to get people angry at us.

**Manager Revella:** If you have outdoor events planned, then try and let us know ahead of time so we can schedule it and if it's something of that nature, the board can address it and either approve it or not. So, you know, ahead of time. If you have a calendar of events for the year, maybe bring it up so we can look at it so if there's anything that needs approval, we can get the approval ahead of time so you're done.

**Nelson Pantoja:** Okay. When you say approval, are we talking about like bands or musicians that are outdoors?

**Manager Revella:** You're allowed to have food outdoors now. You have an outdoor permit already. For the band's, outdoor music, yes.

**Nelson Pantoja:** I do need a permit for that.

**Manager Revella:** I believe you do. It's in our code.

**Nelson Pantoja:** If there's not a band, because every weekend I have a deejay, every Thursday is open mic is poetry night for young people inside the restaurant.

**Manager Revella:** Only outside. If things outside, you have to let us know.

**Nelson Pantoja:** Okay.

**Mayor Ramos:** Just give us your events schedule. It's going to be outside. We know you shut down at 9:00. We'll work with you. We're not preventing you from any venue that comes to your establishment. As a matter of fact, we enjoy it and we greatly appreciate it. I know you're going to

have prior to our Music in The Grove, you're going to have an event before that.

**Nelson Pantoja:** There's nothing I won't do for this town and appreciate it.

**Attorney Donovan:** The Village board can't prevent someone from making a complaint. If the PD gets a complaint, the PD is going to go investigate. Just so you understand that that could still happen.

**Nelson Pantoja:** Of course. I understand that. I just want to know that if somebody is going to come. We already know that. Always going to have one. I just want to know that when they come, I'm in the right.

**Deputy Mayor Carley:** Can we make sure he gets the local law on noise ordinance and things of that nature to make sure that he's fully informed on everything.

**Cheryl Baker:** 126 West Main St. Landlord registry. The Village had given its word that it wasn't going to charge when this was installed. It does serve a purpose for the ghost landlords, most certainly. But to charge for when there's no necessary need for it to do it just to get money is wrong. When someone pays a fee like they do with the fire inspection, a service is provided. There is no service being provided with the landlord registry. They're providing you the information. And now that you found and I applaud Darlene and Dean for finding a solution to the cost of sending the mailings out. It makes perfect sense to combine it with the fire and safety inspections fees. So you've reduce the cost to the Village of having to do that. So, what is the reason for charging these people? Because in the end it's not going to be the landlords. Who do you think they're going to transfer it to? It's going to go to the tenants. And if you're already looking to charge, if it's two years, I guarantee you down the line you're going to be looking to do it every single year. Because you if you're already going back on your word of not charging and now you're going to charge two year, I guarantee it's going to be coming back that, we're getting money, we're going to charge again the following year. The role of a Building Department isn't to find new ways to charge people. They have a task. Look at code violations. We have code violations that have been going on for years and buildings that are still not changed. Look at 110-116 West Main Street that buildings falling to the ground. People have trees growing out of their roofs. Porches that are dilapidated, have been for years. Why aren't those being addressed as opposed to going after people for more money that hadn't done anything? That should really be considered before going after people for additional funds. When it was being spoken at the fire inspection fees, it comes across that it's per building. It's not per building, it's per apartment. So if you have an apartment building that has five, six, seven, eight units in it, it's \$65 per apartment, not \$65 for the whole building. That should really be considered before the board considers adding even more money, because that's a misnomer. It's not per buildings, per apartment. Now you're willing to add even more to that. Is that really justified? You should be getting something for your taxes. Business owners, landlords, commercials pay a very heavy amount of taxes. How many of you have mortgages on your houses or started off with a mortgage? Some of you may have already paid it off. Most don't start out with off being able to buy the houses outright. How many of you have mortgages or did? Don't want to answer. Okay. You didn't own your house. The bank did. Did you have people being sent in to your home to inspect it yearly and be told, guess what? You have to be paid for invading your privacy? No. So why are you going to start doing that now even with single families? If you yourselves didn't have to go through that with owning your own homes with the banks, because in the way fire and safety inspections, they do invade people's privacy. They're asked to pay for it and now you're asking them to pay for even more money with the landlord registry.

**Trustee Pearson:** Mr. Taylor commented online "are online public comments deleted from the video after the meeting's close? When I replayed the video from last meeting, certain comments

were deleted."

**Manager Revella:** We don't delete the comments, but if you made a comment on there and you can delete it yourself. That's different.

**Trustee Pearson:** And he also said "all 18 wheelers are still using East Avenue as a shortcut to the bag plant." He is concerned about the traffic warehousing. He gets it that there is possible warehouse coming, but just knowing where trucks and trailers are going. They make that a shortcut. So he wanted to put that on the record as well. Thank you.

**Mayor Ramos:** Thank you. Thank you, Mr. Taylor.

### **Payment of Audited Bills**

Trustee Sebring made a motion to approve payment of audited bills. Seconded by Trustee Thompson. All ayes.

### **Correspondence**

**Trustee Sebring:** I received 4 emails. One from Mr. Maher, Brian's father. Sylvie Rinaldi from the Ambulance Corps for the Executive Board meeting on 6/14, Michelle Gray concerning the landlord registry cost, and one from Mr. Gonzales concerning South Montgomery Street speeding

**Trustee Thompson:** The letter in the packet from Brenda Adams about the zoning with the fences. The letters about the outdoor seating and the park permit. I also got the email from Mary Ellen Matise. I also got the email from the woman about the landlord registry and from the gentleman with the speeding issue on South Montgomery Street. I think that's all that I got.

**Trustee Pearson:** Same except. For there was an email from John Joseph on trees on an Oak Street.

**Deputy Mayor Carley:** Only received the ones from Mrs. Adams and Mrs. Matise.

**Mayor Ramos:** I received Mrs. Bria landlord registry, South Montgomery speeding, Zoning Board Chair Mrs. Adams, at least six emails from Trustee Pearson and a number of emails from Mrs. Matise.

### **Miscellaneous Comments from the Board of Trustees**

**Trustee Pearson:** Trees. What can you do over that with me? Have you heard anything more from Mr. Joseph?

**Manager Revella:** Since our last correspondence? No. We reached out to him again as well.

**Trustee Pearson:** Flag Day on Sunday at 1 p.m. Hope you all can come. It's such a nice program. The Community Council, Veterans Park Committee does a really nice job. I'd like to just say a few words about Mickey Millspaugh. I wanted to honor him this evening. He was a great human being, a Village Historian. He sat on the Zoning Board, a Trustee when I was Mayor. I did give the family a Walden flag and had a little plaque with all your names on the bottom. I hope you don't take offense to that. But just wanted make sure you knew that was happening. I felt he needed to have something given to him. He was under my leadership as well when I was Mayor, so I felt I really wanted to give him something from the Village. I also added your names. Anything more on the ambulance, Mayor?

**Mayor Ramos:** We're still waiting. Hopefully it's in the next coming meeting.

**Trustee Pearson:** Speeders on South Montgomery Street, which is a county road. Is it not?

**Manager Revella:** Yes. It turns into a state road when you come off River Road, technically.

**Trustee Pearson:** Right. Our part in the Village is a county road.

**Manager Revella:** County.

**Trustee Pearson:** If we can't do patrols or things there, can we enlist the use of the county to do some patrolling? I know that years ago they wanted to put a sidewalk in there and we had to approach the county to get the sidewalk done years ago. I know it was a county spot. If we can't seem to do the patrolling and get that done there for Mr. Gonzalez, even having somebody sitting there is can we enlist the county to help us with that?

**Manager Revella:** We can make the request.

**Trustee Pearson:** John, I know you asked for the DOT for the railroad to have a motion made maybe to possibly get a letter from the board to support you.

**Manager Revella:** Yes.

**Trustee Pearson:** I would be happy to make a motion to write a letter to support that for you to move forward on DOT.

**Mayor Ramos:** Let's get one from the senator first and then next meeting. I'll contact the senator, and then we'll forge on from there if he can assist us.

**Trustee Pearson:** The meeting's next week.

**Manager Revella:** Tuesday.

**Trustee Pearson:** So he needs something for next Tuesday. Do we want to make a motion to address a letter for John?

**Mayor Ramos:** I have consensus of the board, right? I'm just going to tell him or ask him how he can facilitate and assist us. He's done that in the past and I don't think he'd be reluctant to do it.

**Trustee Pearson:** I just thought the Manager said the more, the better.

**Manager Revella:** This would be a letter addressed to DOT, correct.

**Trustee Pearson:** From us.

**Manager Revella:** Yes. The Mayor is suggesting the Senator send a letter, correct?

**Mayor Ramos:** Yes. I'm seeing if he answered my text, but he did not.

**Trustee Pearson:** I would like to make a motion that we send a letter through the Village Board to the Manager about the DOT what he needs to put in the letter to support what needs to get done for the railroad tracks.

**Mayor Ramos:** If you allow me to do my job first and then if I need help, then I would get one



from the board. I'll be talking to him tomorrow, probably.

**Trustee Pearson:** How are you going to reach out to the board members to get an approval to write the letter?

**Mayor Ramos:** Do we need a letter?

**Manager Revella:** I don't know. If you talk to the senator to help us, I don't know if he has time.

**Trustee Thompson:** I don't understand why we can't do both. Send a letter from the Village Board and get support from the senator. I thought it was my understanding the more voices we have, the better off we will be.

**Mayor Ramos:** We can do both.

Trustee Pearson made a motion for the board to write a letter in support of the Village Manager for the Railroad Tracks. Seconded by Trustee Thompson. 3 ayes. 2 abstentions (Mayor Ramos and Deputy Mayor Carley). Motion Failed.

**Mayor Ramos:** I will talk to Senator.

**Trustee Thompson:** I was also going to ask about an update on the ambulance. There was no mention of it at the previous town meeting. No mention of the consultant. I too am hoping that it's on the agenda for their next meeting. I would like to thank everybody who worked to do the Memorial Day parade. It went off very well. Flag Day is coming up. If the Walden Community Council and the Parks Committee need any further help prepping the park for that event, I am willing to help. Please call me. I had a young person approach me about the basketball court down at Wooster's Grove. I know I bring up maintenance schedules frequently, and I know a few years ago, young people complained and we were able to improve the basketball court. There's weeds coming up through it. As far as Mrs. Matise and the comments about the rail trail, I agree with her 100% and at an Association of Towns dinner, several months ago I was with Cheryl Baker and the people from Pathways. Yes the woman was there and gave her presentation about the different trails and connecting and whatever. Cheryl Baker asked about the Village of Walden, and we were pretty much led to believe we're not even being considered. I like the idea of having someone come to present to us, Zachary Coleman. I know him well. He grew up in the Village of Montgomery, so he knows this neck of the county. I'm all for that. If we can arrange a presentation and get some questions answered. I know the Town of Montgomery was awarded a grant for pedestrian walkways and bicycle trails. I have no idea if that is something they're considering, like coming to this side of the Town of Montgomery. I don't know, but I would love to know if somehow we're going to connect. Mentioning the rail trail, I was pulling out papers about the Hill Street Bridge and I came across the estimate from October 4, 2019 to crack seal the rail trail and get to work on it and improve it. To my knowledge, that has never been done. If you'd like to look into that. Mr. Revella, it was slated to be done. I have the estimate right here in front of me for \$25,000 and nothing happened. I've brought up several meetings now about scheduling a tri-board meeting and this again tonight with the zoning changes and the things that are happening in the Village. I think it's something we should just get on the calendar and get it done. There's been talk over at the town about maybe once or twice a year having a meeting with the town, with a representative from all three villages. As far as I know, that has never been scheduled. That's something we can work on. We've also discussed about having periodic comp plan reviews and we've not done that either. Talking about some of these things, the rail trail, the zoning, I think we should periodically review the comp plan because it's a wonderful document if we use it. I feel like if we don't look at it, we don't remember what we said in the document of what we can use to improve our Village. I would

really like us to maybe set a date or put together a group or have the whole board. I think we should talk about that. I also would like to talk about the Hill Street Bridge. The Hill Street Bridge was on the agenda. They had a consultant give a presentation, which there was really no new information. It was information we knew. They determined that the panels from the Tappan Zee Bridge are a wonderful thing to use to repair the Hill Street Bridge and they want to make it two way traffic. The topic came up about one section of the bridge or two. It's looking like one section of the bridge. The estimate, I believe, was \$625,000. It's still not a done deal. I think we really need to stay on top of that. I pulled out all the old paperwork on that bridge, so I'd like to review it and go to another town board meeting and make a public comment. Lastly, our Village Clerk was once again awarded, she made the Municipal Clerk's Honor Roll again. Congratulations, Marisa. I believe that's 3 years in a row. We have that wonderful thing here. I would like to thank a few people in the Village. Anyone who knows me knows I have been five years carrying on about beautifying our Village every summer and I've been persistent and this summer, the Walden Community Council with the Parks and Rec Department, put planters all up and down Main Street. I hope everybody has been able to look at them. The flowers are growing, they look lovely, and we're educating each other on how to maintain them and water them. They look great. I have had several conversations with Mike Bliss and John Revella about planting some other areas in the Village. This year I worked together with Mike and his staff and they planted the entrance side to the Village on River Road and also on Route 52. Things are looking nice. So we're making progress there. I also got permission to do Bradley Park. That was a task, but we got it done. I would like to thank Mike and his staff Brent Norman, Chris Rooney and Robert Montanaro Jr. They were really good. They came and dug holes for me. There was also a neighbor there, Mr. Jones, who came out to see what I was doing. He and his son also helped me water those new plantings because there's no source of water there and our parks people had gone home for the day. So thank you, Mr. Jones, if you're watching and your son and I would also like to thank Logan Heaney and Lauren Rowley, because they helped get all the plants and set everything up on Main Street. So, we're working on it. We're working on making our Village a really nice, lovely place to visit. I sent my whole board an email about beautification and what it means. It's not just about flowers, it's about buildings and walkways and all kinds of things. But it also did say that plantings throughout the Village are good for people's mental health. It's uplifting.

**Manager Revella:** The tri-board meetings being set up. The Clerk already reached out to the Chairs on the other boards. We're working on the other items.

**Trustee Sebring:** I'd like to thank Lynn and the Parks Department for doing their flower planting and putting the planters on Main Street. They do look absolutely good and nice. They've been watered quite a bit lately with the rain. I haven't been to Bradley Field to look at what you did there but with the way you were talking after that, it was quite a job. The Village is looking good with the planters and what happening. I'm glad to see that progress is being made. 52 and 208 are going to be paved, which will make it really nice. They did a good job on paving across the kill out to Houtman Dr. Things are looking good for the Village. Thanks to our Village Manager for being able to expedite the black topping and the Village and all the other projects that are being done now with the sidewalks on Oak Street. It's coming along. Thank you.

**Deputy Mayor Carley:** First, I would like to say welcome, Kelly Kelly, our Treasurer. We appreciate you and rare form you're here as usual, sitting here. We had to sign a lot of bills because of you. I want to say thank you for your hard work and getting the Village up to par on some things because June, as you know, and the Village Clerk brought it to my attention that it's just crazy, especially if the people don't know that we have a shortage because everyone's out and she had to come in and do a yeoman's work and so I just want to say thank you for that. I appreciate everything and your hard work. As usual, I'm a fan. So thank you. We already address about the Ambulance Corps. I haven't seen anything else regarding that, so I'm not sure if the town is waiting on their

consultant also. We're not going to talk to anyone after that, until they finish their part and then we do our part.

**Mayor Ramos:** Yes.

**Deputy Mayor Carley:** The rail trail, I thought was a great idea to have a presentation about that. To be honest with you, I'm not fully that verse on rail trails and things of that nature. But I just wonder how will they run through the Village of Walden or we're talking about around the Village of Walden? I'm going to go back and read it in the comp plan, but I think that's something that we should look at and I do understand why we should have that attention to our Village to bring that foot population traffic into our area. I agree and I want to say thank you for that. I ask for the review of local laws and if the board is mind, I'll submit a schedule some things that we can go by to kind of start reviewing that so that we can actually keep it at the forefront of our minds if that's okay and I'll send it out to everyone they can see and then the Village Manager can look at it and in starting with the landlord registry so that we can make sure we cover everything and bring everything up to date as possible. I know before I mentioned about the business association and we talked about it, but I guess I can start spear hearing that and kind of pushing it forward to kind of see if we can get that on board, I think that goes hand in hand with what we're talking about, the rail trail and the beautification and all of that to come together would be great. And lastly, the Sam Wright dedication. I'm not sure where we are on that.

**Manager Revella:** We asked the family for a date. Waiting for them to give us a date.

**Mayor Ramos:** I want to pass on my gratitude and my thanks to the Historical Society of Walden and Wallkill Valley. I know it's been a while, but May 18th we had a wonderful presentation here from Mr. Ray Kelly. A slideshow of the trolley that ran from Newburgh to Walden brought back some serious memories from my childhood in City of Newburgh. He brought us from City Newburgh all the way up to Walden. It was really nice. Memorial Day Parade was excellent and a wonderful speaker and a Major from the Stewart Air National Guard Base. Just past Saturday, we had a COVID walk, which was dedicated to Steve Nicoli. Past Commander of American Legion 158. Very well attended by over 125 people. It was beautiful weather and it was a nice event.

**Deputy Mayor Carley:** I just want to say I apologize. I know it sounds like I'm always missing in action. On Memorial Day weekend. I have a very good reason because that's my anniversary, and I usually yield to my wife on those type of things. I just have to put it out there that. Often sometimes you may see me and sometimes you don't and it's because I have a pretty busy schedule and I try to accommodate my wife when she says no, this is no compromise. If you see me, she said, Yes, if you don't see me, she said, No, I just want to put that out there.

**Mayor Ramos:** Just let everybody know tomorrow the Village is going to be alive and kicking with a lot of students from MPB. We're going to be doing certain tours of our monuments. Mary Ellen is going to speak on McKinley Monument. I'm going to be speaking to our Civil War Monument here in the Village. It should be a beautiful day. I hope it's not going to rain, but it will get warm. Just keep your eyes open for the youngsters.

#### **Executive Session - Legal Advice DEC Consent Order**

Deputy Mayor Carley made a motion to go into executive session for attorney client privilege to receive legal advice regarding proposed modifications made by the DEC to our consent order. Seconded by Trustee Sebring. All ayes. Motion carried.

Trustee Thompson made a motion to discuss the employment history of particular person. Seconded by Trustee Pearson. All ayes. Motion carried.

**Village of Walden Board of Trustees  
Regular Meeting  
June 7, 2022  
Motions & Resolutions**

**Public Hearing – Local Law 2 of 2022 -Landlord Registry**

Trustee Sebring made a motion to open Public Hearing Local Law 2 of 2022 – Landlord Registry. Seconded by Trustee Thompson. All ayes. Motion carried.

Trustee Thompson made a motion to close Public Hearing – Local Law 2 of 2022 – Landlord Registry. Seconded by Trustee Sebring. All ayes. Motion carried.

**Public Hearing - CDBG**

Trustee Thompson made a motion to open public hearing – CDBG. Seconded by Trustee Sebring. All ayes. Motion carried.

Trustee Sebring made a motion to close the public hearing CDBG. Seconded by Trustee Pearson. All ayes.

**Approval of May 17, 2022, Minutes**

Trustee Sebring made a motion to approve the May 17, 2022 Minutes with corrections. Seconded by Deputy Mayor Carley. 4 ayes. 0 nays. 1 abstention (Trustee Thompson). Motion carried.

**Discussion – OLI Zone**

Deputy Mayor Carley made a motion to set public hearing for OLI local law for June 21, 2022 at 6:30pm or shortly thereafter. Seconded by Trustee Thompson. All ayes. Motion carried.

**PBF Café Outdoor**

Trustee Thompson made a motion to approve the outdoor cafe permit request. Seconded by Deputy Mayor Carley. All ayes. Motion carried.

**Park Use- Alcohol Use**

Trustee Sebring made a motion to approve park use alcohol use. Seconded by Deputy Mayor Carley. All ayes. Motion carried.

**Payment of Audited Bills**

Trustee Sebring made a motion to approve payment of audited bills. Seconded by Trustee Thompson. All ayes.

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