**AT THE WORKSHOP MEETING**

of the Town Board of the Town of Newburgh held

at 1496 Route 300 in said township at 7:00 p.m.

on Monday the 27th day of November, 2023

**Present** Elizabeth J. Greene, Councilwoman

Paul Ruggiero, Councilman

Gilbert J. Piaquadio, Supervisor

**Also Present** Mark C. Taylor, Attorney for the Town

Lisa M. Vance Ayers Town Clerk

Dawnmarie Busweiler Deputy Town Clerk

**Absent** Scott Manley, Councilman

Anthony LoBiondo., Councilman

*Meeting called to order at 7:13 p.m.*

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

**3. MOMENT OF SILENCE**

**4. CHANGES TO THE AGENDA – No Changes**

**5. APPROVAL OF AUDIT:**

MOTION made by Councilman Ruggiero to approve the audit in the amount of

$2,863,132.30. Motion seconded by Councilwoman Greene VOTE: Councilwoman Greene

-yes; Councilman Ruggiero – yes; Councilman Manley – absent; Councilman LoBiondo –

absent; Supervisor Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 2 absent.

**6. PLANNING BOARD: Painting of Water Tower at Mid Valley Mall**

Jeff Levy, Vice President of DLC presented the new colors of the Water tower in the Mid-

Valley Mall in the Town of Newburgh. AS part of the Starbucks project at the Mid-Valley Mall

the Planning Board suggested we come in front of the Town Board and show you what we

can do with the colors.

The conceptual project will look a lot different then it does now. One of our suggestions

would be for the Planning Board and the Building Department require the cellular companies

paint their equipment to match the water tower. The plan is to start painting May 20, 2024.

We sent letters to all the companies notifying them. In perfect conditions the painting will

take five weeks, in Imperfect conditions probably six and a half to seven weeks.

**Supervisor Piaquadio-** Will everything have to be taken down and replaced?

**Jeff Levy-** Yes everything has to come down by May 15th. The cellular companies will have to

apply for permits to remove the antenna’s and apply for permits to put them back on. This is

where we suggest you make it a requirement that they paint their equipment to match the

water tower. There are four companies with approximately twenty antennas each.

The water tower was built in 1962, we had engineers look at it and it structurally sound.

We have the reports. There were some suggestions and OSHA concerns that have all been

resolved. Verizon came in and added some addition wind support to the tower.

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**Pat Hines-** The Planning Board suggested they come in front of the Town Board to discuss

The colors of the water tower.

**Jeff Levy-** We played with a few different color schemes and letter font. The color we think

looks best would be Sky Blue and the lettering will be Safety Blue. It also depends if you want

the tower to say Town of Newburgh or just Newburgh. We are trying to keep it as clean as

possible.

**Councilwoman Greene-** I want it to say the Town of Newburgh

**Councilman Ruggiero-** I agree, it should say Town of Newburgh

**Supervisor Piaquadio-** Do we need to put a light on it for planes?

**Jeff Levy-** There is not one on it now so it is not required.

**Pat Hines-** The Planning Board will require a full rendering of the Tower before any approvals

will be given.

**Supervisor Piaquadio-** Pat how will the Planning Board know we are good with the colors, will

that message be conveyed to them?

**Pat Hines-** Yes, I will deliver the message.

**Supervisor Piaquadio-** Excellent thank you Pat. Mr. Levy thank you for your time.

**7. JUSTICE COURT: Unclaimed Finds**

MOTION made by Councilwoman Greene to approve unclaimed funds in the amount of

$2.00. Motion seconded by Councilman Ruggiero VOTE: Councilwoman Greene - yes;

Councilman Ruggiero - yes; Councilman Manley – absent; Councilman LoBiondo – absent;

Supervisor Piaquadio -yes. Motion passed: 3 yes; 0 no; 0 abstain; 2 absent.

**8. BUILDINGS & GROUNDS: Hiring Full Time Custodial Worker**

Gil Piaquadio, Town Supervisor, is requesting approval to hire Full-time Custodial Worker.

Mr. LoBiondo and I conducted interviews for the Full-time Custodial Worker position. We

interviewed Michael Bogdon, Norman Coard, and Derek Roben. Please find attached an

employee request form for Derek Roben to become a full-time custodial worker for the

Building and Grounds Department. Mr. Roben was a seasonal laborer in the Recreation

Department. Pending your approval, the anticipated start date will be on or after December

11, 2023. The salary is per the CSEA contract $20.2329 per hour. Mr. Roben will need to

complete all paperwork and get a physical and drug/alcohol testing. Since he was a newly

employed seasonal worker he will not need to get his fingerprints done again.

MOTION made by Councilwoman Greene to approve Derek Roben as Full Time Custodial for

Building and Grounds Department. Motion seconded by Councilman Ruggiero VOTE:

Councilwoman Greene – yes; Councilman Ruggiero – yes; Councilman Manley – absent;

Councilman LoBiondo – absent; Supervisor Piaquadio – yes. Motion passed: 3 yes; 0 no; 0

abstain; 2 absent.

**9. ANIMAL CONTROL: T-94 Withdrawal – VCA Flannery Animal Hospital**

Tracey Carvell of Animal Control requests authorization to use the T-94 account to pay for

veterinarian services from Flannery Animal Hospital for a total of $95.70 for canine

services.

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MOTION made by Councilwoman Greene to approve T-94 withdrawal of $95.70 for Canine

Services to Flannery Animal Hospital. Motion seconded by Councilman Ruggiero VOTE:

Councilwoman Greene - yes; Councilman Ruggiero – yes; Councilman Manley –

absent; Councilman LoBiondo – absent; Supervisor Piaquadio – yes. Motion passed: 3 yes; 0

no; 0; 0 abstain; 2 absent.

**10. ENGINEERING:**

**A. Unity Place Warehouse Stormwater Security**

Patrick Hines, Rep Engineer for Town of Newburgh presented Unity Place Warehouse

Stormwater Security. The subject project has Conditional Final Approval for the construction

of a 154,000 square foot warehouse on a 12.5+/- acre combined parcel on the northwest

corner of the intersection of Unity Place and Old Little Britain Road. The applicant's

representative, Brooker Engineering have provided a cost estimate for the Stormwater

Management Facilities proposed to serve the project. The cost estimate was based on a

template provided by MHE Engineering for standard unit costs in the Town of Newburgh. A

cost estimate of $1,314,130.60 has been provided. Security in that amount must be

established prior to the project being stamped final by the Planning Board.

Inspection Fee in accordance with the Town of Newburgh's Prevailing Fee

schedule is required. A 4% Inspection Fee is required based on the Town Code.

This equates to the Town Board establish the Stormwater Security and

inspection escrow based on the above referenced amounts. Establishment of

the Stormwater Security amount requires Town Board action.

Motion made by Councilman Ruggiero to approve Unity Place Warehouse

Stormwater Security. Motion seconded by Councilwoman Greene. VOTE:

Councilwoman Greene – yes; Councilman Ruggiero – yes; Councilman Manley –

absent; Councilman LoBiondo – absent; Supervisor Piaquadio. Motion passed: 3

yes; 0 no; 0 abstain; 2 absent.

**B. Unity Place Landscape and Performance Bonds**

Patrick Hines Rep Engineer for Town of Newburgh presented Unity Place Warehouse

Landscape and Performance Bonds. The landscape cost estimate and performance bond

estimates for Unity Place Warehouse were reviewed. Unit costs are reasonable and the

landscape bond is recommended for approval. We recommend that the board approve

landscape security in the amount of $199,234. The landscape inspection escrow amount for

this project is $4,000.

We recommend approval of Performance Bond for monitoring trees to remain

and be protected that are located within 15 feet of the limit of disturbance. The

bond would be $4,500. A landscape monitoring escrow should be considered as

the code requires at least five visits to the site to inspect the trees to be

protected, and the inspections would be completed at a different time than the

landscape planting inspection.

Motion made by Councilman Paul Ruggiero to approve Unity Place Landscape and

Performance Bonds. Motion seconded by Councilwoman Greene. VOTE:

Councilwoman Greene – yes; Councilman Ruggiero – yes; Councilman Manley –

absent; Councilman LoBiondo – absent; Supervisor Piaquadio – yes. Motion

passed: 3 yes; 0 no; 0 abstain; 2 absent.

**C. South Plank Holdings, LLC Stormwater Security**

The Town has received a request for the release of stormwater security for the

subject property. The bond was posted 16 December 2010 for the stormwater

improvements on the site plan for the redevelopment of the site. The site

contains a Valero gas station/convenience store. The site has been in existence

for more than a decade. A review of the site does not identify any issues

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regarding stormwater.  We take no exception to the Town Board releasing the

security in the amount of $15,000. The Bond bears the ID #B1093341.

Motion made by Councilwoman Greene to release of stormwater security

for South Plank Holdings, LLC in the amount of $15,000.00.

Motion seconded by Councilman Ruggiero

VOTE: Councilwoman Greene – yes; Councilman Ruggiero – yes;

Councilman Manley – absent; Councilman LoBiondo – absent; Supervisor

Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 2 absent.

**11. HIGHWAY: Transfer Request**

Mark A. Hall Jr., Highway Superintendent, is requesting approval for a budget transfer from

D.5110.5412, Street Paving & Resurfacing to D.51440.5466, Drainage in the amount of

$35,000.00. There was an emergency drainage issue on Ridge View Drive.

MOTION made by Councilman Paul Ruggiero to approve a budget transfer from Street

Paving & Resurfacing to Drainage in the amount of $35,000.00. Motion seconded by

Councilwoman Greene VOTE: Councilwoman Greene – yes; Councilman Ruggiero – yes;

Councilman Manley – absent; Councilman LoBiondo – absent; Supervisor Piaquadio – yes.

Motion passed: 3 yes; 0 no; 0 Abstain; 2 absent

**12. ADJOURNMENT**

MOTION made by Councilwoman Greene to adjourn the meeting at 7:34 p.m. Motion

seconded by Councilman Ruggiero VOTE: Councilwoman Greene – yes; Councilman

Ruggiero – yes; Councilman Manley – absent; Councilman LoBiondo – absent; Supervisor

Piaquadio – yes. Motion passed: 3 yes; 0 no; 2 absent.

*Meeting adjourned at 7:34 p.m.*

*Respectfully submitted,*

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Lisa M. Vance Ayers Dawnmarie Busweiler

Town Clerk Deputy Town Clerk