**AT THE PUBLIC MEETING**

of the Town Board of the Town of Newburgh held

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

on Tuesday the 15th of October, 2024

**Present** Gilbert J. Piaquadio, Supervisor

Scott M. Manley, Councilman

Anthony R. LoBiondo, Councilman

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

Lisa M. Vance Ayers, Town Clerk

Dawnmarie Busweiler, Deputy Town Clerk

**Absent**  Paul Ruggiero, Councilman

*Meeting called to order at 7:01 p.m.*

**1. ROLL CALL**

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

**3. MOMENT OF SILENCE**

**4. CHANGES TO AGENDA-#12 Removed, Add-on #13N and Add Department Head Reports**

**5. POLICE:**

**A. Swearing in New Police Officer**

Judge Clarino administered the Oath of Office to Police Officer Matthew Mahoney.

**B. Purchase of Drone, Equipment and Software**

Police Chief, Bruce Campbell is requesting approval to purchase of a DJI Matrice 30T Drone

and necessary accessories and software from Hudson Valley Drones for the amount of

$13,250. Hudson Valley Drones provided the lowest quote of three vendors. A Drone

program would provide the Police Department with enhanced abilities when searching for

missing persons, crowd surveillance, traffic enforcement and other support purposes. The

project is being fully funded under the NYS DCJS Law Enforcement Technology Grant

(budget# A3120.5200).

MOTION made by Councilman Manley to approve the Purchase of Drone, Equipment and

Software. Motion seconded by Councilman LoBiondo. VOTE: Councilman Ruggiero –

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

Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**6.Presentation to the Hudson Valley Venom Professional Hockey Team**

**7. ACCOUNTING:**

**A. Approval of the Audit**

MOTION made by Councilman LoBiondo to approve the budget in the amount of

$2,336.177.88. Motion seconded by Councilman Manley. VOTE: Councilman Ruggiero –

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

yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

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**B. Review Status Report and Budget Status Report for September 2024**

MOTION made by Councilman Manley to approve the Status Report and Budget Status

Report for September 2024. Motion seconded by Councilman LoBiondo. VOTE:

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

Supervisor Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**C. 2025 Proposed Rates for Lighting Districts and Road Improvements**

Ronald E. Clum, Town Accountant is requesting approval for the 2025 Proposed Rates for

Lighting Districts & Road Improvement. Based on the proposed 2025 budgets for the

Town’s Lighting and Road Improvement Districts, I am recommending the following

charges for 2025

|  |  |  |
| --- | --- | --- |
| **Lighting Districts** | **Proposed 25 Rate per**  **$1,000 A.V.** | **Increased /Decrease** |
| Consolidated LD | .6371 | .14 |
| Lakeside LD | .6351 | .04 |
| Fleetwood LD | 1.2942 | .13 |
| W Orange Lake LD | 1.2738 | -.08 |
| Colden Park | .7275 | .10 |
|  |  |  |
| Road Improvement (Area) District | **Proposed 25 Rate per Unit** |  |
| Laurie Lane RIA | 367.59 | -41.22 |

MOTION made by Councilman LoBiondo to approve the 2025 Proposed Rates for Lighting

Districts and Road Improvements as received. Motion seconded by Councilman Manley.

VOTE: Councilman Ruggiero – absent; Councilman Manley – yes; Councilman LoBiondo –

yes; Supervisor Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**D. 2025 Proposed Rates for Drainage Districts**

Ronald E. Clum, Town Accountant is requesting approval for the 2025 Proposed Rates for

Drainage Districts. Based on the proposed 2025 budgets for the Town Drainage Districts, I

am recommending the following charges 2025.

|  |  |  |
| --- | --- | --- |
| **Drainage District** | **Proposed 25 Rate** | **Increased/Decrease** |
| Amber Fields | 0.00 | 0.00 |
| Chesterfield Court | 360.00 | -90.00 |
| Cox | 152.31 | 13.85 |
| Orchard Ridge | 46.25 | -1.25 |
| Autumn Ridge | 0.00 | -14.29 |
| Fini | 545.00 | 325.00 |
| Woodlawn Heights | 0.00 | 0 |
| Candlestick Hill | 116.47 | -15.00 |
| Pinnacle | 159.52 | 29.85 |
| Mountain Lake | 80.43 | 42.69 |
| Margate Meadows | 0.00 | 0.00 |
| Blue Sky | 718.18 | 388.18 |
| **Drainage District** | **Proposed 25 Rate** | **Increase/Decrease** |
| Tarsio | 287.50 | 87.50 |
| Tarben | 131.25 | -18.75 |

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MOTION made by Councilman Manley to approve the 2025 Proposed Rates for Drainage

Districts as received. Motion seconded by Councilman LoBiondo. VOTE: Councilman

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

Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**E. Budget Adjustments**

Ronald E. Clum, Town Accountant is requesting approval for Budget Adjustments.

|  |  |  |
| --- | --- | --- |
| Account Description/  Account Name | Account Number/  Account Name | Dollar  Amount |
| A.1990.5499  Contingency Account | A.1420.5403  Legal-Litigation Defense | $165,000.00 |
| A.1990.5499  Contingency Account | A.1680.5497  Central EDP Maint Contracts | $40,000.00 |
| G5009.8130.5473  Nob Hill-Repair to Treatment Plant | G5009.9902.5900  Transfers | $9,000.00 |
| G5010.9040.5800  Crossroads-Worker’s Comp | G5010.9060.5800  Crossroads-Medical Insurance | $15,000.00 |
| G5010.8130.5459  Crossroads-Chemicals | G5010.9060.5800  Crossroads-Medical Insurance | $3,000.00 |

MOTION made by Councilman Manley to approve the Budget Adjustments as presented.

Motion seconded by Councilman LoBiondo. VOTE: Councilman Ruggiero – absent;

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

passed: 3 yes; 0 no; 0 abstain; 1 absent.

**F. Schedule Public Hearing for 2025 Special Assessments, Rolls and Benefit Formulas for**

**the Year 2025**

MOTION made by Councilman Manley to schedule a Public Hearing for the matter of the

2025 Special District Assessments, Rolls, Benefit Formulas and Budgets on October 28,

2024 at 7:15 at the Workshop Meeting. Motion seconded by Councilman LoBiondo. VOTE:

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

Supervisor Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**G. Schedule Public Hearing for 2025 Preliminary Town of Newburgh Budget**

MOTION made by Councilman Manley to schedule a Public Hearing for the matter of the

2025 Proposed Rates for Drainage Districts formally for October 29, 2024 at 10:00 am.

Motion seconded by Councilman LoBiondo. VOTE: Councilman Ruggiero – absent;

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

Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**8. RECEIVER OF TAXES AND ASSESSMENTS: Re-levy Unpaid Sewer Bonds**

Joseph P. Pedi, Receiver of Taxes is requesting approval for Relevy Unpaid Sewer Bond. The

delinquent Sewer Bond Accounts in the Town of Newburgh from July 1, 2023 through June

30, 2024. Accounts are to be transferred to the County and Town Roll. A resolution

requesting the Orange County Legislature to authorize the procedure will be forwarded after

Town Board approval is received. The total to be relevied is $7,420.42.

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|  |  |  |
| --- | --- | --- |
| **Name** | **District #** | **Amount** |
| Crossroads | 51,52,58,63,64,65 & 66 | $0.00 |
| Gidney | 53,54 & 60 | $0.00 |
| Meadow Hill No | 55 | $0.00 |
| Meadow Hill So | 56 | $7,420.42 |
| Rt. 17K/UA | 57 | $0.00 |
| Fleetwood | 59 | $0.00 |
| Total |  | $7,420.42 |

MOTION made by Councilman LoBiondo to approve the Relevy Unpaid Sewer Bond. Motion

seconded by Councilman Manley. VOTE: Councilman Ruggiero – absent; Councilman Manley

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

abstain; 1 absent.

**9. ASSESSOR:**

**A. Start the Process to Hire Part Time Clerk**

Molly Carhart, Town Assessor is requesting approval to start the process of hiring a part-

time clerk for the Assessor’s Office. This position will need to be posted internally then

advertised on our website if we have no in-house applicants.

MOTION Made by Councilman LoBiondo to approve the start of the process to hire a part-

time clerk for the Assessor’s Office. Motion seconded by Councilman Manley. VOTE:

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

Supervisor Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**B. Tax Certiorari – Rhinebeck Realty, LLC (1423 Route 300)**

Mark C. Taylor, Town Attorney is presenting the Settlement of Tax Certiorari (2019, 2020,

2021, 2022 and 2023); Rhinebeck Realty, LLC (1423 Route 300). Cathy Drobny, Esq. of

Hacker Murphy regarding the above referenced proposed settlement, a proposed Consent

Judgement and charts showing the claimed refund liability and the approximate refunds

that will be due from the taxing jurisdictions under the proposed settlement of the above

referenced real property tax assessment appeal. Also, enclosed is a map showing the

location of the tax parcel which is the subject of the proceedings which contains three

retail/service buildings currently occupied by Mavis, Buffalo Wild Wings and Aspen Dental

and related improvements.

The settlement provides for no reduction for the subject parcel for the 2019, 2020 and

2021 proceedings. The settlement further provides for reductions in Assessed Value for

2022 of $132,000 from $1,120,00 to $988,000, and for 2023 and 2024 of $213,220 from

$1,120.000 to $906,780. The 2024 Assessed Value will hold for 2025, 2026 and 2027

pursuant to the provisions of RPTL Section 727, subject to the statutory exceptions.

The charts indicates that the refund liability for the Town (including Highway but not

including special districts and the Fire District) will be approximately $1,494.52. The

Newburgh Enlarged City School District’s refund liability will be substantially more.

MOTION made by Councilman LoBiondo to move to approve the Settlement of Tax

Certiorari (2019, 2020, 2021, 2022 and 2023); Rhinebeck Realty, LLC (1423 Route 300).

Motion seconded by Councilman Manley. VOTE: Councilman Ruggiero – absent;

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

passed: 3 yes; 0 no; 0 abstain; 1 absent.

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**10. JUSTICE COURT: JCAP Grant Resolution**

Mark C. Taylor, Attorney for the Town presented a Resolution of Support to certain

Initiatives of the Justice Court of the Town of Newburgh in Submitting an Application for the

2024-25 Justice Court Assistance Program (JCAP).

MOTION made by Councilman LoBiondo to approve the JCAP Grant Resolution.

Motion seconded by Councilman Manley. VOTE: Councilman Ruggiero – absent;

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

passed: 3 yes; 0 no; 0 abstain; 1 absent.

**11. HIGHWAY:**

**A. Fall Leaf and Brush Pick-Up**

Mark Hall, Highway Superintendent is requesting approval a letter to be published in the

local newspaper to inform the Town Residents of the Fall pick-up schedule. Pick-up will

be for the week of November 18, 2024 to November 21, 2024 and November 22, 2024 for

calls.

MOTION made Councilman Manley to approve Fall Leaf and Brush Pick-up to be

published in the local newspaper. Motion seconded by Councilman LoBiondo. VOTE:

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

Supervisor Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**B. Budget Transfer**

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

D.5142.5413 Sand, Salt, Calcium, etc. to D.5112.5412 Permanent Improvements Street

Paving & Resurfacing in the amount of $76,000.00.

MOTION made by Councilman LoBiondo to approve the Budget Transfer in the amount of

$76,000.00. Motion seconded by Councilman Manley. VOTE: Councilman Ruggiero –

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

yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**C. Dustless Blaster**

Mark Hall, Highway Superintendent is requesting approval to purchase One Dustless

Blaster from Dustless Blasting at $17,406.96 was the lowest of the three quotes. The

funds are available and will be taken equally from: Highway, Fleet, Water, and Sewer

Departments as per the 2024 budgets.

MOTION made by Councilman Manley to approve the purchase of One Dustless Blaster in

the amount of $17,406.96. Motion seconded by Councilman LoBiondo. VOTE: Councilman

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

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

**12. ~~RECREATION: Park Commissioner Appoints an Assistant~~**

**13. ENGINEERING:**

**A. Budget Transfer**

James Osborne, Town Engineer is requesting approval for a Budget Transfer in the

amount of $200,000.00 due to the DAT shutdown, water production at CLFP is

increased.

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|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| From: | Account Number | 4001.5459 | Amount | $(25,000.00) |
|  | Account Description | DAT-Chemicals |  |  |
| From: | Account Number | 4002.5430 | Amount | $(25,000.00) |
|  | Account Description | DAT-Sludge Hauling |  |  |
| From: | Account Number | 4002.5466 | Amount | $(100,000.00) |
|  | Account Description | DAT\_ Operating Supplies | From Sub Total | $(200,000.00) |
| To: | Account Description | 4001.5457 |  | $100,000.00 |
|  | Account Description | CLFP-Sludge Hauling |  |  |
| To: | Account Description | 4001.5459 |  | $100,000.00 |
|  | Account Description | CLFP-Chemicals |  |  |
|  |  |  | To Sub Total | $200,000.00 |
|  |  |  |  |  |
|  |  |  | Total | 0.0 |

MOTION made by Councilman Manley to approve the Budget Transfer in the $200,000.00.

Due to the DAT shutdown, water production at CLFP is increased. Motion seconded by

Councilman LoBiondo. VOTE: Councilman Ruggiero – absent; Councilman Manley – yes;

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

abstain; 1 absent.

**B. Polo Club- MS4-SWPPP 5 Acre Waiver Request**

Patrick Hines, Rep Town Engineer is requesting approval for the Polo Club MS4-SWPPP 5

Acre Waiver Request. The Polo Club project has Conditional Final Approval for the

construction of a 242- unit garden apartment complex with senior density bonus. The

Polo Club project approval contained fully detailed site Plans, erosion & sediment control

plans, construction phasing, and a full Stormwater Pollution Prevention Plan (SWPPP).

The Site Plans and the SWPPP clearly discussed the need and requirement for a 5 acre

waiver due to several factors including earthwork requirements of certain areas that

require significant cuts and fills to achieve final elevation. Site preparation activities shall

be planned and monitored to minimize the area and duration of soil disturbance. The

project is proposed to be built in phases limiting the amount of disturbance. The project

is proposed to be built in phases limiting the amount of disturbance at any one time,

however; due to the earthwork required in certain areas (i.e. cuts and fills greater than

10’), resulting in the necessity of greater than five acres to be disturbed at any one time.

The SWPPP and Site Plans also contain additional requirements with regards to erosion

and sediment control, additional inspections during construction. The approved SWPPP

and Site Plans also contain additional requirements with regards to erosion and

sediment control, additional inspections during construction. The approved SWPPP

contained a draft of the Notice of Intent (NOI) that will be electronically filed with New

York State Department of Environmental Conservation (NYSDEC) which indicated that a

waiver for greater than 5 acres was required. A MS4 signoff was prepared and submitted

to the Town of Newburgh Engineer for signature prior which will also be included in the

filing of the NOI.

MOTION made by Councilman Manley to approve for the Polo Club Waiver request of 5

Acre Disturbance limit. Motion made by Councilman LoBiondo. VOTE: Councilman

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

Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**C. Roseton (Orchard Hills) WWTP Sand Replacement**

James Osborne, Town Engineer is requesting approval Roseton (Orchard Hills) WWTP

Sand Replacement. It is MHE recommendation that the Town authorize the replacement

of the sand at the Roseton (Orchard Hills) WWTP. Currently, the effluent is being

bypassed around the existing sand filter. Recently, the old sand was removed and the air

line to the filter was replaced. The existing SPDES permit (NY 0271373) has a Total

Suspended Solids effluent limit of 10 mg/L (10 lbs./day). The sand filter provided the

necessary tertiary treatment to meet these effluent requirements. It is our opinion that

operating the plant without utilizing the filter could lead to violations of the permit and

potential actions taken by NYSDEC. NYSDEC is reviewing the SPDES permit application

which has delayed the construction of the proposed cloth disc filter.

MOTION made by Councilman LoBiondo to approve the Roseton (Orchard Hills) WWTP

Sand Replacement. Motion seconded by Councilman Manley. VOTE: Councilman

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

Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**D. Delaware Aqueduct Tap Plant Valve Installation – M.C. Electrical Systems, Inc. Scope**

James Osborne, Town Engineer is requesting approval for the Delaware Aqueduct Tap

Plant Valve Installation M.C. Electrical Systems, INC. Scope. As discussed, please find the

attached quote from M.C. Electrical Systems, Inc. to temporarily relocate an existing

panel board to allow for TAM Enterprises to completed the valve install work at the

Delaware Aqueduct Tap Plant. The provided quote is for $3,500. I believe this fee is

reasonable for the scope, and suggest the Town award this work to M.C. Electrical

Systems, Inc.

MOTION made by Councilman LoBiondo to approve the Delaware Aqueduct Tap Plant

Valve Installation M.C. Electrical Systems, INC. Scope. In the amount of $3,500.00 Motion

seconded by Councilman Manley. VOTE: Councilman Ruggiero – absent; Councilman

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

yes; 0 no; 0 abstain; 1 absent.

**E. Newburgh Recreation Center- Change Order # 4 – Site Electrical per RFI-14**

James Osborne, Town Engineer is requesting approval for the Newburgh Recreation

Center Change Order 04- Site Electrical per RFI-14 in the amount of $39,883.00. It was

discovered that the electrical panel from the existing restroom building to be demolished

serves the basketball courts, pavilion, guard shack and parking lot lights. Change Order

provides re-feeding of these facilities with a new 400AMP electrical panel and all

associated excavation and backfill.

MOTION made by Councilman Manley to approve the Newburgh Recreation Center

Change Order #4- Site Electrical per RFI-14 in the amount of $39,883.00. Motion

seconded by Councilman LoBiondo. VOTE: Councilman Ruggiero – absent; Councilman

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

yes; 0 no; 0 abstain; 1 absent.

**F. Newburgh Recreation Center – Change Order # 5- Rock Removal Overage**

James Osborne, Town Engineer is requesting approval for the Newburgh Recreation

Center Change order 05 – Rock Removal Overage. Excavation and hammering of rock in

proposed building utility trenches between 8/03/2024 and 9/06/2024. A total of 18 Cubic

yards of rock removed at the Unit Rate Price of $165 per Cubic Yard. Since Bid

Contingency Item C-1 for Rock Excavation has already been exhausted, the removed rock

is processed as a Change Order in the amount of $2,970.00.

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MOTION made by Councilman LoBiondo to approve the Newburgh Recreation Center-

Change Order #5 – Rock Removal Overage in the amount of $2,970.00. Motion seconded

by Councilman Manley. VOTE: Councilman Ruggiero – absent; Councilman Manley – yes;

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

abstain; 1 absent.

**G. Cortland Commons Request for Release of Landscape Performance Security**

Patrick J. Hines, Rep Town Engineer is requesting approval for the Cortland Commons

Request for release of Landscape Performance Security Newburgh Planning Board

Project. The Town of Newburgh has received a request for a release of the Landscape

Performance Security on the subject project, which was posted in 2020. Upon receipt of a

request from Gerald Canfield, Code Compliance Supervisor, representatives of MHE, field

reviewed the existing constructed shopping center to assess landscape plantings versus

the approved plans. Significant time has elapsed since the landscape plantings were

placed on the subject property. Based on a review of the site conditions and the time

which the landscaping has been in place on the site conditions and the time which the

landscaping has been in place on the site we take no exception to the Town releasing the

Performance Security. Our records identify that the Landscape Performance and

Maintenance Bond #9399N, dated29 June 2020, in the amount of $35,259.00 was posted

with the Town.

MOTION made by Councilman Manley to approve the Cortland Commons request for

Release of Landscape Performance Security in the amount of $35,259.00. Motion

seconded by Councilman LoBiondo. VOTE: Councilman Ruggiero – absent; Councilman

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

yes; 0 no; 0 abstain; 1 absent.

**H. Newburgh Self Storage Stormwater and Erosion and Sediment Control Security &**

**Inspection Fees**

Patrick J. Hines, rep Town Engineer is requesting approval for Newburgh Self Storage

Stormwater and Erosion and Sediment Control Security & Inspection Fees Newburgh

Planning Board Project #24-6 1420 Route 300. The project has Conditional Final Approval

from the Planning Board. The project is a redevelopment project for the former Newburgh

Cinema site located off of NYS Route 300 and NYS Route 52. The project proposes to

convert the existing structure into a climate controlled self-storage facility. Additional

conventional self-storage facilities will be constructed in areas currently utilized for

parking for the cinema. A portion of the site will be revegetated after existing parking

areas are removed. The applicant’s representatives, Colliers Engineering and Design have

prepared a Stormwater and Erosion and Sediment Control cost estimates for the subject

project. The estimate was prepared utilizing MHE’s standard cost estimating template.

The applicant’s representative has prepared the cost estimate in the amount of

$281,203.75. An Inspection fee in accordance with the Town’s prevailing fee schedule is

required. Four percent inspection fee is required based on Town Code. This equates to an

inspection fees of $11,248.15.

MOTION made by Councilman LoBiondo to approve Newburgh Self Storage Stormwater

and Erosion and Sediment Control Security & Inspection fees. Motion seconded by

Councilman Manley. VOTE: Councilman Ruggiero – absent; Councilman Manley – yes;

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

abstain; 1 absent.

**I. Newburgh Self Storage Landscape Cost Estimate**

Patrick J. Hines, Rep Town Engineer is requesting approval for the Newburgh Self Storage

Landscape Cost Estimate. The subject project has received Conditional Final Approval

from the Planning Board. A condition of this approval requires posting of Landscape

Security and Inspection Fees. The project is a redevelopment project for the former

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Newburgh Cinema site located off of NYS Route 300 and NYS Route 52. The project

proposes to convert the existing structure into a climate controlled self-storage facility.

Additional conventional self-storage will be constructed in areas currently utilized for

parking for the cinema. A portion of the site will be revegetated after existing parking

areas are removed. The applicant’s representative’s, Colliers Engineering and Design have

prepared a cost estimate for the landscaping on the subject project. The cost estimate in

the amount of $17,685.00 has been submitted. A Landscape Inspection fee of $2,000.00 is

also required. Posting of these fees is a condition of the Planning Board approval.

MOTION made by Councilman Manley to approve the Newburgh Self Storage Landscape

Cost Estimate. Motion seconded by Councilman LoBiondo. VOTE: Councilman Ruggiero –

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

yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**J. Stormwater Control Agreement- MKJC Realty, LLC**

MOTION made by Councilman LoBiondo to approve Stormwater Control Agreement

as presented. Motion seconded by Councilman Manley. VOTE: Councilman Ruggiero –

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

yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**K. Stormwater Control Agreement- Budget Newburgh, LLC**

MOTION made by Councilman LoBiondo to approve Stormwater Control Agreement

as presented. Motion seconded by Councilman Manley. VOTE: Councilman Ruggiero –

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

yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**L. Stormwater Control Agreement- Splash Newburgh Real Estate LLC**

MOTION made by Councilman Manley to approve the Stormwater Control Agreement as

presented. Motion seconded by Councilman LoBiondo. VOTE: Councilman Ruggiero –

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

yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

**M. Polo Club Sewer Plant Security**

James Osborne, Town Engineer is requesting approval for the Polo Club WWTP Security.

The Polo Club project has Conditional Final Approval for 242 garden style apartments

with a senior density bonus. Twenty-seven of the total units are identified as senior

units. The project is proposed to be served by a private on-site waste water treatment

plant. In accordance with Section 185-20C privately owned water or sewer systems, “the

ownership, organization and operating program for any privately owned water or sewer

system not offered for dedication to the Town shall be approved by the Town Board. Any

such system shall be required to post performance and maintenance bonds as

determined by the Town Board.

A revised cost estimate in the amount of $2,860,000.00 has been submitted by the

applicant’s representative. MHE has reviewed the latest submission of the cost estimate

based on an evaluation of the NYSDEC approved plans. It is noted that upon completion

of the project a maintenance bond would be required to be posted prior to the release

of the construction security.

MOTION made by Councilman LoBiondo to approve the Polo Club WWTP Security in the

amount of $2,860,000.00. Motion seconded by Councilman Manley. VOTE: Councilman

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

Piaquadio – yes. Motion passed: 3 yes; 0 no; 0 abstain; 1 absent.

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**N. Increased Services GHD Engineers SCADA Integration for Membrane Trailer/PAC**

**Chadwick Lake Filter Plant**

Patrick Hines, Rep Town Engineer is requesting approval for Increased Services GHD

Engineers SCADA Integration for Membrane Trailer/PAC Chadwick Lake Filter Plant.

GHD Engineers have performed the work involved in integration of the trailer mounted

filter controls into the existing SCADA system at the Chadwick Lake Filter Plant. GHD

worked with design engineers HDR and the trailer provider AriaFilter (formally Pall).

HDR has recommended the additional services be authorized as they were required to

bring the trailer in service and provide the Town’s operators the control, remote

monitoring and alerts required for operation of the trailer mounted filter.

The original GHD proposal included remote support, it was determined that GHD team

would be on-site to stimulate trailer interfaces with the trailer provider.

Increased services in the amount of $11,000.00 for additional compensation required to

completed the SCADA integration and start up are requested. The amount included 8

additional hours (not yet used) for GHD for additional support during final installation of

the trailer.

MOTION made by Councilman Manley to approve the Increased Services GHD Engineers

SCADA Integration for Membrane Trailer/PAC Chadwick Lake Filter Plant. Motion

seconded by Councilman LoBiondo. VOTE: Councilman Ruggiero – absent; Councilman

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

yes; 0 no; 0 abstain; 1 absent.

**14. Department Head Reports**

**A. Parks and Recreation Department**

Parks and Recreation Commissioner, James Presutti, reported that Volleyball continues

tonight, Skyhawks programs for kids are in full swing, Saturday youth soccer is doing

well, Desmond programs are filling up fast and we are currently working on

winter/spring programs., Senior chats have been well attended and area big hit,

continuing to design new trails for Chadwick. On October 25th the Recreation

Department and Ems are having Trunk or Treat at Cronomer Park.

**B. Police Department**

Chief of Police Donald B. Campbell reported the Phase 1 of the License Plate Reader

program has been completed. We have installed cameras at locations where we received

permission from businesses and property owners. We hope to have Phase 2 and 3

completed in the upcoming months as we obtain permits from the State and County for

the remaining locations. Thank you to Mark Hall and the Highway Department for

assistance getting poles installed. As part of our in-service training last month, we

provided training to the patrol division on the license plate readers. Last months in-

service training also included training from the County Attorney’s Office on Juvenile

arrests as well as the Federal and State mandated annual training on workplace violence

and sexual harassment. We are currently conducting in-service training for firearms at

the range in New Windsor.

**TOWN BOARD MEETING OCTOBER 15, 2024 PAGE 11**

Chief of Police, Donald B. Campbell reported the following:

Year to Date Statistics

* Calls for Service: 20,500
* Case Reports: 3,100
* Arrests: 1,150
* Traffic Tickets Issued: 2,150
* Parking Tickets: 700
* Accident Reports Taken: 1,250

**15. ANNOUNCEMENTS-No Announcements**

**16. PUBLIC COMMENTS**

**Bill Fedder Rockwood Drive –** TheDEC offers a free program on drinking water and drinking

water source protection program. The town should look into this.

**Donna Hannigan N. Fostertown Rd. –** The traffic on North Fostertown road is an ongoing

traffic concern and I would like to see a traffic study done.

**John Gebhardt 48 Wintergreen Ave.-** The Hudson River Alliance is holding a meeting where

the topic is drinking water, that might be something for the town to attend.

**17. ADJOURNMENT**

Motion made by Councilman Manley to adjourn the meeting at 7:49 p.m. Motion seconded

by Councilman LoBiondo. VOTE: Councilman Ruggiero – absent; Councilman Manley – yes;

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

abstain; 1 absent.

*Meeting adjourned at 7:49 p.m.*

*Respectfully submitted,*

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Lisa M. Vance Ayers Dawnmarie Busweiler

Town Clerk Deputy Town Clerk