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MEETING HELD VIA ZOOM

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 22nd of February 2021

PRESENT Gilbert J. Piaquadio, Supervisor
Joseph P. Pedi, Town Clerk

**PRESENT
REMOTELY** Scott M. Manley, Deputy Supervisor
Paul R. Ruggiero, Councilman
Anthony LoBiondo, Councilman
Elizabeth J. Greene, Councilwoman
Mark C. Taylor, Attorney for the Town
Patrick J. Hines, Engineer for the Town

REPORTED BY: Michelle L. Conero
Court Reporter
3 Francis Street
Newburgh, New York 12550
(845)541-4163

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MR. PEDI: It is 7:00. Today is Monday, the 22nd day of February 2021. This is a regularly scheduled workshop meeting.

The first order of business is roll call. Mrs. Greene?

MS. GREENE: Here.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Present.

MR. PEDI: Mr. Manley?

MR. MANLEY: Here.

MR. PEDI: Mr. LoBiondo?

SUPERVISOR PIAQUADIO: Anthony is not there?

MR. MANLEY: I'm going to give him a text to make sure.

(Pause in the proceedings.)

SUPERVISOR PIAQUADIO: Let's have roll call without him, Joe, and start the meeting.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Here.

MR. PEDI: Would everybody please stand for the Pledge of Allegiance and a Moment of Silence.

(Pledge of Allegiance and Moment of

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Silence.)

MR. PEDI: Mr. Supervisor, any changes to the agenda?

SUPERVISOR PIAQUADIO: There will be an add-on, and the add-on will be start the process to hire a principal payroll clerk. Maybe we'll make that 15-B, like in boy.

MR. PEDI: Very good. Any other changes?

MR. RUGGIERO: I have none.

MS. GREENE: I have none.

MR. PEDI: Okay. Next we go to item 5 for the approval of the audit.

SUPERVISOR PIAQUADIO: So we're looking for a motion to approve this audit in the amount of \$4,813,625.84. If a Board Member could make that motion.

MS. GREENE: So moved.

MR. MANLEY: I'll second it.

MR. RUGGIERO: I'll second it.

MR. PEDI: Councilman Manley seconded it. Any discussion?

(No response.)

MR. PEDI: Mrs. Greene?

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MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. MANLEY: I'm on the phone with him right now. He's having some problems. I'm helping him out here. He's having a problem signing in, so I'm just trying to help him.

SUPERVISOR PIAQUADIO: We'll just put him as a no vote right now, Joe.

MR. PEDI: Okay. And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to item 6 for the Recreation Department, mini-satellite library at Chadwick Lake Park.

SUPERVISOR PIAQUADIO: I hope our Commissioner, James Presutti, is on here because I want him to explain this concept to us.

Jim, would you explain it to us, please?

MR. PRESUTTI: I'm here. Good evening, everyone. I have been contacted by Senator

1
2 Skoufis' office, a young lady named Jasmine
3 Buchary, with regards to what they call little
4 libraries. They're putting them all over
5 different parks and different areas. She offered
6 -- originally offered to see if I would allow her
7 to put it at Algonquin or Cronomer Hill. I
8 advised her that that's actually a County park
9 and not a Town park. I then asked her about
10 Chadwick Lake, and we've discussed it back and
11 forth.

12 A little library is an exchange book
13 program so to speak. They put this little kiosk
14 in the park and people can come and take a book
15 and sit in the park and read it, or if they take
16 a book, leave a book type thing. She's been in
17 contact with Newburgh Library to initially put
18 the first set of books into the little kiosk.

19 I have a picture here. I'll put it up.
20 This is what the kiosk looks like, if you can see
21 it on my screen. It fits -- it's on a post.
22 There's a couple shelves in it with a glass door.
23 People can take a book, leave a book. I'll put
24 it near the gazebo and the little Balmville tree
25 so people can sit in the gazebo or on the benches

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and read. That's what we're working on with that.

Also, there's a young lady Girl Scout who wants to do one also for her Star Program. I advised her that we were already talking with Mr. Skoufis' office and offered to have her put it down at the Desmond Estate. I thought it would be a nice spot there alongside the house there underneath the big hemlock. So we're going to work on that for her Star Program.

SUPERVISOR PIAQUADIO: Very good, Jim. Thank you.

With that, I think this really isn't costing the Town money, if you would. I still think we'll look for a motion to approve both of these, one at Desmond and one at Chadwick Lake Park. Does someone want to make that motion?

MS. GREENE: I'll make the motion.

MR. MANLEY: I'll second it.

MS. GREENE: I do have a question. Jim, about how many books will this hold at one time when they stock it?

MR. PRESUTTI: I'm not sure, Betty. She did not give me the actual dimensions of it.

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From the picture that she sent me, it looks like it's holding between fifteen and twenty books in there.

MS. GREENE: Okay. Thank you.

MR. PEDI: Any further discussion on this topic?

(No response.)

MR. PEDI: Let's vote then. Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero? Councilman Ruggiero?

SUPERVISOR PIAQUADIO: He's muted.

MR. RUGGIERO: I did have a question. Did we decide on a location at the park yet for this?

MR. PRESUTTI: Yes. I said we'd put it over by the little Balmville tree near the gazebo, underneath the trees.

MR. RUGGIERO: Okay. Thanks, Jim. Yes.

MR. PEDI: Councilman Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo, has he joined

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us?

SUPERVISOR PIAQUADIO: He's coming in right now, Joe, they tell me.

MR. MANLEY: There he is.

MR. PEDI: Councilman LoBiondo, can you vote on this motion?

MR. LOBIONDO: Can you repeat it, please?

MR. PEDI: This is a motion on item 6 for the mini-satellite library at Chadwick Lake Park. A motion was made by Councilwoman Greene and seconded by Councilman Manley.

MR. LOBIONDO: Yes.

MR. PEDI: Thank you. And Mr. Piaquadio?

MS. GREENE: Let me interrupt a second. I thought we also mentioned one at the Desmond in that.

SUPERVISOR PIAQUADIO: The motion includes Desmond and also Chadwick Lake Park. There's two of them.

MR. PEDI: Thank you.

MS. GREENE: Thank you.

MR. PEDI: And Mr. Piaquadio?

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SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to item 7 which is a presentation by Monticello Raceway Management, Incorporated.

SUPERVISOR PIAQUADIO: All right. So with that, I know we have with us tonight here Megan Taylor, Bob DeSalvio and Rick Golden. I believe that Megan, you have the PowerPoint, or whatever.

MS. TAYLOR: That's correct.

SUPERVISOR PIAQUADIO: Bob, could we have her show her PowerPoint? Either you can share her computer, or how ever you do it, for Megan Taylor.

MR. DeSALVIO: Megan, if you want, I would be happy to do an intro.

SUPERVISOR PIAQUADIO: Okay. Do you want to do that first, Bob?

MR. DeSALVIO: Great.

SUPERVISOR PIAQUADIO: Okay. Go ahead.

MR. DeSALVIO: Great. Thank you. Thank you, Gil. And I want to thank everyone on Town Council for providing us this opportunity to make the presentation.

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We're really excited about the project. Before I turn it over to Megan who is going to take you through it, I just wanted to spend a moment and just introduce myself to the Council. I am the president of Genting Americas East, and my responsibility includes oversight for Resorts World New York City, Resorts World Catskills, Resorts World Bimini in the Bahamas, and a real estate development project we have in Miami including the downtown Miami Hilton, and now Resorts World Hudson Valley.

I've been with the company now for a little over a year, but I do have over forty years of experience on the eastern part of the United States in development and operating casino resorts and integrated resorts. Just by way of background, before this I was with Win Resorts and I was -- I actually oversaw the development, construction, opening and operating of Encore Boston Harbor just outside of Boston, Massachusetts in the Town of Everett. And prior to that I was in Bethlehem, Pennsylvania where I led the development of the Sands Bethlehem, now known as Wind Creek, for Las Vegas Sands Corp.

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Prior to that I spent ten years at Foxwoods as their executive vice president of marketing. For eighteen years before that I was in Atlantic City, New Jersey with Cesars, with Ballys and Sands.

And so I'm hoping that -- I'm originally from northern New Jersey. My family is from Brooklyn, New York. We have a great team of folks that you're going to hear about.

Without further ado, I want to present Megan Taylor who is our vice president of government affairs and public relations.

So Megan, take it away. Thanks.

SUPERVISOR PIAQUADIO: Thank you, Bob.

MS. TAYLOR: Thank you, Gil, and thank you, Town Council. I'm going to go ahead and share my screen to give everyone the presentation.

So we will start here. So I'm hoping everyone can -- everyone can see that now; right?

SUPERVISOR PIAQUADIO: We can see it. I can see it, anyway.

MS. GREENE: I can see it.

SUPERVISOR PIAQUADIO: We're good.

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MS. TAYLOR: Wonderful. As Bob had mentioned, we have a really fantastic leadership team here at MRMI. Just before I get into everyone else, I wanted to introduce myself really quickly to those that I don't know. As Bob had said, my name is Megan Taylor. I am the vice president of government affairs and public relations for Resorts World. I am born and bred -- born and raised in Orange County. I grew up right over in a small hamlet in Campbell Hall and went to Washingtonville High School with my older brother and two younger sisters, and really enjoyed everything that Orange County had to offer, including the start of my economic development career where I started as the director of business attraction at the Orange County Partnership. After that I went over to Putnam County for a short while, and then just previous to me taking on the role with Resorts World served as the regional director of the Mid-Hudson Office for Empire State Development under Governor Cuomo's administration for six years.

So I'm really excited to take the role

1
2 on with Resorts World. I did start with them in
3 the middle of the pandemic last year in May,
4 which was quite interesting. We are again very
5 excited about this project and looking forward to
6 leading this project in Orange County with the
7 folks that you see on the screen here.

8 So of course you heard from our
9 president, Bob DeSalvio. Kevin Jones is our
10 chief strategy and legal officer. Darlene Monzo,
11 our chief marketing officer. Karen Kho and
12 Michelle Stoddart as you see here with their
13 titles. The folks that you see on the screen
14 come with a wonderful, wonderful really breadth
15 of experience, of expertise and professionalism
16 that I'm looking forward to all of you seeing
17 over the course of this project's development.

18 Going into a little bit about what Bob
19 had said. As you can see, our North America
20 operations consist of New York's Resorts World
21 Casino in New York City, in Jamaica, Queens; our
22 beautiful, wonderful, brand new integrated resort
23 in Monticello at Resorts World Catskills. We
24 have Resorts World Bimini in the Bahamas, and
25 then under development is Resorts World Las Vegas

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which is set to open later this year. So a really fantastic footprint, and again, looking forward to showing you what we're proposing for the Town of Newburgh.

So I'm sure many of you are confused as to why the application or the submissions that you've seen thus far have had Monticello Raceway Management, Inc. or MRMI on the documents. The very quick explanation is that MRMI is the actual entity that holds the New York State video lottery license. Monticello Raceway Management, Inc. is, of course, part of the larger Resorts World family. So we will be referring to this project to the general public and to you as Resorts World Hudson Valley. Understand that everything on the documents that you'll see will have MRMI, again because that license -- because they are the license holder. Just quickly, you know, just to give you a quick background on that, so MRMI originally had the license up at the Monticello Racetrack up in Monticello. That VLT facility was closed when we opened Resorts World Catskills which itself was going to be a full commercial casino. So it didn't really make

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2 sense to have slot machines and a video lottery
3 terminal just right down the road at the
4 racetrack once the casino was opened. We did
5 retain that license. Now, because of legislation
6 that was passed in 2019 by the State, we had the
7 ability, or the privilege, quite frankly, to be
8 able to develop a VLT facility right here in
9 Orange County.

10 So going into the really exciting part,
11 what we really want to talk to you about, which
12 is the actual project that we are proposing here
13 for the Town of Newburgh. So this is a
14 \$32,000,000 project where we would be leasing
15 approximately 90,000 square feet at the Newburgh
16 Mall. We are essentially proposing to repurpose
17 a portion of the Newburgh Mall into a true
18 entertainment destination. Resorts World Hudson
19 Valley, as I had mentioned, would be leasing
20 approximately 90,000 square feet, the large
21 majority being at the former Bon Ton space or the
22 current Jennifer Furniture warehouse space. The
23 facility would consist of approximately 1,300 VGM
24 or video gaming machines with about 55,000 square
25 feet of gaming floor, give or take. We would

1
2 also have our Resorts World signature
3 entertainment lounge, our Bar 360, and we would
4 absolutely be looking to collaborate with
5 neighboring tenants and local businesses through
6 various co-marketing promotions and our Resorts
7 World Community Partner Program which we believe
8 and truly hope would assist in the revitalization
9 or enhancement of the Newburgh Mall overall.

10 This project would be creating 200 to
11 225 full-time jobs with an average annual salary
12 of \$74,000 a year including salary and benefits,
13 the large majority of that being union employees
14 from the Hotel Trades Council Union. That would
15 mean a total of almost \$15,500,000 in annual
16 wages right here in the Town of Newburgh. In
17 addition to the full-time jobs, this project
18 would create 200 construction jobs. I hope many
19 of you are happy to hear that we are currently
20 under negotiation for a PLA to be signed on this
21 project with the Hudson Valley Building Trades
22 and Construction Council.

23 In addition, this facility, once
24 operational, would be estimated to result in
25 about \$65,000,000 in annual State Education

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2 statutory payments. So as many of you -- if you
3 aren't -- if you don't realize, a large majority
4 of revenues from VLT facilities as well as full
5 commercial casinos goes to fund public state
6 education in the State of New York. Again, this
7 facility would be estimated to generate
8 \$65,000,000 to that effort.

9 We will not be seeking any tax
10 abatements or other incentives as part of this
11 project, and we're actually going to talk about a
12 proposal for a Host Community Benefit Agreement
13 later on within this presentation.

14 So just to give everybody some context
15 here, so I'm sure many of you are as familiar
16 with the Newburgh Mall as I am because I have
17 been coming here, I think since I've been two or
18 three years old. But this is an aerial view of
19 the mall and the space that we would be proposing
20 to occupy for this video lottery -- video gaming
21 facility, being Resorts World Hudson Valley. We
22 know the existing conditions. There are various
23 things I think all of us would like to see a bit
24 differently at this mall, but we do believe
25 that -- the existing conditions are actually

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quite good, but we do think that we can really enhance this property and hopefully attract new additional tenants to the mall as a result of what we are proposing to do.

So the preliminary renderings that we have for this facility are what you see on the screen. I want to reiterate that these are preliminary renderings. We're in the early stages of planning. Of course in consultation with this Council we'll develop what we believe to be a really successful project. I just wanted to give you all an idea of some of the designs and some of the concepts that we're looking to deploy here.

In addition to that, I wanted to show you a quick overview of the proposed floor plan. So if I can just use my mouse here. So just to give you some reference, right here would be the casino main entrance. So right now this is the main entrance, again, into the former Bon Ton space or former -- or current Jennifer Furniture warehouse space. In addition, here's the mall entrance right into the facility. If you can see here where I'm just putting my cursor over the

1 screen, this would be our signature Bar 360. The
2 important thing here to note is that we are
3 specifically not developing certain amenities
4 within this VLT facility with the idea that our
5 occupation of this space in the mall, we would
6 hope, again, to really be a -- you know, be a
7 caveat to identifying and really attracting
8 additional tenants, inclusive of food and
9 beverage operators, different merchant stores or
10 retailers. So we would not be including in our
11 development our typical Resorts World merch
12 store, or merchandise store, or any additional
13 food and beverage options other than our
14 signature Bar 360.
15

16 So the one thing that I do want to
17 note, too, is that we would not be making any
18 changes to the footprint of the building other
19 than the facade upgrades like you saw with the
20 renderings in the previous slide. The only
21 additional change that we would be making would
22 be to enclose one of the loading docks right here
23 where you see my cursor. This would be for the
24 specific purpose of our armored car entry bay.
25 This is actually a State regulation. We have to

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2 enclose a bay where the armored car would be
3 entering and exiting our facility. So again,
4 there's no additional footprint to the outside of
5 the mall or additions to the facility itself. It
6 would just be that enclosure of the loading dock.

7 And then getting into the Host
8 Community Benefit Agreement. So Bob had
9 mentioned before in his introduction and I want
10 to reiterate that we -- as we had looked at
11 various facilities and various properties
12 throughout Orange County to potentially locate
13 this operation, we really had one thing in mind,
14 and that was wherever we were going to locate
15 this facility we wanted to make sure that we were
16 going to position Resorts World as a true
17 community partner and one that was going to
18 enhance the community that we were going to call
19 home. One of the ways that we're proposing to do
20 that is with an aggressive Host Community Benefit
21 Agreement that we would like to discuss with you
22 today. So this would consist of annual payments
23 of \$3,000,000 in total broken out by \$1,000,000
24 in a community benefit payment that would be used
25 by the Town for any municipal purpose. In

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2 addition to that, we would have \$500,000
3 allocated to a Public Safety Fund where the whole
4 purpose would be to enhance public safety
5 initiatives that are really vital to the Town's
6 stated goals and to protect and assist its
7 citizens. In addition to that, there would be
8 another \$1,500,000 to be used to support vital
9 community projects throughout the County, of
10 course including the Town of Newburgh, all three
11 of which would have escalators built in of 5
12 percent increases every ten years. Again, we're
13 talking about \$3,000,000 in annual Host Community
14 Benefit payments, which means really over
15 \$244,000,000 over the life of the lease term to
16 benefit the community, meaning the Town of
17 Newburgh.

18 In addition to those payments as I had
19 just talked about, there are various initiatives
20 that we would be including as part of this Host
21 Community Benefit Agreement. What you see on the
22 screen are just a few of those items. Just to go
23 through them quickly, the workforce development.
24 In terms of the construction jobs as I had
25 mentioned, we will be signing a Project Labor

1 Agreement and preference will be given to local
2 contractors and vendors. We understand the
3 importance of getting our local contractors and
4 vendors back to work, especially through this
5 extremely challenging time that COVID has imposed
6 on all of us, and we want to make sure that our
7 work done at the Newburgh Mall is done with union
8 labor and done with local contractors and
9 vendors. In addition to the construction jobs,
10 our permanent jobs created at the facility, as I
11 had mentioned before, would be staffed using
12 union labor being the Hotel Trades Council.
13 Again, preference would be given to local
14 residents in Newburgh and the surrounding areas.
15 In addition to that, we would partner with the
16 local colleges, whether it be SUNY Orange or
17 Mount Saint Mary College, in producing or
18 providing training to local demographic groups
19 that currently have high unemployment. As many
20 of us know, those groups have expanded
21 significantly because of the COVID pandemic, and
22 it really has caused so many of our neighbors to
23 be out of work. So we really want to tap into
24 the extremely talented workforce that we know
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Orange County has and ensure that we can provide that training to have them be wonderful employees at Resorts World Hudson Valley. In addition to the workforce development, we have various initiatives through our local vendors that we really want to employ. So again, we would utilize local contractors and suppliers, not only for the construction of the facility but really for future operations of the project as well.

We would, of course, utilize our MWBE and veteran-owned vendors throughout the area and throughout the Hudson Valley, and we would employ our Community Partners Program. So if you are not familiar with our Community Partners Program, what we have done is really created a program that offers our Resorts World or our Genting Players Club members with discounts at participating neighborhood retailers, and that would be extended here in Orange County. So, for example, many of us have seen different promotions done where you get a discount card, right, that list various vendors or various retailers on that card. What we have done at Resorts World Catskills and also Resorts World

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2 New York City is partnered with various types of
3 retailers. That could be anything from your
4 local dry cleaner to the various craft beverage
5 outlets that we have throughout the Hudson Valley
6 and really in close proximity to Newburgh. What
7 we do is come to an agreement on a discount or a
8 promotion that those retailers or entities would
9 provide to a patron that showed the Genting
10 Rewards or Resorts World Players card at their
11 facility. So again, really working on
12 co-promotional and co-marketing opportunities for
13 all of our local businesses to really have an
14 enhanced experience, not only for our guests but
15 really for all of the residents that we serve.
16 In addition to that, we would have our Genting
17 Rewards Program deployed here. What this would
18 be is that we would be working with the merchants
19 and retailers within the mall, within the
20 Newburgh Mall, providing various opportunities
21 for either discounts or for our players to be
22 able to use their rewards -- their Genting
23 Rewards points as currency in these retailers,
24 again really forcing -- not forcing but I would
25 say aggressively promoting the patronage of the

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various tenants within the Newburgh Mall, which, again, we hope to grow along with -- along with the current mall owner.

So the last thing that I just want to be very clear about is an item that we really take extremely seriously at Resorts World -- at Genting and Resorts World, and that is responsible gaming. We recognize that while gaming really is an enjoyable leisure and entertaining activity for most, there is a small percentage of the population that cannot game responsibly. Responsible gaming is part of the culture of Resorts World and, therefore, we will implement our existing Responsible Gaming Plan at the project with the chief goal to make sure that those who cannot game responsibly get the help they need, and to make sure that people who can game responsibly understand the importance of gaming responsibly.

And then lastly, I just wanted to touch on some additional local charities and investments that we plan at Resorts World Hudson Valley. So one of those is our Resorts World Gives. So Resorts World Gives is our corporate

1 philanthropic program which we use to invest in
2 various non-profits, community groups and various
3 initiatives. We would allocate and commit to at
4 least \$50,000 a year in the economic and social
5 progress of Orange County, not only again in the
6 Town of Newburgh but the surrounding areas as
7 well. We would also employ -- or deploy, excuse
8 me, the Everi Cares Giving module which would be
9 a commitment of about \$10,000 a year. So this
10 Everi Cares Giving module gives our patrons the
11 ability to donate their spare change for redeemed
12 vouchers to local charitable organizations. For
13 example, if one of our patrons is ready to leave
14 our facility and they want to redeem their
15 voucher and their voucher is \$125.97, that 97
16 cents will be -- or that patron would have the
17 ability or the option to donate that 97 cents to
18 local charities that would be part of this Everi
19 Cares Giving module.
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21 In addition to that, we would be really
22 moving forward with a very aggressive marketing
23 campaign that would be undertaken to drive
24 traffic to our Orange County facility at the
25 Newburgh Mall which would result in approximately

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2 \$200,000 in local advertising buys. So again, in
3 addition to the \$3,000,000 annually of the Host
4 Community Benefit Agreement, we would be
5 committing to an additional \$260,000 annually to
6 benefit the community right here in the Town of
7 Newburgh, which would really mean almost
8 \$17,000,000 over the lease term to benefit here
9 -- to benefit folks in the Town of Newburgh.

10 So what we are really requesting of the
11 Town Council is to consider favorably the
12 petition for the zoning text change to the
13 definition of large shopping centers to allow the
14 operation of a VGM facility, to authorize the
15 preparation of the local law. We have submitted
16 a proposed FEAF part 1 and traffic analysis. We
17 will be submitting the formal Host Community
18 Benefit Agreement to the Town tomorrow.

19 So with that, I want to, you know,
20 thank you all for the time to allow us to present
21 to you today. Bob, myself and I know -- oh, and
22 I have to actually -- I have to back up.

23 Part of what I did not explain to the
24 folks is that we have local, I will call them
25 rock stars on our team here at Resorts World. We

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are working with Rick Golden and Kelly Naughton, two local attorneys that I know the Town Council is very familiar with. We're also working with Maser Consulting who completed our traffic analysis that you all have seen or we had submitted. So I know Rick is on the line and Bob and I are here to answer any questions that you may have as a result of this presentation.

SUPERVISOR PIAQUADIO: Megan, thank you very much.

MS. TAYLOR: You're welcome. I will stop sharing my screen now.

SUPERVISOR PIAQUADIO: Okay. Thank you. Thank you very much for that presentation. I want to make a few comments first.

Go ahead, Bob.

MR. ROBERT PIAQUADIO: Megan, if you could go to host and do the drop-down menu and find the make host selection.

SUPERVISOR PIAQUADIO: Did you hear that, Megan?

MS. TAYLOR: I did. Give me one second. Can you help me on where that host would be?

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MR. ROBERT PIAQUADIO: If you go to find a participant on the right-hand side, you can type in host.

MS. TAYLOR: There we go. Okay.

SUPERVISOR PIAQUADIO: Then what does she do, Bob?

MS. TAYLOR: Make host.

MR. ROBERT PIAQUADIO: Thank you.

SUPERVISOR PIAQUADIO: Thank you, Megan.

MS. TAYLOR: No problem.

SUPERVISOR PIAQUADIO: I'm going to make comments first and I think I'll ask the Board Members to ask questions because it is kind of early.

I really think what needs to be done -- I know you sent a traffic study, but I would like to see that one either redone by the Town or reviewed. I really want to see the effects on the area, property values, crime, traffic of course. So I'm really going to ask for, and I don't know who can answer this, maybe Bob or somebody, but I think we need like \$30,000 for consultant fees at this point.

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Is that possible, Bob?

MR. DeSALVIO: Yes. As part of the normal Town Council review process, it is -- in other jurisdictions that I've been in, if there are some fees that are required in order for you to make honest and fair evaluations of the project, and if you're telling me that that is an expected total of around \$30,000, I can tell you that we would be willing to commit to reimbursing the Town for those costs so that you can get a proper independent review and analysis.

SUPERVISOR PIAQUADIO: Very good. I appreciate that.

With that, I'm going to go with Betty. Do you have any questions at this early stage?

MS. GREENE: At this early stage, no. I'm sure as time goes by I will have a list.

SUPERVISOR PIAQUADIO: Okay.

MR. DeSALVIO: Thank you.

SUPERVISOR PIAQUADIO: We'll go to Councilman Ruggiero. Paul, do you have anything for us?

MR. RUGGIERO: Yes. I have a few questions.

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Hi, Megan. How are you?

MS. TAYLOR: I'm good. How are you?

MR. RUGGIERO: The first question I have, of the 65,000,000, what percentage would the Newburgh, Wallkill and Valley Central School Districts receive?

MS. TAYLOR: That's a great question. We don't have a specific answer for you because the way that those taxes are paid is that that \$65,000,000 or approximate \$65,000,000 is paid directly to the State of New York into the State Education Fund. We can try to find out what that percentage would be, but we don't have that right now because that is not -- it's not allocated specifically to various school districts. It is paid in to the larger State Education Fund.

MR. RUGGIERO: Okay. My next question was what percentage of the vital projects would the Town of Newburgh receive? You said it's through Orange County. What percent -- since we're the hosting Town, what percentage would we get out of the vital projects?

MS. TAYLOR: Gil and I have actually had very preliminary conversations about this.

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The way we anticipate this -- that \$1,500,000, you know, again being deployed is that those payments would be made by us directly to the Town of Newburgh. In consultation with Gil himself and potentially the County Executive, you would all determine which projects would be -- where that money would be going to or what projects that money would be spent on. We do not want to choose which projects that money is spent on. We want to make sure that the Town is provided the resources that it needs in order to really have that money to spend responsibly on the projects that it sees fit.

MR. RUGGIERO: Okay. And the Host Community Benefit Agreement, is that negotiable? Will that be negotiable or is what you're offering what you're offering?

MS. TAYLOR: Bob, do you want to take that?

MR. DeSALVIO: Sure. We put forth -- we're not really big believers in the sort of back and forth on this. So we collectively had long discussions and included our board on this, about what we think would be fair and

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2 appropriate. So in a sense what you've got right
3 now is our best offer and it's what I've got to
4 prove through our board. So that's a nice way of
5 saying it's not really negotiable, but we think
6 it is extremely generous and has tremendous
7 long-term benefits for the community, the County
8 and the surrounding area. So I'd have to
9 respectfully say not negotiable at this time.

10 MR. RUGGIERO: Okay. My last question.
11 Resorts World, would they solicit businesses into
12 the Newburgh Mall to revitalize our Newburgh
13 Mall, like restaurants and some stores. Will
14 Resorts World go out and say hey, we have this
15 project, we're looking to bring businesses into
16 the Newburgh Mall to revitalize it? Would they
17 do that?

18 MR. DeSALVIO: We would be very happy
19 to assist with that process. I'll give you a
20 good example. In talking to the leadership over
21 at the mall -- I think last time Megan and I were
22 there we counted I believe seventeen vacancies
23 within the mall.

24 MS. TAYLOR: That's right.

25 MR. DeSALVIO: What we would do is by

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2 us not putting restaurants or retails in the
3 facility, we're encouraging those businesses to
4 make a deal with the mall to bring their
5 businesses into the mall. We certainly hope
6 they're local, especially restauranteurs, because
7 I know that business has been so hurt.

8 What we will do is encourage our
9 customers to go patronize those establishments in
10 the mall by providing an opportunity for these
11 outlets to be part of this Genting Rewards
12 Program. I think that will make the spots that
13 are open in the mall highly desirable for new
14 businesses to come in because we'll be attracting
15 a really good number of people that will not be
16 able to get a meal within our building. They'll
17 be able to walk right out the door and right into
18 the mall. That's the beauty of us being attached
19 to a mall facility, so that in a sense we can
20 spread the wealth and try to bring these
21 businesses in.

22 I think the mall over the next three to
23 five years is really going to be a very, very hot
24 destination entertainment center that will
25 include restaurants, retail, the gaming facility,

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2 and really become almost like a new model for the
3 regional mall business in the United States
4 because, as we all know, the malls have been
5 really struggling. So what we want to do is kind
6 of reinvent that, reinvent that regional mall
7 experience and have it really come to life. I
8 think these new restauranteurs or retailers will
9 be all over this.

10 MR. RUGGIERO: Okay. That's all I
11 have. Thank you.

12 SUPERVISOR PIAQUADIO: Okay. Very
13 good. With that, Scott Manley?

14 MR. MANLEY: Just a couple of quick
15 things. I know Gil already went through to do
16 the traffic study, about the crime, anything with
17 neighborhood real estate. I read everyone's
18 comments on the social media.

19 The other thing that was brought up was
20 concern for family stuff as far as the type of
21 people. I got a couple of calls from the people
22 at the library saying we're going to be so close.
23 Obviously you're going to have to move the
24 dentist's office. Would you consider maybe
25 moving the library just to help out the people at

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the library?

MR. DeSALVIO: You know, I know the library is just down the hall from where we are. We haven't had any discussions with them yet. I have to be honest with you, I'm not so sure they won't be happy that they're on our side of the mall because it will probably generate a tremendous amount of traffic, you know, in that neighborhood. I would assume -- you know, they have a nice frontage and a presence. They actually might like the foot traffic going by there. I'm not so sure they are going to want to move. I'd be more than happy to sit down and chat with the library folks and see where their heads are at.

MR. MANLEY: I spoke to a couple of them. I tried to explain I think it's going to be a good thing for the traffic. Obviously, if yourself or Megan or somebody spoke to them, I think it would be --

MR. DeSALVIO: Megan, can you help connect us with them?

MS. TAYLOR: Absolutely. Scott, one of the good things, and Bob had mentioned it before,

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2 right, so right now there are approximately
3 seventeen vacant stores, storefronts within the
4 mall. There's a lot of flexibility that we have
5 in terms of -- well, I will say that the mall
6 owner would have because, again, we would be
7 leasing the space, right. I'm happy to sit down,
8 you know, with the folks from the library. Maybe
9 I'll reach out to yourself or to Gil just to make
10 sure we make that connection following today's
11 meeting.

12 MR. MANLEY: I have the connection, if
13 you need it.

14 MS. TAYLOR: Wonderful. Thank you.

15 MR. MANLEY: Other than that,
16 everything else will be looked into and we'll see
17 what happens later on.

18 MR. DeSALVIO: I appreciate that.
19 Thank you.

20 SUPERVISOR PIAQUADIO: Thank you. I'm
21 going to ask Councilman LoBiondo if he has any
22 questions or comments?

23 MR. LOBIONDO: Can you hear me now?

24 SUPERVISOR PIAQUADIO: We can hear you.

25 MR. LOBIONDO: Okay.

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MR. DeSALVIO: Hi, Councilman.

MR. LOBIONDO: Good evening. Thank you for a very informative presentation tonight.

A lot of people have reached out to me. They're very excited about the opportunity that you're presenting for our community. I've also heard a lot of concerns from folks who might be worried about the character of our community changing in not a good way. I know we're going to do studies and it's going to be something that we'll consider.

Maybe you can just reach out to those folks who are concerned perhaps about an increase in crime or an increase in the way that the character of the community can be adversely affected.

MR. DeSALVIO: I can do that. Councilman, thank you for that question. Megan, I'll take this one.

I think the best thing that I could do would be to refer back to another job that I did, which was the development of Sands Bethlehem in Bethlehem, Pennsylvania which is now called Wind Creek. The reason I'm pointing to that

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2 experience is because the Town of Bethlehem is
3 not that much different in terms of size and
4 character. When we were in the process of
5 bringing a gaming facility into the community,
6 there was the same concern. I will tell you that
7 if you were to talk to the folks in Bethlehem,
8 and I encourage you to do so, you can always talk
9 to me or Don Chez or others in the community, I
10 think you would find that after the experiment
11 and the opening of that facility, they were
12 pleasantly surprised at what happened within the
13 community. The fact that we had brought a
14 significant number of new jobs, we also --
15 through these host community type benefit
16 programs it created, similar to Newburgh, the
17 opportunity to have additional resources for
18 public safety. Also, the very, very strong
19 presence of what are -- what we call our internal
20 surveillance and security force within the
21 facility.

22 I will tell you that every square inch
23 of that facility, other than the restrooms, will
24 be covered with camera coverage. Usually what
25 people realize very quickly is a casino is one of

1
2 the worst places on earth to commit a crime
3 because we have the most sophisticated
4 surveillance systems that if you do commit a
5 crime, it's amazing how quickly that we can
6 respond to that where we've got the on-site
7 presence. We usually have a great relationship
8 with our local police departments, and people get
9 caught very quickly if they step out of line and
10 try to do something that they shouldn't. So
11 typically what happens is we get a reputation of
12 a place that you do not want to have a crime
13 near. And, quite honestly, will probably help
14 the overall presence of the mall because we'll
15 have more security presence in that mall than
16 anyone would because none of the stores probably
17 have any individual security.

18 So the other thing is it's all about
19 partnership. One thing that we will do is
20 work -- our security department managers will
21 work very closely with the community, police
22 department to make sure that if in fact anything
23 does come up, we address it immediately. But
24 it's all about being a good partner. It's all
25 about creating jobs. It's about putting a

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significant amount of money into this Public Safety Fund that we've included as part of the Host Community Benefit Agreement.

But like I said, I would encourage you to reach out. Reach out to Bethlehem and ask them. You can certainly mention my name. I was there for years. I think you would find that another community that was a job similar to this, after all was said and done actually was quite happy that they brought a gaming facility to their community. I think that speaks more than probably anything that I could say.

That's a great question. We never duck that question and we're happy to respond to it.

SUPERVISOR PIAQUADIO: Thank you, Bob.

With that, if there's no other questions from the Board --

MS. GREENE: I would like to make one comment. Paul Ruggiero mentioned it before about school districts. We do have four school districts located, part of them, each school district, within our Town of Newburgh. I would really like our Town Board to be involved in any breakdown of money that could go back to the

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schools. I don't want it left just to Albany to decide where they are going to put this money. We who live here I think should be part of how those funds would go to school districts.

Thank you.

MR. DeSALVIO: Thank you.

SUPERVISOR PIAQUADIO: Thank you, Betty.

So with that then, I think what we're going to do is -- hopefully we'll get that escrow money and we'll do some research and we'll have you back again, I hope in March. Very good. Thanks so much for the presentation. Thank you.

MR. DeSALVIO: Thank you very much.

MS. TAYLOR: Thank you, everyone.

SUPERVISOR PIAQUADIO: So Bob, is there somebody named Vince Doce out there?

Vince, I hear you, but I don't see you. I believe you're there.

Joe, let's go on to the next one here.

MR. PEDI: Let's go on to item 7-B for East Coldenham Park.

SUPERVISOR PIAQUADIO: Okay. So with this one, as you know, and I'll try to give a

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brief presentation. What I'll do in a moment is I'm going to poll the Board if they want to move ahead with the changes necessary for this mixed use development. This mixed use development is a combination of residential and retail units bordering Colden Park. This has been presented to the Board, in several informational meetings to the surrounding neighborhood done by the representative, Vince Doce, both as in-person and Zoom meetings with at least three of them.

The developer has offered approximately 11 acres in the rear of the development to be given to the Town for recreation. It should be noted that the Town has not funded or made any plans for this new recreational property and will not make any guarantees as to when and what will be there, available in the future. So I wanted to say that.

I mean I watched this thing like three times, Vince, so I think I'm good here.

I'm going to actually ask Paul Ruggiero first how he feels about this project, whether we should move forward or not. Paul, are you there?

MR. RUGGIERO: Yes, I'm here. I'm okay

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moving ahead because I think we should get more information on it.

I really would like to see a little larger buffer on the side of Colden Park. We would also have to include the neighboring communities on the other side of 17K, too, that we have to look at.

But yes, I think we can move ahead.

MR. MANLEY: Gil is muted again.

SUPERVISOR PIAQUADIO: I should be back.

Okay. Paul, do you have any other comments on that right now other than the buffer or whatever? I think that is going to be dealt with even at the Planning Board if we move forward. We'll have another public hearing here, too, Town-wide.

MR. RUGGIERO: Yes. I think the public hearings are very important.

SUPERVISOR PIAQUADIO: Okay. Scott?

MR. MANLEY: Yes. Vince, how are you doing? I was going to totally say no, and I'll tell you why. I was not convinced at all from what you did do, whether it was the Zoom meeting

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or the personal meeting that was very last minute during our actual Town Board meeting so we could not attend. I did not get any feeling at all that the public was for or against it based on anything that I attended. Maybe I'm wrong.

I'm going to change and say let's go ahead and take the next step so we can have a public hearing so we can actually hear the public in that neighborhood. And like Paul said, not just Colden Park which you seem to be really zooming in on, but even the Holiday Park is even closer. Fleetwood, obviously, is across the street. There's a school across the street.

I'm going to go ahead and say okay and see what happens at the public hearing, whether we go further than that.

SUPERVISOR PIAQUADIO: Betty, I should have asked you --

MR. VINCENT DOCE: Can I just say one thing very quickly --

SUPERVISOR PIAQUADIO: Sure.

MR. VINCENT DOCE: -- To address your comments there? The first thing, we set the meeting up. I don't want anybody to think that

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2 we set up a meeting that the Town Board couldn't
3 attend. We tried to organize everything so the
4 Town Board could attend. We really went
5 overboard on being transparent. What happened
6 there, we had scheduled a meeting not realizing
7 the Town Board was going to change their meeting
8 date. That's how the conflict came. That's
9 number one.

10 Number two, about the surrounding
11 communities. We contacted all of them in depth.
12 We had what you might call some very, very
13 complimentary comments that were made by the
14 surrounding community, including Holiday Park. I
15 summarized them, I sent them to you. I
16 personally did not get one negative comment, and
17 I contacted people regularly every time we had a
18 meeting, every time we put out a publication. I
19 sent out a letter to everybody on that list
20 imploring them to make comments to us, both
21 negative and positive. All the comments that
22 came back were very positive, particularly from
23 Holiday Park.

24 SUPERVISOR PIAQUADIO: Thank you,
25 Vince.

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Betty, do you have any comments or questions?

MS. GREENE: Not questions. I thank you, Vince, for including us. I definitely need to have more information as we go along, but I want to make sure that you do include your information contact to Valley Central School District. Coldenham School is right across the way. It could affect attendance and everything like that. So I want to make sure that Coldenham School and Valley Central School are included.

I agree with Paul and all. I have an open mind. I want to have much more information, but so far I've been impressed with what you've presented.

MR. VINCENT DOCE: Thank you. And I will say to that at our meeting, our Zoom meeting, and in correspondence, Valley Central was represented. They did send comments after the meeting. The comments said that we had adequately answered all of their questions and concerns. So right from the beginning Valley Central has been part of the informational process.

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MS. GREENE: Very good.

SUPERVISOR PIAQUADIO: Very good. With that, maybe --

Anthony LoBiondo, do you have any questions or comments?

MR. LOBIONDO: No. I think everything that's been stated I agree with. I think Scott addressed my concerns as well. I'm prepared to move forward.

SUPERVISOR PIAQUADIO: Okay.

MR. RUGGIERO: Vince --

SUPERVISOR PIAQUADIO: With that, I would say that I'm also ready to move forward.

These are very difficult times for any zoning change law or whatever. It's very hard to reach people. You know what, even when we had in-person meetings, sometimes it was hard to reach people. You know, we would send out like 500 notices.

This is going to be a mixed use. We do not have that in the Town. Many other towns have it and it works out very well where there's both residential and stores in the same complex.

So I'm ready to move forward. Let me

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just poll one last time. Betty, you're good to go?

MS. GREENE: I'm good. I'm ready to move forward. I'm anxious to hear all they want to present.

SUPERVISOR PIAQUADIO: Thank you. Scott?

MR. MANLEY: Yes.

SUPERVISOR PIAQUADIO: Okay. Paul?

MR. RUGGIERO: Yes. Vince, one thing, though. Could you possibly get the Board the questions and answers that Valley Central School District asked so we could see that?

MR. VINCENT DOCE: I will absolutely do that. I have done that. Perhaps it wasn't picked up. I sent out so much information you might have missed it. But I will do that again.

MR. RUGGIERO: Thank you.

SUPERVISOR PIAQUADIO: Anthony, your comments on this one? You're ready to go, yes?

MR. LOBIONDO: Yes, I'm ready to move forward, Gil.

SUPERVISOR PIAQUADIO: So we're ready to move forward. The only thing we will probably

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need then, Vince, is escrow money also to move forward. We'll let you know how much that might be in the near future. All right. We'll move on that one. Thank you.

MR. VINCENT DOCE: From what I heard here tonight, I can pick up building permits tomorrow; right?

SUPERVISOR PIAQUADIO: Start the bulldozers, too. Get the diesel fuel out. Thank you.

MR. VINCENT DOCE: All right. Thanks a lot, guys.

SUPERVISOR PIAQUADIO: Okay. Joe, we can move on.

MR. PEDI: Now we're going on to item 7-C for the Polo Club.

SUPERVISOR PIAQUADIO: All right. This motion I'm going to read and ask somebody to make the motion.

This is for the Polo Club, which, if you remember -- well, it's just down the road from Town Hall. It's a residential project. We had seen this a while back and they wanted to get the density bonus for senior density.

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Betty, your mic is open, just so you know.

MS. GREENE: Yes.

SUPERVISOR PIAQUADIO: Okay. So we're going to be looking for the following motion. Here it is. Upon the request and recommendation of the Planning Board, the Town Board hereby adopts the Planning Board's SEQRA findings and approves the Planning Board's review of the amended Polo Club project site plan under the gross density provisions of Section 185-48 of the Zoning Code applicable when senior dwelling units are located in a housing project. The approval is for an increase in the total project dwelling units to 242 in 21 buildings to include 27 senior residential units. The senior dwelling units must comply with Section 185-48, including, but not limited to, the section size restrictions. The Town Board approval is premised on the following mixture of residential dwelling units, 100 one-bedroom units, 100 bedrooms, and 142 two-bedroom units, 284 bedrooms. This results in a total bedroom count of 384 bedrooms for the project which is 30 bedrooms less than the 414

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bedrooms which would have been constructed if the dwelling units in the 26-building townhouse project previously approved by the Planning Board had been constructed.

So we looked at this early. We sent it to the Planning Board for the environmental study. We're beyond that stage.

Does someone want to make a motion to approve that motion as presented?

MR. RUGGIERO: I'll make the motion as presented.

MR. LOBIONDO: I'll second it.

MR. PEDI: Any further discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: No.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

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MR. PEDI: Okay. Now we go on to item

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SUPERVISOR PIAQUADIO: Joe, before we do, I just want to make a comment.

I got it through the texting or whatever. I guess there's a doctor or whatever that wanted to make a comment because he has his dental office in the Newburgh Mall. We will take his comments by e-mail. Tonight was not an open session or a public hearing for that purpose. So I hope the doctor understands that, and we'll communicate with him soon.

Now we can go on, Joe. I'm sorry.

MR. PEDI: Okay. We'll go on to item 8. First item A is a comprehensive plan services proposal, Planning & Development Advisors.

SUPERVISOR PIAQUADIO: Okay. So with this I think it was made very clear that we were going to look, once again, into the comprehensive plan. We identified many items since 2005 and completed many items. What we're going to do now -- and we were able to get the same David Smith who is the fellow who had done it for us in 2005. What he's done is submitted some pricing

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for the comprehensive plan.

We're looking for a motion to approve the Planning & Development Advisors as per their February 17th proposal, and there will be three prices that we'll include at once. Plan coordination is \$750, action plan update is \$3,150 and update existing information demographics, housing and planning is \$3,600.

So if someone wants to make that motion, we could move ahead.

MS. GREENE: I will be glad to make that motion. I've been wanting this.

SUPERVISOR PIAQUADIO: Thank you, Betty.

MR. MANLEY: I'll second her motion.

MR. PEDI: Councilman Manley, did you second that motion, please?

MR. MANLEY: Yes, I did.

MR. PEDI: Thank you. Any further discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

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MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to item B,
consulting services proposal for zoning amendment
for video lottery gaming facilities, Planning &
Development Advisors.

SUPERVISOR PIAQUADIO: Okay. So this
falls in line with our first presentation of the
night, but this would be -- we're looking for a
motion. And again it would be the same David
Smith. He would be used to advise us, to assist
us with the gaming facility within the Town of
Newburgh. His cost I guess is \$150 an hour for
him himself, and his staff and technical support
is \$85 per hour.

So if someone would want to make that
motion.

MR. RUGGIERO: I'll make the motion.

MR. LOBIONDO: I'll second it.

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MS. GREENE: Go ahead.

MR. PEDI: Any further discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to item 9 for
Gardnertown Commons. First item A is the
stormwater security release.

SUPERVISOR PIAQUADIO: So I'm looking
for a motion to release the stormwater security
for Gardnertown Commons in the amount of
\$694,052.51. Does someone want to make that
motion?

MR. MANLEY: I'll make the motion.

MR. RUGGIERO: I'll second that motion
as presented.

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MR. PEDI: Any further discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Then we go on to B which is a landscape bond, 50 percent reduction for Gardnertown Commons.

SUPERVISOR PIAQUADIO: So Karen Arent, our Landscape Architect, is recommending and I'm looking for a motion to release 50 percent of the landscape security for Gardnertown Commons in the amount of \$123,882.16. Does someone want to make that motion?

MS. GREENE: So moved.

MR. MANLEY: I'll second.

MR. PEDI: Any further discussion?

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(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to item 10 for Animal Control, a T-94 withdrawal for the Newburgh Veterinary Hospital.

SUPERVISOR PIAQUADIO: Cheryl Cunningham, Animal Control Officer, is asking to withdraw \$105 from the donation account, the T-94 donation account. That's to pay Newburgh Veterinary Hospital. Does someone want to make that motion?

MR. LOBIONDO: I'll make the motion.

MR. RUGGIERO: I'll second it.

MR. PEDI: Councilman LoBiondo, you made the motion, sir?

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MR. LOBIONDO: I did.

MR. PEDI: Councilman Ruggiero, you seconded, please?

MR. RUGGIERO: Correct.

MR. PEDI: Thank you. Any further discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to item 11 for the Engineering Department, award bid for North Fletcher Drive water main extension.

SUPERVISOR PIAQUADIO: All right. I'm going to read this off. I see we have Pat Hines here. If you could unmute yourself, Pat, for a minute. Let me read this off and you'll confirm

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it for me, hopefully.

MR. HINES: Sure.

SUPERVISOR PIAQUADIO: We built the North Fletcher water main improvements in January this year. Prices came back ranging from \$456,000 to \$1,600,000. So at the recommendation of our engineer, I'm looking for a motion to award the North Fletcher Drive water main improvements to Regal Utility Services in the amount of \$456,747.40.

If we can get a motion and a second, maybe we'll have Pat explain to us a little more about what's happening on this project.

MR. MANLEY: I'll make the motion.

MR. PEDI: Councilman Manley made the motion. Do I have a second, please?

MR. RUGGIERO: Second.

SUPERVISOR PIAQUADIO: Pat, can you just explain a little bit on this project, what is really going to be done?

MR. HINES: Sure. It's approximately, I believe, 1,700 lineal feet of water line that's going to connect the North Fletcher Drive area. It actually eliminates the need for a pumping

1 station, a hydropneumatic system that's currently
2 feeding a large portion of that area. So that
3 will be fed off the gravity system, eliminating
4 the need for the operation and maintenance of a
5 pump station and hydropneumatic tank. There will
6 be a slight reduction in pressure to some of the
7 units in the area. Again, it eliminates the need
8 for that ongoing maintenance of the rather
9 antiquated system there. It will connect them to
10 the Town's gravity system.
11

12 SUPERVISOR PIAQUADIO: Very good, Pat.

13 If no one else has a comment, we can
14 move to a motion on this, Joe.

15 MR. RUGGIERO: I have just one
16 question. Have we ever used Regal Utility
17 Services before? I just see that and I see
18 \$456,000. If you go to number 10, TAM
19 Enterprises, it's 845, you know, on the middle
20 side. It seems a little low. We're not going to
21 get banged with a lot of extras as this project
22 goes on I hope.

23 MR. HINES: The design engineers --
24 Maser Consulting was the design engineer. They
25 reviewed the references that were provided by the

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low bidder and they have had favorable reports from other similar scale projects in different municipalities. I don't believe the Town has ever used this contractor before, but the research that Maser did, contacting the other municipal work that they did, was favorable reports.

MR. RUGGIERO: Okay. Thank you, Pat.

MR. HINES: A portion of this project is paid for by a WEA grant as well. The Town has a 300,000 WEA grant in the works to pay for a large portion of this project.

SUPERVISOR PIAQUADIO: Thank you. Does somebody else have a question?

MR. MANLEY: Yes. Real fast. I'm sorry. Pat, you said there was going to be a slight lowering in water pressure. Is that going to be very noticeable?

MR. HINES: No. Possibly some of the units may see a 20 pound reduction, but they'll still have 50 psi in the houses which is acceptable. The Health Department requires 20 psi at the second story for acceptable pressure.

MR. MANLEY: Okay. If you go up the

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hill on Mohican Drive, they have really low pressure. The Water Department has been trying to work with them.

MR. HINES: Yes. Up the hill is the key term there. You lose pressure going up the hill. I think the important thing is the elimination of the ongoing operation and maintenance of the hydropneumatic tank and pump station that's there. It will remain there and will be available, but it will no longer be used and have to be constantly maintained and run.

MR. MANLEY: Okay. Thank you.

MR. PEDI: Let's vote on this.

Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to item 12 for

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the Assessor. First, item A is tax settlement for Courtyard by Marriott.

SUPERVISOR PIAQUADIO: Just a second, Joe. I'm out of order here.

MR. PEDI: 12-A.

SUPERVISOR PIAQUADIO: Yes. Got it. This is Courtyard by Marriott.

Somebody's phone is ringing there.

MS. GREENE: Sorry.

SUPERVISOR PIAQUADIO: Okay. This is Courtyard by Marriott on Governor Drive. This settlement is recommended by our certiorari attorney, Cathy Drobny. What this would do --

Betty, I think there's background noise coming in at your house there.

MS. GREENE: No.

SUPERVISOR PIAQUADIO: Somebody is on the phone. Who is that? Oh, Vince Doce is. Sorry. Vince is silent now. Okay.

So as I see it, after the assessment the money is to be returned and the petitioner has agreed to go with a 50 percent reduction. What it would mean is about \$1,607 for the fire district, \$4,123 for the Town, and the school

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district would be \$18,000. So if we look this over, it comes with a recommendation that we should go with it from Cathy.

So if you don't have any questions, we'll have a motion maybe to approve it as is.

MR. RUGGIERO: I'll make the motion.

MS. GREENE: I'll second your motion.

MR. PEDI: Any further discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MS. GREENE: I'll contact the fire district, Mr. Supervisor.

SUPERVISOR PIAQUADIO: Thank you, Betty.

MR. PEDI: Next we go on to item B

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which is the approval to hire a data collector.

SUPERVISOR PIAQUADIO: All right. So I guess interviews were done. Councilwoman Greene along with our assessor, Lori Codi, sat in on the interviews. This is a tested position where you hire off a County list, Civil Service. They've come up with Joshua Poirier, I'm sure I didn't pronounce that right, as a real property data collector, full time, in accordance with the CSEA rate, which I believe is \$19.9797, with a start date of March 1, 2021. It's from fund appropriation 1355.1500. Of course that's based on the physical and background and all that goes with it.

Does someone want to make that motion?

MS. GREENE: So moved.

MR. RUGGIERO: Second.

MR. PEDI: Any further discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

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MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to item 13 for the Water/Sewer Department, a budget transfer.

SUPERVISOR PIAQUADIO: Okay. So I have 13, Joseph, and this is recommended actually by Ron Clum, our Town accountant. This is a transfer to balance last year's budget. This doesn't mean we're over budget. This means we're going from one item to another to stay within the budget. He's going from account 5499, other expenses of \$17,000, to account 5466 which is operating expenses.

Does someone want to make that motion?

MR. RUGGIERO: I'll make the motion.

MR. LOBIONDO: I'll second it.

MR. PEDI: Any further discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

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MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to item 14 for the Highway Department, a budget transfer.

SUPERVISOR PIAQUADIO: All right. And as you know, there's a retaining wall to be constructed out by the Millhouse -- on Millhouse Road. So this is an inter-fund transfer. This is from account D9903.5900 to the Millhouse Road capital project, and that's in the amount of \$20,000.

Does someone want to make that motion?

MS. GREENE: So moved.

MR. MANLEY: I'll second it.

MR. PEDI: Any further discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

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MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to item 15 for the Accounting Department. The first item is a budget transfer.

SUPERVISOR PIAQUADIO: Okay. So the budget transfers, I'm not going to sit here and read them. They're as presented. They should also be on the website as additional documents as everything else is. This is again from Ronald Clum, these adjustments as presented.

Does someone want to make that motion?

MR. MANLEY: I'll make the motion.

MS. GREENE: I'll second it.

MR. PEDI: Motion made and seconded.

Any discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

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MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

SUPERVISOR PIAQUADIO: We lost Anthony?

Is he on there, Bob?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Next we go on to a new item added this evening, approval to start process to hire principal payroll clerk.

SUPERVISOR PIAQUADIO: All right. So that's just what we're going to vote on. I'm asking the Board to start the process, or at least Ron Clum is, start the process to hire a principal account clerk to fill the vacancy in the accounting office. The hourly rate for this position is \$19.9795 per hour. This will start the process. We'll ask the County for the Civil Service list for that position. That's what we'll do.

Would someone make that motion?

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MR. RUGGIERO: I'll make the motion.

MR. MANLEY: I'll second it.

MR. PEDI: Any discussion?

(No response.)

MR. PEDI: Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

MR. PEDI: Last but not least, item 16,
adjournment.

MS. GREENE: I have one comment I would like to make before we close for the night. I want to thank all of our employees, particularly highway and everything, because, as you all know, we've been inundated with snow. They have gone over and above, and I congratulate them and thank them deeply.

SUPERVISOR PIAQUADIO: I think we all

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agree with you there, Betty.

With that, does someone want to make a motion to adjourn?

MR. MANLEY: I'll make the motion.

MR. RUGGIERO: I'll second it.

MR. PEDI: Motion made and seconded to adjourn at 8:16 p.m.

Mrs. Greene?

MS. GREENE: Yes.

MR. PEDI: Mr. Ruggiero?

MR. RUGGIERO: Yes.

MR. PEDI: Mr. Manley?

MR. MANLEY: Yes.

MR. PEDI: Mr. LoBiondo?

MR. LOBIONDO: Yes.

MR. PEDI: And Mr. Piaquadio?

SUPERVISOR PIAQUADIO: Yes.

Thank you, everyone.

(Time noted: 8:16 p.m.)

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C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do hereby
certify:

That hereinbefore set forth is a
true record of the proceedings.

I further certify that I am not
related to any of the parties to this proceeding by
blood or by marriage and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 1st day of March 2021.

Michelle Conero

MICHELLE CONERO