

**VILLAGE of GREENWOOD LAKE  
PUBLIC HEARING/WORKSHOP/BOARD MEETING  
WEDNESDAY, SEPTEMBER 25, 2024  
VILLAGE OF GREENWOOD LAKE  
PO BOX 7, 18 CHURCH STREET  
GREENWOOD LAKE, NY 10925**

Mayor Thomas Howley called to order the Village Board Workshop/Meeting at 6:04 pm on September 25, 2024, for the Village of Greenwood Lake located at 18 Church Street in Greenwood Lake, NY.

**The following persons were present:**

- Mayor Thomas Howley
- Trustee Chad Sellier
- Trustee John Trazino
- Trustee Matthew Veth
- Building and Safety Inspector Danielle Mulqueen
- Attorney Dylan Lockyer

**The following persons were absent:**

- Trustee Kelli Kelm

**PUBLIC HEARING- Rear Structure at 15 Church Street**

Mayor Howley opened the Public Hearing and explained that the Building Department has deemed the structure uninhabitable and asked Building and Safety Inspector, Danielle Mulqueen, to give some background on the property. Ms. Mulqueen explained that her department performed inspections along with the property owner, and Orange County Adult Services and all parties agreed that the structure was unsafe and uninhabitable. The structure is the rear structure on the property.

**PUBLIC COMMENT AND QUESTIONS**

Lorrie Dzerk, the property owner at 15 Church Street, explained that due to various hardships including a death in the family and asked for an extension to the structure being torn down.

Ed Krull, 689 Jersey Ave., asked if the Board is discussing condemning the building. Mayor Howley answered that the structure has already been condemned and the Board is deciding on if the structure needs to be torn down and what the timeline would be. Mr. Krull asked if the Board was going to discuss if the Village is to remove to the structure or if the homeowner is responsible. Mayor Howley answered that tonight's meeting is to decide if the structure needs to be torn down and what the timeline would be. Mr. Krull asked if there will be another meeting to discuss who will be removing the building. Mayor Howley answered that this is the only meeting and the Board will decide if the structure needs to be torn down and what the timeline would be. Mr. Krull asked if any other buildings in the Village are condemned at this time and Mayor Howley answered that there are none to his knowledge.

Ms. Dzerk asked if she was unable to afford to tear the house down and the village paid for it, would the cost be levied on to her taxes. Mayor Howley answered in the affirmative.

Trustee Selleir asked Ms. Dzerk if her plan was to restore the house. Ms. Dzerk said that initially they wanted to, but now she realizes that it is beyond repair.

Mayor Howley also added that 3 Court Ave. has been condemned and will be taken down by the new owners in the near future.

Mr. Krull asked if the Village has ever taken down a structure or house. Trustee Trazino answered that the structures on the Campbell property, the current location of the Greenwood Lake Firehouse, were removed by the village.

**CLOSE**

Trustee Sellier motioned to close the public hearing at 6:30, seconded by Trustee Trazino. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

**MAYOR'S REPORT/ANNOUNCEMENTS**

Matt Veth has been appointed Village Trustee to fill Mayor Tom Howley's unexpired term which will expire in March of 2025. Mr. Veth was serving on the Bistate Lake Commission and has been replaced by Jim Martin.

Mayor Howley introduced Chief Adam Eirand to present awards to Sergeant Daniel Jones and Detective Jason Dwyer for a water rescue that occurred on May 2, 2024, at Morahan Beach. A woman went in the water after her dog which had jumped in the water after some geese. Greenwood Lake PD happened to be SCUBA training at the beach at this time. The water temperature was approximately 52 degrees. The dog and owner both became distressed. Sgt. Jones and Det. Dwyer dove into the water without hesitation and swam 150 to 200 feet and saved

the woman and her dog. Plaques and citation bars were awarded to each by Chief Eirand and their families. Mayor Howley offered his congratulations and thanks.

Mayor Howley introduced Dennis Murphy from the Greenwood Lake Elks to present the Village with two grants; The Beacon Grant is for \$2,500 for youth programs, specifically arts and crafts supplies and the other grant is for monthly lunches and entertainment for the Village Seniors. Mr. Murphy presented Mayor Howley with a check for \$2,500.

Mayor Howley introduced Shiwoo Li from Boy Scout Troop 121. Shiwoo described his proposed Eagle project of refurbishing all twelve picnic tables at Morahan Beach. Mayor Howley expressed his appreciation and offered the assistance of the Village DPW with moving the tables.

Mayor Howley introduced Town Supervisor Jesse Dwyer. Supervisor Dwyer would like to share a grant writer with the three villages in the Town of Warwick in order to save costs. He explained the importance of a grant writer and the associated costs. He is proposing that the Town of Warwick pays the majority of the \$48,000 costs and the Villages of Greenwood Lake, Florida, and Warwick would pay approximately \$9,300 a year. Trustee Sellier asked if one of the Villages did want to be included, if Greenwood Lake would have to pay more. Supervisor Dwyer said no, the Village would only be responsible for \$9,300. Trustee Sellier asked if the grant writing company would be getting a percentage of the grants awarded. Supervisor Dwyer said no, it would just be the flat \$48,000 payment.

#### **CORRESPONDENCE**

**Grace Lutheran** – God’s Work Our Hands Card and Gift Bag

**Greenwood Lake Food Pantry** – Thank you for Donation Letter

**Mihai Radu** – Asked for unmetered water to be removed Account #310315

**Kieran Barry** – Late Fee on Water Bill #3061213 removed

**Craig Bacon** – Email in regards to Water Bill Reduction and Removal of Late Charge on Account #3105402

**Greenwood Park Association** – Street Safety in Greenwood Park on Village Roads

#### **VISITING OFFICIAL REPORTS:**

None.

#### **REPORTS OF BOARDS AND DEPARTMENT HEADS**

##### **Parks Department August/September 2024 Report** (reported by Brendan Kolesar)

The Parks Department successfully completed the following tasks during the months of August September:

- **Weed Harvester Operation:** The weed harvester was operated as needed to maintain the lake.
- **Garbage Can Emptying:** Garbage cans were emptied village-wide to ensure cleanliness and prevent odor issues.
- **Lawn Mowing:** Lawns were mowed throughout the village to maintain a neat and well-groomed appearance.
- **Beach Equipment Removal:** In collaboration with the police department, the swim ropes and swim platform were removed from the beach to prepare for the off-season.
- **Crosswalk Sign Placement:** Crosswalk signs were placed for the Police Department to enhance pedestrian safety.
- **Walking Trail Maintenance:** The walking trail was cleaned to remove debris and maintain its usability.
- **Curb Painting:** Curbs were painted to improve visibility.
- **Field Preparation:** Clay was added to the fields to prepare them for Fall Ball.
- **Parking Restrictions:** No parking signs were installed on Waterstone Road near the Verizon building to address parking concerns.
- **Flag Maintenance:** Flags along Windermere Avenue were maintained to ensure they were in good condition.
- **Building Maintenance:** Building maintenance was conducted at the Police Department, Court, and Village Hall to address any necessary repairs or upkeep.

Mayor Howley thanked Brendan Kolesar and Ed Bilello for setting up the stage for the fireworks in July.

**DPW:** Mayor Howley stated that the DPW has been repairing potholes, picking up leaves and brush on Thursdays, and assisted the Water Department,

**POLICE DEPARTMENT:** Reported by Chief Adam Eirand. Chief Eirand congratulated Trustee Veth on his appointment.

For the month of August 2024:

- **BLOTTERS:** 1285
- **ARRESTS:** 5
- **TRAFFIC SUMMONSES:** 167
- **PARKING SUMMONSES:** 2

- **MOTOR VEHICLE ACCIDENTS: 2**

Chief Eirand thanked the Greenwood Lake Ambulance Corps for donating one of their older ambulances which will be used by the SCUBA and Ice Rescue Team. He also thanked the Village Board and the community for all of their support over the years.

**WATER DEPARTMENT:**

- Not much to report tonight. Other than finishing up meter readings and collecting 20 Lead & Copper samples.
- We worked through the final details of the village's Emergency Response, Vulnerability Assessment and Cybersecurity Assessment Reports. All three have been signed, submitted and approved by the County Health Department.
- We've also been working with MHE to be in compliance with the state's Lead Service Line Inventory to be submitted by the 16<sup>th</sup> of October.
- A defective flow meter had to be replaced at the treatment plant in order to maintain normal operations of our primary filter unit.
- The department would like to thank the Town DPW for their assistance with a number of water main and service line repairs.

**COMMISSION REPORTS**

**Trustee Kelm:** (read by Clerk Holder in Trustee Kelm's absence)  
**Senior News**

- The senior picnic was as always, a great event and very well done. Thank you to supervisor Dwyer and superintendent Astorino and all the volunteers for all your hard work and dedication to this event every year.
- Senior Zumba and chair Yoga class attendance is increasing.
- September 25th is a bus trip to Monticello Casino
- September 27th Elks lunch for Seniors Friday
- October 2nd there will be a speaker from the foster grandparents' program and lunch
- The New Brain health Movement group that meets every first Friday of the month has seen an upswing in attendance.
- October 11th the Greenwood Lake Fire Dept. will provide lunch and talk about Fire safety with the seniors
- Big thank you to Dylan Reidmueller for the awesome new organization/info station created for his Eagle Scout project. Congratulations to Dylan on a job well done.

I apologize for being unable to attend Trustee Veth's 1st meeting but I welcome him to the board and look forward to working together.

Respectfully,  
Deputy Mayor Kelm

**Trustee Sellier:**

**Greenwood Lake Chamber of Commerce** will be holding a social media workshop on October 23, 2024, at the American Legion. Doors open at 5:30pm. There is a \$20 cost to attend. Presales only. The Chamber will also be working with the Food Pantry to provide turkeys for Thanksgiving.

**Greenwood Lake Elks** will be hosting an Oktoberfest on October 12, 2024, from 11am to 10pm and October 13, 2024, from 11am to 6pm.

**The Lions Club** held a meet and greet last Wednesday. They have a new president.

Trustee Sellier thanked the mayor for having the crosswalk sign put out near the Senior Center. He also publicly thanked Sgt. Jones for his assistance with a minor MVA.

**Trustee Trazino:**

**Building Department:** there was one ZBA meeting in August at which there was one application for a change of use and one for a site plan approval to work in a critical environmental area. Both were held over to appear at the September meeting. The Building Department took in \$13,129 in permits and fees, highlighted by over \$8,000 in building permits.

**Public Safety:** Greenwood Lake Ambulance Corps reported that they handled 48 calls in the month of August. Trustee Trazino thanked Ditty Schultz who passed away yesterday. He was member of the Greenwood Lake Ambulance Corps for 64 years.

Greenwood Lake Fire Department reported no issues.

Trustee Trazino reminded residents that hunting season is open and that hikers should wear orange and keep their dogs on leashes and hunters should obey all safety rules.

**Trustee Veth:** No report.

**Attorney Report – Dylan Lockyer:** No report.

**Clerk's Report- Kathleen Holder:** Water bills have gone out and are due October 24, 2024. Second notices for Village Taxes have been mailed. They must be paid by October 31, 2024, or they will be re-levied onto your Orange County tax bill which goes out in January. Notary hours are posted outside of the building.

#### **OLD BUSINESS**

**Lake Treatment/Weed Harvesting:** Mayor Howley appeared in front of the Orange County Legislature on Tuesday to ask for more money to keep our lake healthy, safe, and weed-free. Feedback was positive. We will start treating the lake by Mother's Day next year. We have possession of two weed harvesters which have made a big difference in removing the weeds from the lake. Senator Skoufis awarded us with a \$100,000 grant to purchase a third smaller harvester.

**MS4:** The Village will be passing a resolution later in the night to adopt this stormwater plan. It will be available online and in Village Hall.

**Benjamin's Steakhouse:** They are very close to starting work. They have also purchased the condemned property at 3 Court Ave.

#### **NEW BUSINESS**

**Lead and Copper:** This is a mandate from the state requiring us to determine if there are any lead water pipes in the village. Our engineer is assisting us with a plan to start this process. Please look for a survey in the mail to help us with this process.

**Stop signs in Greenwood Park:** The residents of Greenwood Park are asking for Stop signs to be installed to alleviate the speeding that is going on in their neighborhood.

**Comprehensive Plan Committee:** The last comprehensive plan to be adopted by the village was in 2010. This new committee will be formed in order to help plan the future of Greenwood Lake. Interested candidates should contact the mayor or the clerk.

#### **EVENTS:**

- Community Center: Tue 4-6pm 2-5th grades, 6-8pm 6-8th grade
- Farmers' Market – Saturdays from June 8<sup>th</sup> to October 26<sup>th</sup> located at Ben Winstanley Park, 9am-1pm
- ZBA Meeting— scheduled for tentative dates October 8 & 22nd, located at Village Hall, 18 Church Street starting at 7:30 PM.
- Elks Octoberfest – Saturday, October 12th, from 11 am – 10 pm, Sunday, October 13th, from 11 AM – 6 PM with Jimmy Sturr starting at 1 PM.
- Halloween Festival, October 19, 2024, at Ben Winstanley Park sponsored by the Boy Scouts, featuring the Terror Trail
- Christmas Tree Lighting and Holiday Festival, November 30, 2024, from 12-6pm.

#### **PRIVILEGE OF THE FLOOR:**

Mike Vesley, 6 Woodbine Ave., asked for three Stop signs to be installed to inhibit speeding and keep children safe. The new signs would be located at Laurel and Myrtle entering the park, Laurel and Myrtle leaving the park, and Laurel and Woodbine entering the park. Mayor Howley said he will discuss it with the Chief and set up a meeting with the three of them.

Jeanne Maron, 5 Brook Ct., wanted to bring to the attention of the board and the police department that political signs are being stolen and asked if anything is being done about it. Trustee Trazino answered that stealing signs is a crime and the police should be notified about each missing sign.

Marilyn Hayden, Village Historian, gave her annual report. She reported on her attendance at the Association of Public Historians of New York State conference. She discussed the use of AI to create interactive museum displays which she thinks would be useful here in the Village of Greenwood Lake to celebrate the 250<sup>th</sup> birthday of the United States. People would be able to converse with historical figures possibly in schools, libraries, and municipal buildings. Ms. Hayden would like to secure grant funding to implement this project.

Ed Krull, 659 Jersey Ave., asked about the lake treatment for next year, specifically, would we be using the same outfit as we used this year. Mayor Howley answered that it has not been determined. Mr. Krull added that they did an excellent job this year, and he agrees with the plan to start earlier.

Lisa Milano, 14 Murray Rd., added that the water quality was excellent in the lake this year.

Charles Pekarek, 580 Jersey Ave., commented on the quality of the shoulder on Jersey Avenue making it unsafe for bicycles and asked if there are plans to repair the road. Mayor Howley answered that Jersey Avenue is a state road. Clerk Holder added that she has contacted the state about the condition of the state roads within the village numerous times and nothing has been done.

#### **RESOLUTIONS:**

Resolution #23 the hiring of Ava Smith as a part time police officer at a rate of \$28.99 per hour. Motion made by Trustee Trazino and seconded by Trustee Sellier. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

Resolution #24 Authorizes hiring of Shawn McPhillips as a part time police officer at a rate of \$28.99 per hour. Motion made by Trustee Sellier and seconded by Trustee Veth. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

Resolution #25 Authorizes the hiring of Mitzi Puskas as a part time typist at a rate of \$19.00 per hour. Motion made by Trustee Veth and seconded by Trustee Trazino. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

Resolution #26 Acknowledges the adoption of a Stormwater Management Plan for the Village of Greenwood Lake Pursuant to Chapter 96 of the Village Code. Motion made by Trustee Trazino and seconded by Trustee Sellier. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

Resolution #27 Authorizes the removal of unmetered water to account 310315. Motion made by Trustee Sellier and seconded by Trustee Veth. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

Resolution #28 Authorizes Mayor to Execute an Agreement with the Greenwood Lake Food Pantry. Motion made by Trustee Veth and seconded by Trustee Trazino. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

Resolution #29 MOTION to Set Public Hearing to Authorize Amendments to Chapter 120 of the Village Code (Zoning) Concerning Site Plan Approval of Alterations to Structures and Properties in Designated Protection Areas Motion made by Trustee Veth and seconded by Trustee Sellier. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

Resolution #30

Section 1. The Village Board hereby accepts the report and recommendations of the Village Building Inspector reporting on the condition of the rear structure at 15 Church Street as noncompliant Chapter 40 of the Village Code (Buildings, Unsafe) and that the structure be immediately demolished.

Section 2. The Village Board authorizes the Mayor and the Building Department to issues an order to the owner or the owner’s agent of 15 Church Street to cause the building to be repaired, vacated or demolished within ten (10) days pursuant to the Section 40-5(D) of the Village Code.

Section 3. The Village Board shall provide written notice to the owner or owner’s agent by certified mail and posted in a conspicuous place on the unsafe building pursuant to Section 40-7 of the Village Code.

Section 4. The Village Board authorizes the Mayor and Building Department to coordinate and execute the destruction of the rear structure at 15 Church Street and cause the costs of such demolition to be charged against the land pursuant to Section 40-5(E) of the Village Code.

Section 5. The Mayor and any officer, employee or consultant as directed by the Mayor is hereby authorized to take any and all actions necessary to carry out the provisions of this Resolution.

Section 6. This Resolution shall be effective immediately.

Motion made by Trustee Trazino and seconded by Trustee Veth. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

**APPROVAL TO PAY ALL AUDITED BILLS:**

Motion made by Trustee Sellier and seconded by Trustee Veth. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

**APPROVAL OF MINUTES**

Motion made by Trustee Trazino and seconded by Trustee Sellier to approve minutes from the August 21, 2024, Village Board Meeting and September 13, 2024, Special Village Board Meeting. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

**BUDGET ADJUSTMENT:**

ACCOUNT #	DESCRIPTION	FROM	TO
A.3089.345	OTHER GENERAL GOVERNMENT.PD TECH GRANT	\$0	\$200,000.00
A.3120.345	POLICE.PD TECH GRANT	\$0	\$200,000.00

Motion made by Trustee Trazino and seconded by Trustee Sellier. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

**EXECUTIVE SESSION**

Motion to enter Executive Session at 7:37pm made by Trustee Veth and seconded by Trustee Sellier. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

Motion made by Trustee Veth and seconded by Trustee Sellier to exit Executive Session at 7:50pm. 4 Ayes- Trustee Trazino, Trustee Howley, Trustee Sellier, and Trustee Trazino.

**ADDITIONAL ANNOUNCEMENT**

Mayor Howley announced that as the Board is accepting the Building Department's recommendation that the structure at 15 Church Street be condemned and demolished, they will give the homeowner 30 days to remove belongings and demolish the building. At that time, if no progress is made, the village will get involved.

**ADJOURNMENT**

Motion to adjourn Village Board Meeting by Trustee Veth at 7:56 pm and seconded by Trustee Sellier. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Trazino, and Trustee Veth. Absent: Trustee Kelm.

Minutes respectfully submitted by

Katheleen Holder  
Village Clerk/Treasurer

The next meeting will be October 16, 2024, 6:00pm Public Hearing, followed by a Workshop, and Village Board Meeting at the Courthouse on Waterstone Road, Greenwood Lake, NY 10925.