

Village of Millbrook Board of Trustees

Meeting Minutes

September 26, 2017

I. Call to order

Mayor Brown called the meeting to order at 6:32 PM and led the Pledge of allegiance.

Roll Call: Mayor Brown, Deputy Mayor Rochfort, Trustee Herzog, Trustee Van De Water and Clerk Witt.

Absent: Trustee Hicks

II. Administrative Business:

Deputy Mayor Rochfort made a motion to accept the minutes from 8/8,8/20 and 9/12, seconded by Trustee Herzog and all were in favor.

Meeting change: The Board of Trustees meeting has been moved from Tuesday, October 10, 2017 to Thursday, October 12, 2017 at 6:30 PM. Mayor Brown said the Board meeting has been changed for the Public Hearing on the Thorne Building which will be on Tuesday, October 10, 2017 at 7 PM at the Millbrook Firehouse. Mayor Brown also stated he wanted to attend the Public Hearing and would like the rest of the Board to attend too.

Old Business:

David Daniele: Mayor Brown had asked the Board if they had had an opportunity to read Mr. Tirums' letter about Quarryland Realty's request for hooking into the water system (attached). Trustee Herzog said he read it, but he is not in favor of the request for hooking into the water system. Mayor Brown said he would like to table the discussion until Mr. Osborne (from VRI) and Mr. Bright (from Delaware Engineering) could weigh in. Deputy Rochfort would also like to hear from Mr. Osborne about the capacity. Mayor Brown would like to invite Mr. Osborne and Mr. Bright to the next meeting to discuss this, but cannot guarantee that they would be available.

MECEC Resolution: Trustee Van De Water would like to talk with Attorney Valk about the Millbrook Early Childhood Education Center (MECEC) resolution. Trustee Van De Water said he will have it ready for the Board's approval at the next meeting.

New Business:

NECC- Monet Stone: Mr. Stone did a presentation to the Board about Northeast Dutchess Transit Dial-A-Ride and Car Care services which provides rides to those who are not able to obtain rides, dealing mainly with the elderly and disabled. Mr. Stone had passed out documents about the Dial-A-Ride and Care Car program (attached) along with the Village of Millbrook data. Ms. Jennifer Hansell, director of the Northeast Community Center, was also present for the presentation. Ms. Hansell explained that running this program costs roughly \$150,000 per year which is about \$25,000 per town for five days of service. Most of the program is funded through grants and contributions. She said if the Village wanted to use the Dial-A-Ride program through the County it would cost about \$14,000 per year for one day a week. Ms. Hansell told the Board that the Village had contributed \$1,000.00 in the past and is hoping the Board would look favorably on them and consider another contribution. Mayor Brown asked if to qualify for this service, would someone need to be disabled. Ms. Hansell said no, but it is prioritized for the elderly and disabled. Mayor Brown thanked Mr. Stone and Ms. Hansell for coming out and said he would have an answer for them about the contribution at the next meeting.

Transferring local census data to County: Mayor Brown informed the Board he would have a resolution concerning transferring the Village's local census to the County at the next meeting.

RP Hubbell Appraiser: Mayor Brown told the Board he had spoken with the RP Hubbell Appraiser company and the appraiser told Mayor Brown that the highest amount for the appraisal will be \$2250 and that it will be a market analysis report. Mayor Brown told the Board if the proposal is higher than the

approved \$1800, he will bring it before the Board for approval.

Thank You Letter- Tribute Gardens: Mayor Brown informed the Board he had written thank you letters to the Tribute Gardens for the \$33,000 donation for the public channel equipment, the \$15,000 donation to the Rescue Squad and the \$10,000 donation to go towards trees.

III. Trustee Updates:

Deputy Mayor Rochfort: Informed the Board that there are a lot of ideas going around the decoration committee he is on. He said they are going to stay with the more traditional way of decorating the Village. Mayor Brown asked if only members of the MBA will be getting Christmas trees or will it be all the businesses. Deputy Mayor Rochfort said trees will not just be for MBA businesses only, but the trees will go wherever there are outlets. He also said the Highschool Drama Club will not be putting lights on the trees this year, the MBA will have volunteers helping.

Trustee Herzog: Said the ADA project started a month ahead of schedule. They expect the project to be completed by Friday (9/29/17) or Monday (10/02/17).

Trustee Van De Water: Said he and Mayor Brown had had a good meeting with the Millbrook Central School District's (MCSD) Superintendent. Trustee Van De Water drafted the agreements with the school and will review with the Mayor. Trustee Van De Water added the paving on Maple Avenue looks very good and thanked the Highway department.

Mayor Brown: Read from Mr. Schuman's letter concerning Quarryland Realty's (David Daniele) application to hook into the water system (attached.) Mayor Brown then opened the floor for public comment.

No actions were taken during the time of public comment.

Clerk Witt read from the attached September 26,2017 Voucher Totals. Trustee Herzog made a motion to accept the totals as presented, seconded by Trustee Van De Water, and all were in favor.

IV. Adjournment:

Trustee Herzog made a motion to adjourn the meeting at 8:50 PM, seconded by Deputy Mayor Rochfort and all were in favor.

Respectfully Submitted by:



Sarah J. Witt Village Clerk/Treasurer

Village of Millbrook
Village Hall – Board of Trustees
September 26, 2017 6:30pm
Draft Agenda

- 1. Open meeting – Pledge of Allegiance**
- 2. Administrative Business :**
 - a. Acceptance of Minutes 8/8 and 8/22
 - b. Oct insert for water/sewer bill
 - c. Meeting change – 10/10 to 10/12
- 3. Old Business :**
 - a. David Daniele
 - b. MECEC resolution
- 4. New Business :**
 - a. NECC Presentation – Monte
 - b. Transferring local census data to County
 - c. Hiring RP Hubbell as appraiser
 - d. DC Transportation Council – scoring program for our roads
 - e. Thank you – Tribute Gardens
- 5. Department Reports :** (first meeting of month only)
 - a. FD/Rescue – Matthew Rochfort, Ted Bownas and Laurie Olsen
 - b. Police – OIC Jared Witt
 - c. Highway – Bob Collocola
 - d. Water/Sewer – Scott Osborne
 - e. Planning Board
 - f. Treasurer – Sarah Witt
- 6. Board Member Updates :**
 - a. Deputy Mayor - Joe Rochfort
 - b. Trustee Brian Hicks
 - c. Trustee Mike Herzog
 - d. Trustee Kyle Van DeWater
- 7. Public Comment :** (number of speakers will determine amount of time given to each speaker)
- 8. Executive Session** (if needed)
- 9. Adjournment**
- 10. Auditing of Bills**

RB – 9/22/17



SPONSORED BY THE
NORTH EAST COMMUNITY CENTER, MILLERTON, NY



The Northeast Dutchess Transit Dial-A-Ride and Care Car services are offered to residents of the Village of Millbrook (along with the towns of Dover, North East, Pine Plains, Amenia, and Stanford). The services are available Monday through Friday. The care car is restricted to senior citizen medical appointments. The Dial-a-Ride is available to all and service includes grocery shopping, family visits, social service appointments, and other personal needs. Both services are available for any Dutchess County destinations as well as medical appointments in Connecticut. Priority is given to medical appointments in both services. The services are free of charge and donations are accepted.

Phone number: 518-592-1399 x5

Changes and Improvements to the Services

In July of 2016 Northeast Dutchess Transit assumed operation of the Dial-a-Ride program for our service area previously administered by Dutchess County Division of Public Transit. A federal grant provided funds for the purchase of a new seven passenger van with a wheelchair lift. The grant requires outreach to the communities we serve and requests for support from local government. Our outreach efforts included direct mail to all Millbrook Village residents. In addition we placed brochures with our information in several locations around the village, including the library and churches. We have also worked closely with the Latino Outreach of Grace Episcopal Church. Our outreach efforts have brought success, as both the number of Village residents served and the number of rides provided have both increased substantially and the Hispanic clientele has grown from zero to three.

The scheduling flexibility inherent with local control of the Dial-a-Ride program has resulted in a marked increase in both clients served and rides provided for all the towns and villages served.

Village of Millbrook Data

Our last report to the Village Board in February 2016 covered the period of April 2014 through July 2015. During that period our Care Car program provided only 22 rides to 4 individual residents of the Village. The numbers for the Village for the old Dutchess County Dial-a-Ride were difficult to ascertain due to incomplete data from the County, but it was estimated that six Village residents were served with a corresponding low number of rides provided.

Since July 1 2016 (to date) our services have provided 111 rides to 12 individual Village residents.

The purpose of trip data breaks down as follows:

PURPOSE	NUMBER OF RIDES	NUMBER OF CLIENTS
Shopping/food pantry	10	2
Social Services	24	2
Medical	77	12

All 12 Village residents satisfy one or more Federal and State definitions of disability.

USE OF WALKER OR CANE: 10
USE OF PORTABLE OXYGEN: 1
DEVELOPMENTAL DISABILITY: 1

11 of the 12 Village residents served are over the age of 60. Eight are over the age of 70.

Funding and Request:

Funding for the service is provided by: New York State Department of Transportation, the Foundation for Community Health, Sisters of Charity, the Plymouth Hill Foundation, and the communities we serve.

The overall cost of the program is about \$150,000 / year, or about \$25,000 per town for five days a week of service. By contrast, contracting for Dial-a-Ride from Dutchess County costs about \$14,000 a year for one day a week of service.

Last year Millbrook contributed \$1,000 towards the cost of the Dial-a-Ride. We hope you see the value in providing transportation to your elderly and most vulnerable residents and will continue to fund the program.

Gaidis Tirums, P.E.
8 Albie Drive
Hyde Park, N.Y. 12538
845-229-5976

September 9, 2017

Mr. Scott Osborne, VRI Plant Manager
Water Department
Village of Millbrook
PO Box 309
Millbrook, NY 12545

Re- Request to hook up to Village Water
Quarryland Realty, LLC
Daniele Rentals
PWS# NY1322771

Dear Mr. Osborne:

We are writing with regard to discussing the possibility of having the 26 apartments owned by Quarryland Realty, LLC and 8 apartments owned by Daniele Rentals hook into the Village of Millbrook central water system.

The properties are located at the end of Daniele Drive off of Nine Partners Lane. The properties are mostly in the Town of Washington with small portions in the Village of Millbrook.

The owner of the apartment complex is Quarryland Realty LLC. care of Mr. Peter Nikic, property manager, 20 Broadway, Valhalla, N.Y. 10595. Daniele Rentals is owned by David Daniele. VRI Environmental Services, Inc. oversees the daily operation of the water system and Mr. David Daniele is in charge of the maintenance.

At present only one well serves as the water supply for the apartments. This well barely meets Dutchess County Department of Health requirements.

At a considerable effort and expense the Quarryland Realty, LLC and Mr. Daniele have made improvements to the water system and made efforts to put another well in service.

In December of 2011 another existing well was deepened to 510'. While having adequate yield, the water has very high chloride and sodium content requiring expensive treatment. Radiological particles were also found in the test results.

In 2015, the storage capacity of the water system was increased from 1000 gallons to almost 2500 gallons. Also a new water softener with two 5 micron filters preceding the water softener were installed.

In June 2017 a new well was drilled to increase the quantity of the water supply. The yield of the well was very good but chemical analysis showed a presence of radiological particles above the Minimum Contamination Level.

Because of required separation from a new well to existing septic systems and the pond, the location of another new well on the property would require it to be quite a distance from the pump house. Besides the cost of drilling and testing of another well this would add considerable cost in pump and piping size to supply water. Also there are no guarantees of the water quality of another new well.

All the work was done with Dutchess County Department of Behavior and Community Health approval.

It is very expensive to treat the water to reduce radiological elements for a community public water system such as ours. Besides the cost of installing a new water softener type system and incorporating it with the existing equipment, the backwash has to be discharged to a holding tank and hauled away by a licensed septic hauler. This may not be economically feasible.

The water usage at the apartments is approximately 3500 gallons per day. The distance from the Village of Millbrook water line on Nine Partners Lane to the pump house at the apartments is approximately 1200'. Because of an elevation difference of 75' between Nine Partners Lane and the apartment complex, a pumping station would probably have to be installed. We realize that there are engineering considerations and expenses associated with the project and are willing to address them to the satisfaction of the Village of Millbrook and the Dutchess County Department of Behavior and Community Health.

We are committed to finding a solution to provide safe drinking water to the 34 families with children at the Quarryland Realty, LLC and Danieles Rentals apartments. Hooking into the Village of Millbrook water system would solve the problem.

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The Dutchess County Department of Health is also concerned about the water supply at the apartment complex and we are certain they would be receptive to having drinking water supplied by the Village of Millbrook water system.

We would appreciate a timely response to our letter and hopefully to schedule a meeting at your convenience to discuss our proposal.

In the meantime, if you wish to contact us, my telephone number is 845-229-5976, Mr. Daniele's is 914-204-9673, and Mr. Nikic's is 914-804-0037.

Thank you very much for your consideration of this matter.

Very truly yours,

G. Tirums, P.E.

Cc. James Napoli, DCHD
Peter Nikic, Quarryland Realty, LLC
David Daniele, Daniele Rentals

To: Village of Millbrook Board
From: Howard Schuman, Former Village of Millbrook Water Committee Member
Date: September 25, 2017

Re: The Quarryland Realty application as it fits into the recommendations of the Village of Millbrook Water Committee.

In 2010 a Village Water Committee was formed in response to a perceived need to protect the Village water supply and to examine how to accomplish this into the future. It initially consisted of Deputy Mayor Stan Morse, Dr. William Augerson, Frank Genova, Steve Lynch, Dr. Emma Rosi-Marshall, Scott Osborne, Howard Schuman, Scott Tumblety, and later joined by Trustee Mike Herzog. Through out, consultants were brought in as needed.

The committee was active for approximately three years, gathering data and exploring options, which included the purchase of additional property to serves as a second water supply source for the Village. Ultimately, due to the complexities and expenses involved in such an undertaking, the committee recommended instead exploring drilling deep wells at the present water supply location in Mabbettsville as a backup source **and concluded that our system's existing aquifer was functional and adequate for existing Village residents for the foreseeable future, provided the Village does not expand new usages to outside its borders**

Approximately a year ago, according to Dutchess County Records, Quarryland Realty LLC, based in Marina Del Ray California, purchased a 26 unit apartment complex located in the Town of Washington. Due diligence would assume they where aware of any ongoing water supply issues on that property prior to purchase. At some point after the fact they decided it would be more expedient and financially beneficial for them to connect to the Village of Millbrook public water supply system. On September 9, 2017, along with Daniele Rentals, another apartment rental business, they submitted a formal request to the Village to that effect. It appears according Dutchess County Parcel Access that both apartment complexes are located in the Town of Washington, not the Village of Millbrook.

Accepting the Quarryland Realty application, which is from a property located in an another municipality, represents what may be referred to as an example of a segmented approval process. In other words looking at pieces in isolation without considering the cumulative effect of each piece on the whole. A continued process of segmented approvals of these types of applications from other municipalities would eventually result in a significant cumulative negative effect on Village water resources.

In light of the Water Committee's prior recommendations and given the presently tenuous condition of the existing Millbrook water supply and the fact that there are yet to be know sections of the village which most likely will need to come online in the future, it becomes a policy question as whether it is prudent for the Village of Millbrook to be helping commercial businesses in another municipality with their business model, by giving away finite Village resources to them.

It follows that since it was Quarryland Realty who made the business decision to buy a property located in the Town of Washington, not the Village of Millbrook, it is Quarryland Realty's responsibility to maintain it's water supply system, not the Village of Millbrook.

September 26, 2017 Voucher Totals

Vouchers 16783-16823

A - GENERAL FUND	81,611.29
F - WATER FUND	6,755.90
G - SEWER FUND	14,116.97
T - TRUST FUND	10,000.00
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	112,484.16