**AT THE WORKSHOP MEETING**

of the Town Board of the Town of Newburgh held

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

on Monday the 28th of July, 2025

**Present** Paul Ruggiero, Councilman

Scott Manley, Councilman

*A*nthony R. LoBiondo, Councilman

James Politi, Councilman

Gil Piaquadio, Town Supervisor

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

Lisa M. Vance Ayers, Town Clerk

Dawnmarie Busweiler, Deputy Town Clerk

*Meeting called to order at 7:09 p.m.*

**1. ROLL CALL**

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

**3. MOMENT OF SILENCE**

**4. CHANGES TO AGENDA:**

Supervisor Piaquadio announced that the Board conducted interviews for a Sergeant’s

position for the Police Department. Supervisor Piaquadio is looking for a motion to promote

Officer Jason Monti to Sergeant of the Police Department effective August 18, 2025.

MOTION made by Councilman Ruggiero to approve the promotion of Officer Jason Monti to

Sergeant for the Police Department. Motion seconded by Councilman Manley. VOTE:

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

Councilman Politi – yes; Supervisor Piaquadio – yes. Motion passed: 5 yes; 0 no; 0 abstain; 0

absent.

**5. APPROVAL OF AUDIT:**

MOTION made by Councilman Manley to approve the audit in the amount of $1,489,293.66

minus $494.50 that was paid to Earth Care in error. The new amount of the audit is

$1,488,744.16. Motion seconded by Councilman Politi. VOTE: Councilman Ruggiero – yes;

Councilman Manley – yes; Councilman LoBiondo – yes; Councilman Politi – yes; Supervisor

Piaquadio – yes. Motion passed: 5 yes; 0 no; 0 abstain; 0 no.

**6. RESOLUTIONS:**

**A. Town Opposing the Termination of the Newburgh-Beacon Ferry Service**

Mark Taylor, Town Attorney presented a Resolution of the Town Board of the Town of

Newburgh Opposing Termination of the Newburgh-Beacon Ferry Service. The Town of

Newburgh is one of the northernmost municipalities in Orange County and Orange County

is part of the Metropolitan Commuter Transportation District (MCTD) and its northern

boundary is the boundary is the northern boundary of the MCTD; and the Metropolitan

Authority (“MTA”) provides services in or to the Town of Newburgh nor is any MTA

infrastructure located in the Town.

MOTION made by Councilman Manley to approve the Resolution of the Town Board of

the Town of Newburgh Opposing Termination of the Newburgh-Beacon Ferry Service.

Motion seconded by Councilman Politi. VOTE: Councilman Ruggiero – yes; Councilman

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

yes. Motion passed: 5 yes; 0 no; 0 abstain; 0 absent.

**B. Elmhurst Avenue Culvert Equitable Business Opportunities Administrator**

Mark Taylor, Town Attorney presented a Resolution of the Town Board of the Town of

Newburgh identifying Councilman Paul I. Ruggiero as the Responsible Local Official and

Equitable Business Opportunities Administrator of the Town of Newburgh and

Councilman LoBiondo as Alternate Local Official and Administrator. The Town Board of

the Town of Newburgh, is the governing body of said town, has the authority to identify a

Responsible Local Official authorized to act as the Town’s Equitable Business

Opportunities Administrator for locally sponsored contracts receiving Federal or State Aid,

including the Elmhurst Avenue Culvert Replacement Project, as well as an alternate

Official and Administrator; and the Town is required to identify a single primary user in

order to access and use the Equitable Business Opportunities (EBO) web-based reporting

system for Title VI compliance reporting requirements for Federal and State locally

sponsored contracts.

MOTION made Councilman Manley to approve the Resolution for Elmhurst Avenue

Culvert Replacement over Bushkill Creek: Identification of the Responsible Local

Official/Equitable Business Opportunities Administrator which is Identifying Councilman

Paul I. Ruggiero as the Responsible Local Official and Equitable Business Opportunities

Administrator of the Town of Newburgh and Councilman Anthony R. LoBiondo as

Alternative Local Official and Administrator. Motion seconded by Councilman Politi. VOTE:

Councilman Ruggiero – abstain; Councilman Manley – yes; Councilman LoBiondo –

abstain; Councilman Politi – yes; Supervisor Piaquadio – yes.

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

**C. Local Law Amending Chapter 174 Entitled “Vehicles and Traffic” Stop Intersection on**

**Neversink Drive**

Mark C. Taylor, Town Attorney presented a Draft Resolution for Introductory Local Law No.

4 of 2025 Amending Chapter 174 Entitled “Vehicles and Traffic” of the Code of the Town of

Newburgh; Stop Intersection on Neversink Drive. Amendment to Section 174-42 of

Chapter 174 entitled “Schedule IX: Stop Intersections” of Chapter 174 entitled “Vehicles

and Traffic” of the Code of the Town of Newburgh which provides in part in accordance

with the provisions of 174-12, the following described intersections are hereby designated

as stop intersections, and stop signs shall be installed as follows:” is hereby amended by

the addition of the following intersections:

|  |  |  |
| --- | --- | --- |
| **Stop Sign on** | **Direction of Travel** | **At Intersection of** |
| Neversink Drive | South | Delaware Road |

A Public Hearing is set for August 11, 2025 at 7:15 p.m. at our Town Board Meeting.

MOTION made by Councilman Ruggiero to hold a Public Hearing on Introductory Local Law

No. 4 of 2025 on August 11, 2025 at 7:15 p.m. at our Town Board Meeting. Motion

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

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

Motion passed: 5 yes; 0 no; 0 abstain; 0 no.

**7. PROPOSED LOCAL LAW: Amending Chapter 152 Entitled “Smoking” of the Code of the**

**Town of Newburgh**

Mark C. Taylor, Town Attorney presented a Proposed Local Law amending Chapter 152

Entitled “Smoking” of the Code of the Town of Newburgh. In accordance with the Town

Board’s request, enclosed for the Board’s review and consideration is a proposed Local Law

which replaces the Municipal Code’s current “Smoking” Chapter’s text with new provisions

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addressing smoking of tobacco, cannabis and related products as well as e-cigarettes and

vaping by all individuals on all Town owned properties. Additionally enclosed for the Board’s

consideration is a draft Resolution introducing the Local Law and scheduling a public hearing.

A Public Hearing is set for Monday August 25, 2025 at 7:00 p.m. at the Workshop Meeting.

MOTION made by Councilman LoBiondo to hold a Public Hearing for Monday August 25, 2025

at 7:00 p.m. at the Workshop Meeting on proposed local law amending chapter 152 entitled

“smoking” of the code of the Town of Newburgh. Motion seconded by Councilman Manley.

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

Councilman Politi – yes; Supervisor Piaquadio – yes. Motion passed: 5 yes; 0 no; 0 abstain; 0

no.

**8. RECREATION:**

**A. Parkland Trust Fund Expenditure**

Jim Presutti, Commissioner of Parks and Recreation is requesting approval to take funds

from the Parkland Trust for the purchase of picnic tables from Global Industrial in the total

amount of $30,120.

MOTION made by Councilman Manley to approve taking the funds from Parkland Trust to

purchase picnic tables from Global Industrial in the amount of $30,120. Motion seconded

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

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

passed: 5 yes; 0 no; 0 abstain; 0 absent.

**B. Award of Sealed Picnic Table Bid**

Jim Presutti, Commissioner of Parks and Recreation is requesting approval for Recreation

Department Sealed Bid – Picnic Tables. Sealed bids for picnic tables at Chadwick Lake Park,

large pavilion, were opened on Tuesday, July 15. It was a successful bid with nine

companies submitting on time bids and three others missing the cutoff time. We would like

to request the Town Board, approve Global Industrial representing the lowest bid at

$30,120.

MOTION made by Councilman Ruggiero to approve the Recreation Department Sealed Bid

Picnic Tables to Global Industrial representing the lowest bid at $30,120. Motion seconded

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

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

passed: 5 yes; 0 no; 0 abstain; 0 absent.

**C. Budget Transfer**

Jim Presutti, Commissioner of Parks and Recreation is requesting approval for a Recreation

Department Budget Transfer. Mr. Presutti is requesting a budget transfer of $13,500 from

7140-5466 Summer – Operating Supplies to 7140-5497 Summer – Maintenance

Contracts/Leases. This transfer will cover the remaining cost of buses for camp.

MOTION made by Councilman Politi to approve a Recreation Department Budget Transfer

of $13,500 from 7140-5466 Summer – Operating Supplies to 7140-5497 Summer –

Maintenance Contracts/Leases. Motion seconded by Councilman Manley. VOTE:

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

Councilman Politi – yes; Supervisor Piaquadio – yes. Motion passed: 5 yes; 0 no; 0 abstain;

0 absent.

**9. ANIMAL CONTROL: T-94 Withdrawal**

**A. Flannery Animal Hospital Invoice #1**

Tracey Carvell, Animal Control is requesting approval to use T-94 account to pay for

veterinarian services from Flannery Animal Hospital in the total amount of $101.90 for

canine services.

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MOTION made by Councilman LoBiondo to approve using the T-94 account to pay for

veterinarian services from Flannery Animal Hospital in the amount of $101.90 for canine

services. Motion seconded by Councilman Manley. VOTE: Councilman Ruggiero – yes;

Councilman Manley – yes; Councilman LoBiondo – yes; Councilman Politi – yes; Supervisor

Piaquadio – yes. Motion passed: 5 yes; 0 no; 0 abstain; 0 absent.

**B. Flannery Animal Hospital Invoice #2**

Tracey Carvell, Animal Control is requesting approval for to use the T-94 account to pay

for veterinarian services from Flannery Animal Hospital in the total amount of $33.47 for

canine services.

MOTION made by Councilman Politi to approve using the T-94 account to pay for

veterinarian services from Flannery Animal Hospital in the amount of $33.47 for canine

services. Motion seconded by Councilman LoBiondo. VOTE: Councilman Ruggiero – yes;

Councilman Manley – yes; Councilman LoBiondo – yes; Councilman Politi – yes; Supervisor

Piaquadio – yes. Motion passed: 5 yes; 0 no; 0 abstain; 0 absent.

**10. WATER DEPARTMENT: Budget Transfer**

Steve Grogan, Water Department is requesting approval a Budget Transfer from 8340.5499

Other Expenses in the amount of $10,00.00 to 8340.5473 Repairs to Treatment Plant in the

amount of $10,000.00 to cover unexpected repairs to pump stations.

MOTION made by Councilman Manley to approve a budget transfer from Other Expenses in

the amount of $10,000.00 to Repairs to Treatment Plant in the amount of $10,000.00 to

cover unexpected repairs to pump stations. Motion seconded by Councilman Politi. VOTE:

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

Councilman Politi – yes; Supervisor Piaquadio – yes. Motion passed: 5 yes; 0 no; 0 abstain; 0

absent.

**11. HIGHWAY DEPARTMENT: Hiring of 1-Full Time MEO H1**

Mark Hall, Highway Superintendent is requesting approval to hire one full-time MEO Brett

Sullivan. Mr. Sullivan will need to completed his paperwork, fingerprinting, and CDL physical

with Drug/Alcohol testing. The intended start date will be on or after Monday August 4,

2025. The salary for MEO H1 is $29.1792 per hour, which is the 2025 salary rate. Mr.

Sullivan is a previous employee and will not need to be trained.

MOTION made by Councilman Ruggiero to approve the hiring of Brett Sullivan as a full-time

MEO H1 for the Highway Department. Motion seconded by Councilman Politi. VOTE:

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

Councilman Politi – yes; Supervisor Piaquadio – yes. Motion passed: 5 yes; 0 no; 0 abstain; 0

absent.

**12. ENGINEERING:**

**A. Farrell Industrial Park 5 Acre Waiver**

Patrick Hines, Rep Engineer for the Town is requesting approval for Farrell Industrial Park

– PB #23-9 MS4 SWPPP 5-Acre Waiver Request Revised Per 12 June Letter and Plans. The

subject project has received conditional final approval from the Town of Newburgh

Planning Board. The project generally involves the construction of a 262,080 +/\_ square

foot warehouse facility with associated passenger vehicle and truck parking. A revised

Stormwater Pollution Prevention Plan dated 12 June 2025, has been prepared for the

subject project addressing the Town of Newburgh and NYSDEC requirements. The

applicants are requesting a waiver to disturb greater than 5 acres of land at any one

time. The applicants have revised the site grading and Soil Erosion and Sediment Control

Plan, Sheets C-2001 through C-2007 with a revision dated 11 June 2025. Based on the

revised site grading and phasing plans the applicants are requesting to disturb a

maximum of 17.76 +/\_ acres during Phase IB of the project. The plans have been revised

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to stabilize the building pad utilizing gravel material early in the construction process.

The applicants have identified due to the building size and the need to perform the

activities for on-site improvements the 5-acre limit would be a hardship for the project.

The revised project SWPPP provides for additional controls regarding the 5-acre waiver

including a requirement that 2 site inspections be conducted within every seven

calendar days and that all distributed areas which meet final grading, must be stabilized

are a requirement of any SWPPP which disturbs greater than 5 acres. Based on the

review of the revised SWPPP prepared for the project and the applicants engineer letter

dated 12 June 2025, this office takes no exception t the Town Board granting the project

a waiver of the 5-acre maximum disturbance. As a condition of the Planning Board

approval the project must submit securities for all grading and stormwater management

and post inspection fees such that the Town of Newburgh and its Consultants can

perform periodic on-site review of the activities in the site. All SWPPP inspections

prepared by the applicant’s Environmental Consultant must be submitted to the Town

Code Enforcement Department and this office for compliance check.

MOTION made by Councilman LoBiondo to approve the Farrell Industrial Park – PB #23-

9 MS4 SWPPP 5-Acre Waiver Request Revised Per 12 June 2025 Letter and Plans. Motion

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

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

– yes. Motion passed: 5 yes; 0 no; 0 abstain; 0 absent.

**B. Farrell Industrial Park Stormwater Agreement**

Patrick Hines, Rep Town Engineer is requesting approval for Farrell Industrial Park

Stormwater Agreement. The Town and the YM & YH Developers, LLC, enter into this

Agreement to provide for the long-term maintenance and continuation of stormwater

control measures approved by the Town for the Project and the Stormwater Control

Measures be built in accordance with the approved project plans and thereafter be

maintained, cleaned, repaired, replaced and continued in perpetuity in order to ensure

optimum performance of the components.

MOTION made by Councilman Manley to approve Farrell Industrial Park Stormwater

Agreement. Motion seconded by Councilman Politi. VOTE: Councilman Ruggiero – yes;

Councilman Manley – yes; Councilman LoBiondo – yes; Councilman Politi – yes;

Supervisor Piaquadio – yes. Motion passed: 5 yes; 0 no; 0 abstain; 0 absent.

**C. Farrell Industrial Developers Agreement – Fair Share Contribution**

Patrick Hines, Rep Town Engineer is requesting approval for Farrell Industrial Developers

Agreement – Fair Share Contribution. On November 18, 2021, Farrell Building Company

the “Prior Developer”) previously received final site plan approvals from the Town

Planning Board (the “Planning Board”) to construct a 290,000 square foot warehouse

distribution facility (the “2021 Approval”). On July 6, 2023, YM & YH received amended

site plan approval from the Planning Board, amending the 2021 Approval, including but

not limited to the following changes: reducing the square footage of the building to

262,080 square feet, modifying the parking lot, stormwater design, location of the private

watermain extension and the septic system (the “2023 Approval”) (the 2021 Approval

and the 2023 Approval will herein collectively be known as the “Prior Approval”).

MOTION made by Councilman Manley to approve the Farrell Industrial Developers

Agreement - Fair Share Contribution. Motion seconded by Councilman Politi. VOTE:

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

Councilman Politi – yes; Supervisor Piaquadio – yes. Motion passed: 5 yes; 0 no; 0

abstain; 0 absent.

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**13. RECEIVER OF TAXES: Start the Process to Hire Replacement First Deputy**

Joseph Pedi Receiver of Taxes and Assessments is asking the Town Board for approval to

start the process to hire a new First Deputy due to the future retirement of his current first

deputy Donna Cucchiara in December. Supervisor Piaquadio stated that there cannot be

two first deputies in place at one time. Further discussion will be needed with personnel to

see if hiring a part time clerk that can transition to the new full time first deputy position

when Mrs. Cucchiara retires at the end of this year is possible.

No action was be taken at this meeting.

**14. ADJOURNMENT**

MOTION made by Councilman Ruggiero to adjourn the meeting at 7:28 p.m. Motion

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

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

Motion passed: 5 yes; 0 no; 0 abstain; 0 absent.

*Meeting adjourned at 7:28 p.m.*

*Respectfully submitted,*

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Lisa M. Vance Ayers Dawnmarie Busweiler

Town Clerk Deputy Town Clerk