

**VILLAGE of GREENWOOD LAKE  
BOARD MEETING  
WEDNESDAY, JULY 16, 2025  
VILLAGE OF GREENWOOD LAKE  
PO BOX 7, 18 CHURCH STREET  
GREENWOOD LAKE, NY 10925**

Mayor Thomas Howley called to order the Village Board Meeting/Public Hearing at 6:06 pm on July 16, 2025, 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 Thais Pilieri
- Attorney Brian Nugent

The following persons were absent:

- Trustee John Trazino
- Trustee Matthew Veth

**PUBLIC HEARING #1** Regarding the Village of Greenwood Lake Stormwater Management Plan (SWMP) and annual report in accordance with the Village MS4 Permit with the NYSDEC.

Mayor Howley explained that the MS4 program applies to most municipalities in New York State and establishes criteria the Village must follow related to stormwater drainage systems. Key components include public education and outreach, public participation, detection and elimination of illicit discharges, control of stormwater runoff from construction sites, post-construction stormwater management, and pollution prevention practices in municipal operations.

Given Greenwood Lake's proximity to the lake, the Village takes this program seriously. The full plan and annual report are available on the Village website.

Public Comment: None.

Motion to close the Public Hearing at 6:09pm by Trustee Sellier and seconded by Trustee Pilieri. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

**PUBLIC HEARING #2** Regarding Unsafe Building at 1169 St. Rt. 17A, Apartment 5.

Jeff Hart, PO Box 1173, addressed the Board, stating he received a failed inspection report from the Building Construction Official identifying numerous serious structural and safety issues. While demolition may not be necessary, the building requires substantial renovation, including new electrical, plumbing, utilities, and other major repairs.

Mayor Howley clarified that although the building was not condemned, the issues identified must be remedied immediately. Mr. Hart confirmed his intention to begin repairs as soon as the property is vacated.

Trustee Pilieri asked about the timeline for the repairs, and Mr. Hart responded that work would commence as soon as possible.

Motion to close the Public Hearing at 6:11pm by Trustee Pilieri and seconded by Trustee Sellier. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

## **BOARD MEETING**

### **MAYOR'S REPORT/ANNOUNCEMENTS**

Mayor Howley shared updates and announcements, beginning with a recap of the Village's *Celebrate America* parade and fireworks held on July 5th. After weeks of poor weather, the event was blessed with a beautiful day. The parade honored local first responders as Grand Marshals in recognition of their efforts during the Jennings Creek fires in November.

The family of Daniel Vasquez, who tragically lost his life in the fire, participated in the parade and were deeply moved by the Village's tribute. They proudly marched with a custom banner created by Village Clerk Katheleen Holder. Mayor Howley expressed gratitude to Maureen Mulcahy for securing a national heroism award from a Florida-based police organization, which was presented to the Vasquez family prior to the parade.

The mayor also thanked Katheleen Holder, Trustee Matt Veth, and others for their leadership in organizing the event. He noted the fireworks show, with entertainment by *The Ladies of the 80s*, received excellent feedback from attendees.

Looking ahead, the mayor mentioned that planning has already begun for next year's 250th birthday celebration of America, which will fall on a Saturday.

## **CORRESPONDENCE**

- Mark P. Maneiri – Request for Extension – Permit #24-105
- Mary Jean McHugh – Road Conditions at the Intersection of Route 17A and Fernwood Drive
- Marisa Shupe – Summer Water in Wah Tah Wah Park.

## **VISITING OFFICIAL REPORTS:**

None

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

**PARKS DEPARTMENT** (reported by Brendan Kolesar) reported by Mayor Howley.

Mayor Howley delivered the Parks Report on behalf of Brendan Kolesar, who was taking a few well-earned vacation days. He acknowledged Brendan's hard work alongside his assistant, Joe McNamee, in keeping the lake and park facilities running smoothly during the busy summer season.

The mayor noted that this time of year brings constant tasks, including weed control, general park maintenance, and beach upkeep. A recent storm caused some disruption at the beach area, requiring additional maintenance to restore the access roads, but Brendan handled it efficiently. Mayor Howley thanked Brendan for his dedication and wished him a restful few days off.

**DPW** (reported by Bill Roe) The DPW has been busy with blacktopping, addressing a few water breaks, leaf cleanup, street sweeping, and catch basin maintenance.

Mayor Howley added that he spoke with Walter and Tim earlier in the day, who were out addressing key areas in need of blacktop repairs. He reminded residents to report any road issues directly to the Village, as the DPW cannot monitor every road daily. Prompt reporting helps ensure quicker response and maintenance.

**POLICE DEPARTMENT:** Reported by Sgt. Jones for Chief Adam Eirand

## **JUNE 2025**

### **Department Statistics –**

- Handled 1101 blotter reports, conducted 255 traffic stops, issued 96 traffic summonses, handled 3 motor vehicle accidents, issued 2 parking summonses, responded to 21 check welfare/assist citizens along with 21 medical/aided calls and 7 arrests were executed.

### **Response Times –**

- Our average response time for the month of June was approximately three minutes.

### **Personnel Changes / FTO Completions –**

- New Hires–
  - None.
- Re-Hires –
  - None.
- Retirements/Resignations/Terminations –
  - None.

### **Grants –**

- **The DCJS Equipment Grant for 2025**
  - Pending the submission of our application due October 2025

### **Budget Transfers / Updates –**

- No budget transfers or updates

### **Public Correspondences –**

- Enforcement update on our initiatives to combat speed and erratic driving on:
  - Edgemere Avenue Detail
    - 03/01/2025 to 03/31//2025 we conducted 93 traffic stops and issued 48 summonses.
    - 04/01/2025 to 04/30/2025 we conducted 46 traffic stops and issued 26 summonses.
    - 05/01/2025 to 05/31/2025 we conducted 21 traffic stops and issued 16 citations.
    - 06/01/2025 to 06/30/2025 we conducted 34 traffic stops and issued 8 citations.
  - Our celebrate America parade and fireworks were a success, no issues to report. We want to thank Town of Warwick police department and the Orange County Sheriff's department for sending manpower and assisting us with the event.
  - Greenwood Park
    - The DPW is in the initial stages of our Greenwood Park project. We are hoping to have the project completed by the end of the summer.
  - Boater Safety Course –

- Monday July 21<sup>st</sup> and Tuesday July 22<sup>nd</sup> – 6 to 10pm – located at 47 Waterstone Rd in the Village Courthouse.

**WATER DEPARTMENT: (reported by Mayor Howley)**  
**JUNE/JULY 2025**

- For the month of July, the department is pleased to report that Well’s G & E are continuing to pump 220 GPM and meet the increased summer consumption demands.
- Our hydrologist is waiting for the water table to drop a few more inches in order to run a 72-hour pump test on Well 5 (Caisson Well). At the current level they are concerned that water being pumped “out” of the well will flow back and have a nonrepresentative impact on the well’s actual performance.
- Atlantic Testing Laboratories were scheduled to launch their barge in the northernmost arm of the lake to core sample and drill some test wells in order to see if it would be a worthwhile investment to pull water from a spring fed section in the area across from the Firehouse. The potential of a water source like this could provide unlimited benefits like providing an inexhaustible source of water that would likely require very little if any treatment. The water level in that arm of the lake is currently too shallow to launch the barge but options are being discussed to facilitate the necessary testing and sampling by alternate means.
- The treatment plant’s full upgrade project plans are still under review by the County Health Department. A few final changes and DOH requests are being managed by the Village Engineers, and we should have approval to begin breaking ground on this long-awaited and much needed project.
- The department would like to thank Brendan Kolesar from Buildings and Grounds for the new dog water station we installed at Bark Park.
- And thanks also to the Town of Warwick DPW for their assistance with a summer water repair up in Wah-Ta-Wah Park.

**COMMISSION REPORTS**

**Trustee Pilieri:**

**Greenwood Lake Public Library**

- This summer’s reading theme is “*Color Our World.*” Sign-ups began on June 16, and families are encouraged to join.
- The Ramapo Catskill Library System is hosting a “*Library Road Trip*” from June 30 to September 30. Library users can visit participating libraries in Orange, Rockland, Sullivan, and Ulster counties, collect stamps in a travel log, and win small prizes.
- Weekly reading check-ins for kids and special activities will take place in July.
- The next Library Board meeting is scheduled for **Thursday, July 17 at 7:00 PM.**

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**Greenwood Lake Union Free School District**

- Construction is moving along at both the Elementary and Middle Schools. Superintendent Hadden shared updates showing classroom and facility improvements.
- The Elementary School is rolling out a new reading program this fall. It supports early literacy and aligns with updated state guidelines.
- The Board of Education’s policy committee met to review New York State’s new ban on smartphones in schools. Under the recently enacted state law, all school districts must prohibit student use of internet-enabled devices. The committee is discussing how Greenwood Lake will implement these rules. Further discussion is planned, and the district will finalize its policy over the summer. Parents and students will be informed of the details before September.

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**Greenwood Lake Senior Center**

- The Senior Center passed an inspection by Orange County for their senior meal program. Seniors continue to enjoy nutritious lunches every Wednesday.
- Yoga and Zumba continue to be well-attended, with over 20 seniors joining yoga and about 10 for Zumba each week.
- The June birthday celebration was held, complete with cake, activities, and a volunteer DJ.
- The Center sees 30 to 40 guests daily, enjoying meals, games, and social time.
- A high school volunteer helps each week with Bingo and lunch setup. The intergenerational interaction has been wonderful, and the seniors really appreciate the help (and enjoy the company of a young person!).
- A casino trip to Monticello is scheduled for **July 30.** The trip is fully booked and includes lunch and a concert.

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**Greenwood Lake Chamber of Commerce**

- The Chamber is working with Orange County Tourism to highlight Greenwood Lake in a special social media feature. Their team is visiting the village this month to gather photos and videos.
- The Chamber is organizing a Greenwood Lake Restaurant Week for later this year. This event will encourage residents and visitors to dine locally with special menus or deals.
- A Comedy Night Fundraiser is booked for Saturday, November 8 at the American Legion.
- The Fall Mixer will take place on Wednesday, October 22 at Garden Market and Trail’s End Tap House.

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**Trustee Sellier**

**Building Dept (June 2025)**  
Fees Collected: \$13,044

65% of the fees are attributed to Building Permit and Permit renewal fees  
Building Permit: \$6,900  
Short Term permit renewal: \$1,500

New Permit Activity: 24  
Building activity cost of construction (improvements and new construction): ~ \$207K  
18 new permits opened  
6 permits granted certificates

Building Permits closed out: 29  
Certificates of Compliance: 26  
Certificate of Occupancy: 3

Complaints: 6  
5 property maintenance  
1 unregistered vehicle  
Resulted in the issuance of 4 violations (see below)

Village Code Violations: 9  
Chapter 64 Unregistered Vehicles (1)  
Chapter 62, Property Maintenance (8)

#### **ZBA/Planning**

No ZBZ/Planning meetings in the month June due to a lack of applications  
Building dept is starting to see a pick-up in applications in July  
One meeting held in July, two applications in the village seeking site plan approval and one application also seeking variance to reconstruct and enlarge a pre-existing nonconforming use  
Next meeting is August 12

#### **Comprehensive Plan Committee**

Survey has been open for approximately 5 ½ weeks  
22 questions, and should take about 10minutes to complete  
Accessible on the village websites and we will make a flyer available with the QR code at businesses throughout the village  
Demographic questions (age, relationship to village, how long have you lived here, do you intend to live here in the next 5 years)  
Current view and future vision of the village as both a resident and business owner around housing and access to goods and services  
Open ended questions about what you love and what you think the challenges are with the village  
227 responses, 75% of the responses were submitted on June 16 (on that initial weekend)  
Demographic  
50% between the ages of 45-64  
84% responded that they were residents  
58% responded that they have lived here more than 10 years  
80% responded that they are very likely to live here in over the next 5 years  
49% responded that they chose to live here over because of the proximity to the lake

Areas of focus sub committees have been meeting over the summer Comp plan committee will come back together in the Month of September to review the work  
DoCom (Downtown Cohesiveness, Design, Marketing)  
C-Ped (Economic Development & Community Partnerships)  
TREF (Transportation, Pedestrian Safety, Recreation, Family & Housing)  
Environmental Sustainability

#### **Village Code**

See details under building report.

**Attorney Report – Brian Nugent:** Nothing for the public, just thank you for the invite for fireworks. And it was a great evening.

#### **Clerk’s Report- Katherine Holder:**

Clerk Katherine Holder reported that the Village continues to collect water and tax payments and is still issuing beach passes to residents. The Clerk’s office remains busy responding to phone calls and assisting residents with questions, concerns, and various needs. She encouraged anyone needing assistance to contact the office at 845-477-9215.

#### **OLD BUSINESS**

**Lake Treatment:** Mayor Howley provided a detailed update on recent and upcoming lake treatment efforts. Approximately three to four weeks ago, herbicide treatments were applied to the North, East, and West arms of Greenwood Lake. Feedback from marina owners and boaters has been overwhelmingly positive, and the treated areas are being actively monitored. On Wednesday, July 23rd, representatives from Tigris (the lake treatment contractor) and their biologist will return to conduct a full survey of the treated areas. Tigris determines which herbicides to apply, how and where, based on ongoing conditions. Although applications were approved for four different herbicides, not all may be used—only those deemed necessary. Mayor Howley acknowledged and thanked Lake Commission representatives Jim Martin (Village and Town of Warwick) and Floyd D’Angelo for their ongoing involvement. He emphasized that all treatment decisions are informed by professional consultation and coordination with the Lake Commission. Also scheduled for July 23rd is a meeting at Village Hall with the NYS

DEC, representatives from the Village of Greenwood Lake, the Town of Warwick, and New Jersey stakeholders to discuss long-term lake management strategies. This meeting is not open to the public. The mayor reiterated that while herbicide treatments have been effective in the short term, they are a temporary solution. The Village is pursuing a more comprehensive plan, including dredging and hydro-raking, but such efforts will require significant funding. In addition to the \$40,000 annual maintenance funding from Orange County, the County has awarded a \$70,000 grant to the Lake Commission. The Village is also actively pursuing a larger grant—potentially in the range of \$200,000 to \$300,000—with an application deadline in two weeks. Pending Tigris’ assessment, additional herbicide application and mechanical harvesting may occur. The Village remains committed to long-term lake health through multi-agency collaboration and proactive planning.

**Comprehensive Plan Survey:** While only 25–30 responses have been received so far, the Board encourages all residents to take a few minutes to complete the survey using the provided QR code. Public input is vital to developing a meaningful and representative Comprehensive Plan, and residents are urged to share their opinions now to help shape the future of the village.

**Farmers Market:** The Farmers Market is up and running and doing well, despite a few slower/rainy weekends. It accepts SNAP benefits and market coupons. Residents are encouraged to support the market, even if they frequent others on Sundays, to help make it worthwhile for vendors to continue participating. The market offers a variety of goods including fresh vegetables, baked goods, bagels, and more—making it a great way to support local and enjoy Greenwood Lake on a Saturday.

**Swim Lessons:** Swim lessons are currently underway, though attendance is lower than in previous years. Despite the smaller groups, the children participating are enjoying the program. While discussing swim lessons, it was noted that the Department of Health conducts multiple inspections throughout the season, including unannounced visits. The beach passed its most recent inspection, as it has consistently done in the past, with only minor issues related to paperwork. The beach continues to be well-run, thanks to a dedicated and professional staff of young adults. In addition to swim lessons, free fitness classes are held at the beach: Yoga on Sundays at 8:30 AM and Zumba on Saturdays at 9:30 AM. These classes are open to all and do not require residency, offering a great opportunity to enjoy outdoor exercise in a beautiful setting.

## NEW BUSINESS

**Awarded \$4,999 Municipal Grant – Orange County Legislature Barry Cheney:** The Village was awarded a \$4,999 municipal grant through the efforts of Orange County Legislator Barry Cheney, who was instrumental in securing the funding. The grant is designated for upgrades to the village’s parks, specifically the baseball fields. Planned improvements include repairs and replacements to fencing, backstops, and other safety-related infrastructure. While this grant is a great starting point, additional funding will be needed to complete all necessary upgrades. The Village is actively seeking further grants and obtaining estimates to continue improving and maintaining its recreational facilities, with safety as the top priority.

**Paving:** The Village plans to pave approximately seven to eight roads this season. The paving company contracted for the work experienced a significant equipment malfunction, which will delay the start of the project slightly. While there is no confirmed timeline yet, the work is still moving forward. Once the Village receives the finalized schedule, it will be shared with the public in advance, including specific road notices the day prior to paving to ensure vehicles are not parked on affected streets. All residents will be properly notified once dates are confirmed.

**Pump Track:** The former skate park project, long in development in memory of Dale Harrell, is being repurposed into a pump track—a bike-friendly course with rolling hills and turns. This decision was made in light of the Town of Warwick’s plans to build a large, elaborate skate park near the Albert Wisner Library. Rather than duplicating efforts, the committee opted for a more versatile facility in Greenwood Lake.

The new design will include both the pump track and a small skate park bowl, allowing for use by both bicycles and skateboards. The project is set to go out to bid soon for design and construction, with a target construction start in spring and a grand opening in summer, depending on scheduling and funding. Significant community fundraising has supported this effort, and the Village appreciates the continued patience and generosity of all involved.

**Garbage:** Residents are reminded that garbage is collected on Wednesdays and recycling on Saturdays. On holiday weeks, especially when a holiday falls on a Monday, pickup may be delayed by one day, and updates will be posted accordingly. There is no set time for when garbage is picked up on a given street, so all items must be curbside by 6:00 AM. Missed pickups due to late placement cannot be accommodated, as trucks are GPS-tracked and routes verified. While bears are a concern, placing garbage out after 6:00 AM may result in a missed pickup.

## EVENTS:

- Zoning Board Meeting tentative dates for August are August 12th and August 26th, located at Village Hall, 18 Church Street starting at 7:30 PM.
- Farmer’s Market – Saturday mornings through October 25th, 9 AM – 1:00 PM, located at Winstanley Park, 133 Windermere Avenue
- Zumba at the Beach – Saturday mornings, at 9:30 AM from July 5th – August 29th, located at Thomas Morahan Waterfront Park, 7 Windermere Avenue
- Yoga at the Beach – Sunday mornings, at 8:30 AM from July 6th – August 30th, located at Thomas Morahan Waterfront Park, 7 Windermere Avenue
- Summer Concert Series – Some Guys and a Broad, Saturday, July 19th at 7:30 PM, located at Thomas Morahan Waterfront Park, 7 Windermere Avenue.
- Boaters Safety Course July 21st – July 25th, located at the Court House, 47 Waterstone Road starting at 6 PM
- Summer Concert Series – Vinyl Tap, Saturday, July 26th at 7:30 PM, located at Thomas Morahan Waterfront Park, 7 Windermere Avenue.
- Summer Concert Series – Hudson Blue, Saturday August 2nd at 7:30 PM, located at Thomas Morahan Waterfront Park, 7 Windermere Avenue.
- Summer Concert Series – Hudson Valley Jazz Quartet, Saturday August 9th at 7:30 PM, located at Thomas Morahan Waterfront Park, 7 Windermere Avenue.

- Summer Concert Series – Irish Night at the Beach, Saturday August 23rd at 7:30 PM, located at Thomas Morahan Waterfront Park, 7 Windermere Avenue.
- Village Board meeting for September will now be held on Tuesday, September 24th, 2024. This change from the originally scheduled date of September 17th is due to the mayor and staff's attendance at the NYCOM conference.

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

#### **RESOLUTIONS:**

Resolution #9: Authorizing the Building Department to grant an extension for Building Permit No. 24-105 Motion made by Trustee Sellier and seconded by Trustee Pilieri. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

Resolution #10: Authorizing payment of costs to homeowner regarding real property donation (SBL 302-7-6.2: Cane and Random Road). Motion made by Trustee Sellier and seconded by Trustee Pilieri. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

Resolution #11: Accepting the Building Inspector's report of the unsafe rear structure at 1169 St. Rt. 17A, Apartment 5. Motion made by Trustee Pilieri and seconded by Trustee Sellier. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

Resolution #12: Authorizing and approving the submission of the non-agricultural nonpoint source planning and MS4 mapping grant application to New York State Department of Environmental Conservation for the purpose of securing funding for creation of a phosphorus reduction study for Greenwood Lake up to \$75,000 and providing a match of 10%, up to \$7,500 to be provided by the Village of Greenwood Lake. Motion made by Trustee Sellier and seconded by Trustee Pilieri. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

Resolution #13: Authorizing application to the New York State Department of Environmental Conservation (NYDEC) for a 2025 Water Quality Improvement Project (WQIP) grant available through the NYDEC Water Protection Grant Program. Motion made by Trustee Pilieri and seconded by Trustee Sellier. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

Resolution #14: Authorizing the mayor to solicit qualified bids through a request for qualifications (RFQ) for the design of a pump track/skate park in Ben Winstanley Park. Motion made by Trustee Pilieri and seconded by Trustee Sellier. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

#### **APPROVAL TO PAY ALL AUDITED BILLS:**

Motion made by Trustee Sellier and seconded by Trustee Pilieri. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

#### **APPROVAL OF MINUTES**

Motion made by Trustee Pilieri and seconded by Trustee Sellier to approve minutes from the June 20, 2025, Village Board Meeting. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

#### **ADJOURNMENT**

Motion to adjourn Village Board Meeting by Trustee Sellier at 7:20pm and seconded by Trustee Pilieri. 3 Ayes- Mayor Howley, Trustee Pilieri, and Trustee Sellier. Absent: Trustee Veth and Trustee Trazino.

Minutes respectfully submitted by

Katheleen Holder  
Village Clerk/Treasurer

The next meeting will be August 20, 2025, at 6:00pm at the Courthouse on Waterstone Road, Greenwood Lake, NY 10925.