

**VILLAGE of GREENWOOD LAKE
BOARD MEETING
WEDNESDAY, NOVEMBER 19, 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 at 6:01 pm on November 19, 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
- Trustee Matthew Veth
- Attorney Matthew Toal

The following persons were absent:

- Trustee John Trazino

MAYOR’S REPORT/ANNOUNCEMENTS

- Mayor Howley reflected on the one-year anniversary of the Jennings Creek wildfires, noting how challenging that period was for the community. He expressed gratitude to all first responders, including local fire departments and State Police, for their efforts in keeping the village safe.
- He reported that the recent Halloween Festival was successful and ran smoothly. Clerk Kathleen Holder thanked Karen Minns, Rich Brennan, Matt Buckley, and all volunteers and vendors for their extensive work supporting the Boy Scouts, including trail preparation, electrical setup, animatronics, and event activities.
- Mayor Howley acknowledged the recent “Mind Matters” event at Winstanley Field and thanked Chad Sellier’s daughter for organizing an important mental-health awareness initiative. He also recognized Boy Scout Elijah McGee, Troop 121, for installing a new informational board near the Christmas tree at Winstanley Park featuring community announcements and upcoming events.
- He thanked American Legion Post 1443 for their well-attended Veterans Day Service and expressed condolences to the family of John Tracy, a former ZBA/Planning Board member whose family remains active in village affairs.
- The mayor also reminded residents that rifle season has begun and encouraged anyone walking in wooded areas to wear bright, visible colors for safety.

CORRESPONDENCE

- Mike Emsworth – Francis and Lion’s Field
- NYS Department of Health – Grant Award Letter
- Orange County Department of Human Resources – Police Sergeant Eligibility List
- Ryan Worden – Resignation Letter
- Lakeland Realty of Orange County Inc. and JD Development LLC - Petition for Amendments to the Zoning Code of the Village of Greenwood Lake
- Eileen Astorina, Town Clerk – Re-appointment as Registrar of Vital Statistics for the Village of Greenwood Lake

VISITING OFFICIAL REPORTS:

Floyd DeAngelo- no report.

REPORTS OF BOARDS AND DEPARTMENT HEADS

PARKS DEPARTMENT (reported by Brendan Kolesar)

- Removed flags
- Removed hanging baskets
- Removed veteran banners
- Repaired fences by water tower
- Repaired locks by water tower
- Increased security near water tower
- Fall cleanup around village
- Garbage collection
- Cleaned out garden by Senior Center
- Assisted Lions and Grow Local Greenwood Lake spread chips to redo garden
- Began getting holiday decorations ready
- Prepared plows and sanders for winter

DPW (reported by Bill Roe)

- Culvert Pipes: Cleaning out leaves as needed.

- Catch Basins: Cleared of debris.
- Drainage: Drains swept of debris as needed.
- Brush Pick-Up: Performed as needed.
- Potholes: Addressed as needed.
- Road Repair: Leaf pickup ongoing on all village roads.
- Snow Plowing: Preparing and readying all trucks for the winter season.
- Water Department: Repairing curb box with Phil.

POLICE DEPARTMENT: (reported by Chief Adam Eirand)
OCTOBER 2025

Department Statistics –

- Handled 783 blotter reports, conducted 100 traffic stops, issued 46 traffic summonses, handled 2 motor vehicle accidents, responded to 35 check welfare/assist citizens along with 14 medical/aided calls and 8 arrests were executed.

Personnel Changes / FTO Completions –

- No new hires or rehires.
- One resignation – Part-time police officer Ryan Worden accepted a career opportunity as a full-time police officer with the Town of Newburgh Police Department. We wish him the best of luck in his new role.

Public Correspondence –

Our annual Christmas Festival will be held on Saturday, November 29th, beginning at 12:00 PM. Residents should expect increased pedestrian and vehicle traffic throughout the business district and are reminded to drive carefully and stay alert for children and families enjoying the festival.

WATER PROJECT REPORT OCT/NOV 2025 (read by Katheleen Holder for Phil Landru)

For the months of October and November the department has been busy with plant operations, daily/weekly/monthly sampling and reporting. As well as water utility mark outs and excavations as needed.

Karl Hughes our control specialist has installed a new water level transmitter so we can accurately monitor our bulk storage tank levels and installed our new control panel touch screen allowing us to remotely access our plant operations

The Wah tah wah park summer water system, the bark park, the concession stand and the GWL park beach, have been shut down and winterized

The Well E motor starter has been malfunctioning causing the well to trip, the new starter is ordered and scheduled to be replaced upon arrival.

The state health department is in the process of approving the village’s plant upgrade design plans. After the necessary revisions are made and the approval process is complete, the village will be able to begin with our plant upgrade.

The department would like to thank Brendan Kolesar, the building and grounds department for the progress in repairing the upstairs office and roof

We would also like to thank the town DPW for their excavation services with all the main and service repair issues that arise regularly.

COMMISSION REPORTS

Trustee Pilieri

Greenwood Lake Senior Center

The Senior Center continues to offer its regular weekly programs, including Lunch Wednesdays with the Office for the Aging and the monthly Community Lunch hosted by the Elks Lodge. Bingo, Zumba, wellness sessions, and technology help, offered in partnership with the library, remain steady favorites.

In November, the Center held a Thanksgiving-themed luncheon that brought everyone together for a warm and festive afternoon. We are grateful to the partners and volunteers who made it possible. Planning is already underway for the annual Holiday Luncheon in December.

Transportation Options:

Dial-A-Bus: Transit Orange provides rides to and from the Center.

GoGoGrandparent: A free ride service for Orange County residents aged 60+. To enroll or schedule rides, call the Office for the Aging at 845-615-3710. A reminder that **Medicare Open Enrollment** continues through December 7. The Office for the Aging is available to help seniors review or change their coverage.

Greenwood Lake Public Library

This month’s highlights include:

- Citizen Preparedness Workshop (Nov 20): A practical session on emergency readiness, offered in partnership with state emergency services. Participants received safety guidance and complimentary emergency “go bags.”

- November Supply Drive: The library is collecting toiletries and hygiene products for the Greenwood Lake Food Pantry. Donations of new, unopened items will waive late-return fines. This “Food for Fines” effort supports local families during the holiday season.

Greenwood Lake Chamber of Commerce

The Chamber’s “Laugh Local” Comedy Night on November 8 was a tremendous success, raising funds for upcoming Chamber initiatives and holiday outreach. Thank you to the American Legion, sponsors, and attendees for helping make the evening such a lively and positive community event.

As we enter the holiday season, the Chamber is encouraging everyone to shop and dine local.

- Holiday Festival & Tree Lighting – November 29: The Chamber is partnering with the Village on this year’s festival and has generously donated a horse-and-carriage ride, giving families a chance to enjoy Windermere Avenue in a festive, cozy way while discovering local businesses.

Greenwood Lake Union Free School District

End of First Marking Period: The first quarter ended November 14. Report cards will be available on the Parent Portal and mailed home on November 24

- 8th Grade High School Visits: Students visited Chester Academy on November 10 and Warwick Valley High School on November 12.
- Harvest Week & Thanksgiving Feast (Nov 17–21): Both schools enjoyed a week of themed lessons centered on gratitude and community. On November 20, students were treated to a Thanksgiving Luncheon with turkey and seasonal sides. Thank you to our food service team and the PTSA for making it special.
- Student Volunteerism: Middle school students, especially members of the National Junior Honor Society and Student Council, will be volunteering at the November 29 Holiday Festival. Students will assist with craft tables, activity stations, and general event support. This is a great opportunity for service hours and community engagement.

Trustee Sellier:

Building Department (October 2025)

Fees Collected: \$7,250 (-38.4%)

70% of the fees are attributed to Building Permit, Annual inspections, and municipal searches

Building Permits: \$3,350

Annual fire inspections: \$800

Municipal searches: \$900

New Permit Activity: 23 (-20%)

Building activity cost of construction (improvements and new construction): ~ \$252K (-66%)

20 new permits opened

3 permits granted certificates

Building Permits closed out: 16 (+14%)

Certificates of Compliance: 15

Certificate of Occupancy: 1

Complaints: 4

Property Maintenance: 1

Rental Registration: 1

Stop Work Order: 1

Unsafe Building: 1

Village Code Violations: 4

Property Maintenance: 62-7

Rental Registration: 116-3

Stop Work Order: 120-76

Unsafe Building: 40-1

ZBA/Planning

- One meeting held in October (10/14), one application on the agenda
 - Section 310, Block 8, Lot 76: Request for area variances to allow the demolition of an existing single-family residence and construction of a new single-family modular home on a preexisting nonconforming lot. Variances requested include a rear yard setback and side yard setback
 - Existing two-bedroom, one-story dwelling approximately 100 years old, currently in disrepair and uninhabitable
 - Proposal is to replace the existing home with a new, one-story, two-bedroom modular residence of similar scale
 - Existing rear yard setback: 11.7 ft (required: 30 ft); proposed: 12 ft
 - Existing side yard setback: 4.8 ft (required: 10 ft); proposed: 5 ft
 - Lot width: 68.55 ft; undersized and predating zoning code
 - Property is not located within a flood zone and not listed as a historic structure
 - New concrete 1,000-gallon septic tank to replace existing 750-gallon system
- Motion made to approve the requested rear yard and side yard area variances as presented
- Tentative date for November ZBA meeting: November 25th located at Village Hall, 18 Church Street starting at 7:30

Comprehensive Plan Committee

- Greenwood Lake Comprehensive Plan Workshop – Thursday, December 4th, 6:00 PM -8:30 PM, located at the Greenwood Lake Elementary School located at 80 Waterstone Rd
- Help shape the future of the Village- contribute to the vision and priorities of the Comprehensive Plan update
- Arrive any time between 6 and 8:30PM to participate in this flexible, open house event
- 6 interactive stations
 - Welcome Station – station handout to guide you through the workshop and important materials (e.g., pens, post it notes)
 - A Vision for the Future
 - Strengths and Opportunities
 - Village Priorities
 - Places and Connections
 - Village Enhancements
- Goal: Allow us to further flesh out the following for the Comp Plan update by inviting the public in to drill down on the key themes that came out of the work of the subcommittees and public survey
 - Vision Statement
 - Topics, Goals, and Recommendations
- Survey remains open to the public; Last day to respond: Sunday December 7th!
 - Reminder it is accessible on the village website and on flyers with the QR code at businesses throughout the village
 - 22 questions, and should take about 10minutes to complete
 - 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
- Areas of focus sub committees will be using the survey data and public workshop to incorporate into the visioning process for the Comp plan.
 - DoCom (Downtown Cohesiveness, Design, Marketing)
 - C-Ped (Economic Development & Community Partnerships)
 - TREF (Transportation, Pedestrian Safety, Recreation, Family & Housing)
 - Environmental Sustainability

Around the Village

No update for the month of October.

Village Code

See details under building report.

Economic Development

No update for the month of October.

Trustee Veth

Trustee Veth provided updates from local organizations. The Elks will hold their Hoop Shoot free-throw contest on Saturday, December 6 at 10 a.m. at Greenwood Lake Elementary School for children ages 8–13 (age as of April 1, 2025). The Elks will also hold their Memorial Service for departed members on Sunday, December 7 at noon, and a karaoke/membership drive on Friday, January 9 at 7 p.m. at the Elks Lodge. For information, residents may contact 845-477-2067.

The American Legion recently completed its Veterans Day Services and will host a music trivia and dance party fundraiser on January 31 from 7–11 p.m. at the Greenwood Lake Post. The Lions Club completed a successful winter clothing drive and will be present at the Thanksgiving Farmers Market on Saturday, November 22 from 9 a.m.–1 p.m. selling 50/50 raffle tickets, with the drawing to be held at the Holiday Festival on November 29.

A safety reminder was issued that all individuals on the lake in vessels under 21 feet must wear a PFD between November 1 and May 1.

Planning is underway for the 2026 beach season and summer concert series. In Information & Technology updates, Trustee Veth reported that the video conference system in the conference room is now operational, and the new computer associated with the Water Department touchscreen upgrade is in service. Future workshops will address technologies approaching end-of-life and potential replacement options.

Attorney Report – Matthew Toal: Nothing to report.

Clerk’s Report- (Katheleen Holder):

Clerk Holder reminded the public that Village Hall will be closed tomorrow for records management.

OLD BUSINESS

Leaf and Brush Pickup: The Mayor reported that the final curbside leaf pickup by the Town will take place on Wednesday, November 26, due to the Thanksgiving holiday. Leaf and brush drop-off will continue on Saturdays from 9:00 a.m. to noon at the drop-off site near Lions Field, with the final drop-off date being December 13.

Residents were reminded that leaves must be placed in biodegradable brown bags, as plastic bags cannot be accepted or composted.

NEW BUSINESS

Holiday Festival: The mayor reminded the public that the Holiday Festival will take place on Saturday, November 29 at noon.

Comprehensive Plan Workshop: A Comprehensive Plan Workshop will be held at the Greenwood Lake Elementary School, featuring displays and Q&A with engineers and planners. Residents are strongly encouraged to attend and provide input, as this is a key opportunity for public participation.

Food Pantry: The mayor noted that although government operations have resumed and SNAP benefits are expected to increase, the Food Pantry remains in significant need of donations—particularly dry and packaged goods—during the holiday season. Distribution will take place this week out of the Teen Center due to the high Thanksgiving turnout. Patty Nolan was recognized for her leadership. Monetary donations are also welcome.

Letter to Residents from the Building Department: A village-wide letter will be mailed within the next month regarding long-term and short-term rental registration requirements. Residents who operate rentals must register with the Building Department to ensure proper fire inspections. The mayor emphasized that this is a safety measure, not a revenue effort, and encouraged anyone who has not yet registered to do so when the letter arrives.

Holiday Lighted House Contest: Clerk Holder announced the annual Holiday Light Contest, open to all residents within the Greenwood Lake School District. Registration is available online via the Village Facebook page or website and is open until December 12. Judging will occur the week of December 15, with winners announced on December 22. Categories include Best Overall, Most Creative & Original, and Best Holiday Theme. Prizes from local businesses will be awarded, including a \$100 Murphy's gift certificate as the grand prize. A map of participating homes will be posted, and an online poll will be available for community voting.

Presentation to the Board – Zoning Change Request: The Mayor introduced an upcoming presentation from an attorney and project representative regarding a potential development proposal requiring a zoning change. This presentation marks the beginning of a public review process, with no decisions being made at this meeting.

Presentation – JD Development Zoning Amendment Request

Attorney Bob Krahulik, representing JD Development, presented a request for a zoning code amendment to allow adaptive reuse of abandoned or dilapidated buildings within the Village. JD Development is currently under contract to purchase the former Sterling Room property on Sterling Road.

Krahulik explained that adaptive reuse would permit additional uses within existing zoning districts—such as professional offices, indoor recreation, bed-and-breakfasts, or multifamily housing—to create incentives for developers to invest in neglected properties. He cited successful local examples of adaptive reuse, including the former Cablevision building and the former bowling alley.

JD Development's preliminary concept for the Sterling Room site includes 10 apartment units and a 7-room bed-and-breakfast/short-term rental on the lower level, with shared common space. The goal is to transform the long-vacant building into an attractive, lodge-style structure consistent with the lake community.

Krahulik emphasized that tonight's presentation begins a multi-step review process. If the Board chooses to consider the zoning amendment, the project would later require full Planning Board review, including evaluation of parking, drainage, septic capacity, traffic impacts, and neighborhood compatibility.

The Mayor and Trustees acknowledged that the proposal has already begun internal review and that this presentation serves as the official start of the public process. No actions were taken at this meeting.

EVENTS:

- a) Teen Center scheduled for Tuesday nights, located at the Community Center, 51 Waterstone Road between the hours of 4-6 PM for 2-5th grades, 6-8 PM for 6-8th grade
- b) Zoning Board Meeting tentative dates for November and December are November 25th, December 9th and December 23rd located at Village Hall, 18 Church Street starting at 7:30 PM.
- c) Thanksgiving Farmer's Market – Saturday, November 22nd, 9 AM – 1:00 PM, located at Winstanley Park, 133 Windermere Avenue.
- d) Leaf & Brush Drop-Off – Saturday mornings through December 13th, 9 AM to 12 PM
- e) Holiday Festival and Tree Lighting – Saturday, November 29th, 12 PM – 6PM, Ben Winstanley Park located at 133 Windermere Avenue
- f) Greenwood Lake Comprehensive Plan Workshop – Thursday, December 4th, 6:00 PM -8:30 PM, located at the Greenwood Lake Elementary School located at 80 Waterstone Rd
- g) Elks Lodge 2067 Hoop Shoot – Saturday, December 6th, 10 AM, located at the Greenwood Lake Elementary School located at 80 Waterstone Rd
- h) Greenwood Lake Commission Meeting, December 16th, 7PM located at the Senior Center at 132 Windermere Avenue

PRIVILEGE OF THE FLOOR:

Eric Hastings, 32 Edgemere Ave., Greenwood Lake, NY: Eric Hastings addressed the Board regarding ongoing difficulty obtaining a building permit for a replacement retaining wall at his property. He explained that the project was originally approved unanimously by both the Planning Board and ZBA in 2019–2020, but delays occurred due to the COVID-19 shutdowns and staffing changes in the Building Department. He stated that at one point he was told he would never receive a permit, so he paused the project. Mr. Hastings noted that he recently resubmitted the project, provided a \$14,200 bond, and supplied the requested easement and indemnification documents within minutes of being asked. He emphasized that he is replacing an existing deteriorating stone wall, portions of which are located on both his property and Village property, and that he has agreed to address drainage issues at his own expense. The remaining issue involves insurance requirements connected to the wall's encroachment into the Village right-of-way. Mr. Hastings expressed frustration that a clear list of required documents had not been

provided and that he was contacted by the Village’s attorney only shortly before the meeting. Mayor Howley clarified that the Village must ensure proper liability protection for the public and that the Board’s obligation is to secure appropriate indemnification before a permit can be issued. He stated that the Village’s attorney will outline exactly what insurance documentation is needed for both construction and long-term liability, and once the attorney confirms all requirements are met, the Mayor will authorize issuance of the permit. Mayor Howley committed to arranging a conference call the following day between Mr. Hastings, the Village, and counsel to finalize the outstanding requirements and move the project forward. Mr. Hastings agreed and stated he would make himself available.

Bob Coyman, 53 Copper Hill Park, Ringwood, NJ, addressed the Board regarding the retaining wall project discussed earlier. Mr. Coyman suggested that the issue could be simplified if the wall were moved entirely onto Mr. Hastings’ property, which might remove the need for insurance related to encroachment on Village property. Mayor Howley responded that he could not answer such a technical zoning question on the spot but would consult the appropriate professionals. Mr. Hastings then added that many homes around the lake—including on Edgemere Avenue and Jersey Avenue—cross Village property via easements for driveways, and several properties have existing retaining walls of various heights. He questioned how liability is handled for those properties and asked for clarification on why his project requires additional insurance. Mayor Howley reiterated that the Village must ensure proper protection for all residents and that the specifics would be reviewed with the Village attorney. He confirmed that he would look into whether insurance requirements would differ if the wall were fully within Mr. Hastings' property line and would provide an answer after consulting counsel. The Mayor and Mr. Hastings agreed to continue the discussion on a conference call the following day to work toward resolution.

RESOLUTIONS:

Resolution #33: Appointing Eileen Astorino as Registrar of Vital Statistics. Motion made by Trustee Sellier and seconded by Trustee Veth. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Pilieri, and Trustee Veth. Absent: Trustee Trazino,

Resolution #34: Authorizing the Village of Greenwood Lake to apply for the NYS Division of Homeland Security and Emergency Services (DHSES) FY23 Cybersecurity grant program. Motion made by Trustee Veth and seconded by Trustee Pilieri. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Pilieri, and Trustee Veth. Absent: Trustee Trazino.

APPROVAL TO PAY ALL AUDITED BILLS:

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

APPROVAL OF MINUTES

Motion made by Trustee Veth and seconded by Trustee Pilieri to approve minutes from the October 15, 2025, Village Board Meeting and October 31, 2025 Special Meeting and Workshop. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Pilieri, and Trustee Veth. Absent: Trustee Trazino.

ADJOURNMENT

Motion to adjourn Village Board Meeting by Trustee Sellier at 7:01pm and seconded by Trustee Pilieri. 4 Ayes- Mayor Howley, Trustee Sellier, Trustee Pilieri, and Trustee Veth. Absent: Trustee Trazino.

Minutes respectfully submitted by

Katheleen Holder
Village Clerk

The next meeting will be December 17, 2025, at 6:00pm at the Courthouse on Waterstone Road, Greenwood Lake, NY 10925.